

April 21, 2021

ORDINARY MONTHLY MEETING

TO BE HELD

WEDNESDAY, APRIL 28, 2021

Please address all communications to:
The General Manager
240 Blende Street
PO Box 448
Broken Hill NSW 2880
Phone 08 8080 3300
Fax 08 8080 3424
council@brokenhill.nsw.gov.au
www.brokenhill.nsw.gov.au

Dear Sir/Madam,

Your attendance is requested at the Ordinary Meeting of the Council of the City of Broken Hill to be held in the Council Chambers on **Wednesday, April 28, 2021** commencing at 6:30pm to consider the following business:

- 1) Opening Meeting
1A) Requests from Councillors to attend meeting via audio-visual link
- 2) Apologies and Leave of Absence
- 3) Prayer
- 4) Acknowledgement of Country
- 5) Minutes for Confirmation
- 6) Disclosure of Interest
- 7) Mayoral Minute(s)
- 8) Notice of Motion
- 9) Notices of Rescission
- 10) Reports from Delegates
- 11) Reports
- 12) Committee Reports
- 13) Questions Taken on Notice from Previous Council Meeting
- 14) Questions for Next Meeting Arising from Items on this Agenda
- 15) Confidential Matters
- 16) Conclusion of the meeting

JAY NANKIVELL
GENERAL MANAGER

LIVESTREAMING AND RECORDING OF COUNCIL MEETINGS

*PLEASE NOTE: This Council meeting is being livestreamed via YouTube and recorded and published online via Facebook.
To those present in the meeting today, by participating in this public meeting you are consenting to your image, voice and comments being recorded and published.
The Mayor and/or General Manager have the authority to pause the livestream if comments or debate are considered defamatory or otherwise inappropriate for publishing.
Participants are advised that they may be subject to legal action if they engage in unlawful behaviour or commentary.*

MINUTES FOR CONFIRMATION

Minutes of the Ordinary Meeting of the Council of the City of Broken Hill held Wednesday, March 31, 2021.

Minutes of the Extraordinary Meeting of the Council of the City of Broken Hill held Wednesday, March 31, 2021.

MINUTES OF THE ORDINARY MEETING OF THE BROKEN HILL CITY COUNCIL HELD MARCH
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Meeting commenced at 6:30p.m.

COUNCILLOR REQUESTS FOR ATTENDANCE VIA VIDEOCONFERENCE: Nil.

PRESENT: Councillor D. Turley (Mayor) Councillor C. Adams (Deputy Mayor)
Councillors B. Algate, M. Browne, M. Clark, D. Gallagher, T. Kennedy,
B. Licul and J. Nolan.

General Manager, Manager Communications, Acting Chief Financial Officer,
Governance Officer and Executive Support Officer.

Media (3), Members of the Public (3).

APOLOGIES: Councillor R. Page

RESOLUTION

Minute No. 46467 - Motion

Councillor D. Gallagher moved)

Councillor M. Browne seconded)

Resolved

That the apology submitted on behalf of
Councillor Page be accepted and leave of
absence granted.

CARRIED UNANIMOUSLY

PRAYER

Councillor Adams delivered the prayer.

ACKNOWLEDGEMENT OF COUNTRY

Councillor Gallagher delivered the Acknowledgment of Country.

MINUTES FOR CONFIRMATION

RESOLUTION

Minute No. 46468

Councillor C. Adams moved)

Councillor J. Nolan seconded)

Resolved

That the Minutes of the Ordinary Meeting of the
Council of the City of Broken Hill held February
24, 2021 be confirmed.

CARRIED UNANIMOUSLY

DISCLOSURE OF INTEREST

Councillor Clark declared:

- a non-pecuniary conflict of interest in Report No. 36/21 (Development Application No. 155/2020) as she lives close to the proposed development and advised that she will leave the Council Chambers whilst the item is considered.

MAYORAL MINUTES

ITEM 29 - MAYORAL MINUTE NO. 3/21 - DATED MARCH 31, 2021 - ASSIGNMENT OF DELEGATIONS TO THE GENERAL MANAGER

12/82

RESOLUTION

Minute No. 46469

Councillor D. Turley moved)
Councillor C. Adams seconded)

Resolved

1. That Mayoral Minute No. 3/21 dated March 31, 2021, be received.
2. That the General Manager's Delegations of Authority and Authorisations pursuant to *Part 3 of the Local Government Act 1993 Sections 377 and 381* be issued to Mr Jay Nankivell to commence on 1 April 2021.
3. That the role of Acting General Manager during periods when the General Manager is sick or otherwise on leave, be a decision for the General Manager in consultation with the Mayor; with the Acting General Manager being issued the General Manager's Delegations of Authority and Authorisations pursuant to *Part 3 of the Local Government Act 1993 Sections 377 and 381* for the periods of the General Manager's leave.

CARRIED

FOR: Crs Adams, Browne, Clark, Gallagher, Licul, Nolan and Turley
AGAINST: Crs Algate and Kennedy

NOTICES OF MOTION

ITEM 1 - MOTIONS OF WHICH NOTICE HAS BEEN GIVEN NO. 6/21 - DATED MARCH 19, 2021 - BUS STOP ON CORNER OF GYPSUM AND NEWTON STREETS

11/399

Motion

Councillor T. Kennedy moved)
Councillor B. Algate seconded)

1. That Motions of Which Notice has been Given No. 6/21 dated March 19, 2021, be received.
2. That Broken Hill City Council start the process to install bus seating and shelter at the bus stop on the corner of Gypsum Street and Newton Street.
3. That the bus stop be named after Roz, Barb and Pat Gauci and a plaque installed.

Amendment

Councillor C. Adams moved)
Councillor D. Gallagher seconded)

1. That Motions of Which Notice has been Given No. 6/21 dated March 19, 2021, be received.
2. That the matter be referred to both the Traffic Committee with regards to the designation of a bus stop with seating and shelter; and the

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Asset Naming Committee with regards to the
naming of the bus stop (if designated).

CARRIED

FOR: Crs Adams, Browne, Clark, Gallagher, Licul, Nolan and Turley
AGAINST: Crs Algate and Kennedy

The amendment becomes the motion.

RESOLUTION

Minute No. 46470

Councillor C. Adams moved)
Councillor D. Gallagher seconded)

Resolved:

1. That Motions of Which Notice has been Given No. 6/21 dated March 19, 2021, be received.
2. That the matter be referred to both the Traffic Committee with regards to the designation of a bus stop with seating and shelter; and the Asset Naming Committee with regards to the naming of the bus stop (if designated).

CARRIED

FOR: Crs Adams, Browne, Clark, Gallagher, Licul, Nolan and Turley
AGAINST: Crs Algate and Kennedy

**ITEM 2 - MOTIONS OF WHICH NOTICE HAS BEEN GIVEN NO. 7/21 - DATED MARCH 19, 2021 -
COMMUNITY GARDEN FOR FORMER ALMA POOL SITE** 11/161

RESOLUTION

Minute No. 46471

Councillor T. Kennedy moved)
Councillor B. Algate seconded)

Resolved

1. That Motions of Which Notice has been Given No. 7/21 dated March 19, 2021, be received.
2. That Broken Hill City Council prepares a report about establishing a community operated gardens at the former Alma pool site.

CARRIED UNANIMOUSLY

**ITEM 3 - MOTIONS OF WHICH NOTICE HAS BEEN GIVEN NO. 8/21 - DATED MARCH 19, 2021 -
STREET LIGHTING** 11/47

Motion

Councillor T. Kennedy moved)
Councillor B. Algate seconded)

1. That Motions of Which Notice has been Given No. 8/21 dated March 19, 2021, be received.
2. That Broken Hill City Council prepares a report to be tabled at the May 2021 meeting of Council about having street lighting installed on both Holten Drive and McGillivray Drive and the road leading to the Miners' Memorial and Broken Earth Café.

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3. That Broken Hill City Council prepare a report to be tabled at the July 2021 meeting of Council with a time-frame and costs to install adequate street lighting to all streets in the City.

Amendment

Councillor M. Clark moved)
Councillor J. Nolan seconded)

1. That Motions of Which Notice has been Given No. 8/21 dated March 19, 2021, be received.
2. That Broken Hill City Council prepares a report to be tabled at the May 2021 Council Meeting regarding the installation of street lighting on Holten Drive, McGillivray Drive and Federation Way.
3. That at the end of the roll-out of the Southern Lights project, an assessment be undertaken of any further need for street lighting including the lighting to the roads mentioned in part 2 (Holten Drive, McGillivray Drive and Federation Way).

CARRIED

FOR: Crs Adams, Browne, Clark, Licul, Nolan and Turley
AGAINST: Crs Algate, Gallagher and Kennedy

The amendment becomes the motion.

RESOLUTION

Minute No. 46472

Councillor M. Clark moved)
Councillor J. Nolan seconded)

Resolved

1. That Motions of Which Notice has been Given No. 8/21 dated March 19, 2021, be received.
2. That Broken Hill City Council prepares a report to be tabled at the May 2021 Council Meeting regarding the installation of street lighting on Holten Drive, McGillivray Drive and Federation Way.
3. That at the end of the roll-out of the Southern Lights project, an assessment be undertaken of any further need for street lighting including the lighting to the roads mentioned in part 2 (Holten Drive, McGillivray Drive and Federation Way).

CARRIED

FOR: Crs Adams, Browne, Clark, Licul, Nolan and Turley
AGAINST: Crs Algate, Gallagher and Kennedy

**ITEM 4 - MOTIONS OF WHICH NOTICE HAS BEEN GIVEN NO. 9/21 - DATED MARCH 19, 2021 -
BROKEN HILL'S RATING CATEGORIES** 11/274

Motion

Councillor T. Kennedy moved)
Councillor B. Algate seconded)

1. That Motions of Which Notice has been Given No. 9/21 dated March 19, 2021, be

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received.

2. That Broken Hill City Council starts the process to make the Kanandah Road precinct a separate rating business precinct.
3. That a report with options be tabled at the April 2021 meeting of Council with the view to make the Kanandah Road precinct a separate rate category before rates are set for the 2021-22 period.
4. That the rates for the Kanandah Road precinct be set at 2018 rates plus rate pegging.
5. That rates in and around Brown Street are reviewed and that options are tabled at the April 2021 meeting of Council so that those areas are able to have rate relief. Options should include opportunities for separate rating categories.

Amendment

Councillor J. Nolan moved)
Councillor M. Browne seconded)

1. That Motions of Which Notice has been Given No. 9/21 dated March 19, 2021, be received.
2. That Broken Hill City Council recognises that a review of the rating structure has commenced and reaffirms the process.

CARRIED

FOR: Crs Adams, Browne, Clark, Gallagher, Licul, Nolan and Turley
AGAINST: Crs Algate and Kennedy

The amendment becomes the motion.

RESOLUTION

Minute No. 46473

Councillor J. Nolan moved)
Councillor M. Browne seconded)

Resolved

1. That Motions of Which Notice has been Given No. 9/21 dated March 19, 2021, be received.
2. That Broken Hill City Council recognises that a review of the rating structure has commenced and reaffirms the process.

CARRIED

FOR: Crs Adams, Browne, Clark, Gallagher, Licul, Nolan and Turley
AGAINST: Crs Algate and Kennedy

RESCISSION MOTIONS

Nil.

REPORTS FROM DELEGATES

ITEM 5 - REPORTS FROM DELEGATES NO. 1/21 - DATED MARCH 23, 2021 - MINING AND ENERGY RELATED COUNCILS MEETING HELD IN NORTH WOLLONGONG ON 26 FEBRUARY 2021 11/195

RESOLUTION

Minute No. 46474

Councillor J. Nolan moved)
Councillor M. Browne seconded)

Resolved

1. That Reports from Delegates No. 1/21 dated March 23, 2021, be received.
2. That Councillor Nolan's Delegates Report be received and noted.

CARRIED UNANIMOUSLY

REPORTS

ITEM 6 - BROKEN HILL CITY COUNCIL REPORT NO. 28/21 - DATED MARCH 17, 2021 - CORRESPONDENCE REPORT - MENINDEE LAKES PROJECT 11/426

RESOLUTION

Minute No. 46475

Councillor T. Kennedy moved)
Councillor M. Clark seconded)

Resolved

1. That Broken Hill City Council Report No. 28/21 dated March 17, 2021, be received.
2. That reply correspondence from The Hon Melinda Pavey MP, Minister for Water, Property and Housing dated 2 March 2021 regarding Council's correspondence requesting an amendment to the terms of reference within the document "Menindee Lakes Sustainable Diversion Limit Adjustment Mechanism Project", be received and noted.
3. That contact be made with the representative of the Department of Planning, Industry and Environment to obtain the Menindee Lakes Lower Darling Stakeholder Advisory Group's meeting schedule, to ensure Council's representation at Advisory Group meetings in the future.
4. That correspondence be sent to the Minister for Water, Property and Housing advising that Council does have a representative on the Menindee Lakes Lower Darling Stakeholder Advisory Group and that Council has not had any contact from the Advisory Group Chairperson/Secretary regarding meeting dates. That the correspondence also states Council's passion and commitment to the health of the Menindee Lakes System and the Darling Baaka River and the well-being of the river communities; along with the

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importance of the development of the
Menindee Lakes Project and the Sustainable
Diversion Limit Adjustment Mechanism.

CARRIED UNANIMOUSLY

**ITEM 7 - BROKEN HILL CITY COUNCIL REPORT NO. 29/21 - DATED MARCH 24, 2021 -
CORRESPONDENCE REPORT - LATE MOTION TO THE 2021 NATIONAL GENERAL ASSEMBLY
OF LOCAL GOVERNMENT** 11/304

RESOLUTION

Minute No. 46476

Councillor M. Browne moved)
Councillor M. Clark seconded)

Resolved

1. That Broken Hill City Council Report No. 29/21 dated March 24, 2021, be received.
2. That emailed correspondence from Mayor Darcy Byrne of Sydney Inner West Council dated 23 March 2021 requesting Councils to support their motion to the 2021 National General Assembly of Local Government for a decent rate of income for unemployed Australians, be received.
3. That Council considers forwarding the following late motion to the 2021 National General Assembly of Local Government:

“That the Federal Government’s revised rate of Jobseeker payment of \$44.00 per day is inadequate and will result in millions of Australian citizens being unnecessarily trapped in poverty. After 25 years with no increase to the incomes of unemployed Australians an increase of just \$3.57 per day above the previous rate of the Newstart payment is insufficient.”

CARRIED UNANIMOUSLY

**ITEM 8 - BROKEN HILL CITY COUNCIL REPORT NO. 30/21 - DATED MARCH 10, 2021 -
COUNCIL MEETING ARRANGEMENTS** 11/21

RESOLUTION

Minute No. 46477

Councillor M. Browne moved)
Councillor M. Clark seconded)

Resolved

1. That Broken Hill City Council Report No. 30/21 dated March 10, 2021, be received.
2. That consideration of the report be deferred until after the Councillor Workshop on 15 April 2021.

CARRIED UNANIMOUSLY

**ITEM 9 - BROKEN HILL CITY COUNCIL REPORT NO. 31/21 - DATED MARCH 17, 2021 -
MINUTES OF THE AUDIT, RISK AND IMPROVEMENT COMMITTEE MEETING HELD 18
FEBRUARY 2021** 13/19

RESOLUTION

Minute No. 46478

Councillor D. Gallagher moved)
Councillor J. Nolan seconded)

Resolved

1. That Broken Hill City Council Report No. 31/21 dated March 17, 2021, be received.

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2. That minutes of the Audit, Risk and Improvement Committee meeting held 18 February 2021 be received.
3. That Council endorses the recommendations of the Audit, Risk and Improvement Committee Meeting held 18 February 2021.

CARRIED UNANIMOUSLY

ITEM 10 - BROKEN HILL CITY COUNCIL REPORT NO. 32/21 - DATED MARCH 17, 2021 - INVESTMENT REPORT FOR FEBRUARY 2021 17/82

RESOLUTION

Minute No. 46479

Councillor J. Nolan moved)
Councillor M. Clark seconded)

Resolved

1. That Broken Hill City Council Report No. 32/21 dated March 17, 2021, be received.

CARRIED UNANIMOUSLY

ITEM 11 - BROKEN HILL CITY COUNCIL REPORT NO. 33/21 - DATED MARCH 08, 2021 - COMPANION ANIMALS MANAGEMENT REPORT 19/160

RESOLUTION

Minute No. 46480

Councillor M. Browne moved)
Councillor B. Licul seconded)

Resolved

1. That Broken Hill City Council Report No. 33/21 dated March 8, 2021, be received.

CARRIED UNANIMOUSLY

ITEM 12 - BROKEN HILL CITY COUNCIL REPORT NO. 34/21 - DATED MARCH 08, 2021 - UPDATE ON CONSTRUCTION CERTIFICATE PROCESSING 11/514

Motion

Councillor B. Licul moved)
Councillor C. Adams seconded)

1. That Broken Hill City Council Report No. 34/21 dated March 8, 2021, be received.

Amendment

Councillor T. Kennedy moved)
Councillor B. Algate seconded)

1. That Broken Hill City Council Report No. 34/21 dated March 8, 2021, be received.
2. That the General Manager provides a report to the April 2021 Council Meeting outlining the requirements to complete the backlog of work to issue Construction Certificates and to ensure that new Construction Certificates are dealt with in a timely manner.

WITHDRAWN

The Mover and Seconder of the motion accepted the amendment as an addendum to the motion.

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RESOLUTION

Minute No. 46481

Councillor B. Licul moved)
Councillor C. Adams seconded)

Resolved

1. That Broken Hill City Council Report No. 34/21 dated March 8, 2021, be received.
2. That the General Manager provides a report to the April 2021 Council Meeting outlining the requirements to complete the backlog of work to issue Construction Certificates and to ensure that new Construction Certificates are dealt with in a timely manner.

CARRIED UNANIMOUSLY

ITEM 13 - BROKEN HILL CITY COUNCIL REPORT NO. 35/21 - DATED FEBRUARY 19, 2021 - COUNCIL REAPPOINTMENT AS MANAGER OF THE WILLYAMA COMMON TRUST 11/63

RESOLUTION

Minute No. 46482

Councillor J. Nolan moved)
Councillor D. Gallagher seconded)

Resolved

1. That Broken Hill City Council Report No. 35/21 dated February 19, 2021, be received.
2. That Council notify the Minister administering the *Commons Management Act 1989* that Council wishes to be reappointed as Trust Manager of the Willyama Common, for a further three-year term.

CARRIED UNANIMOUSLY

ITEM 14 - BROKEN HILL CITY COUNCIL REPORT NO. 36/21 - DATED MARCH 17, 2021 - DEVELOPMENT APPLICATION 155/2020 - FOUR NEW DWELLINGS - 480 CUMMINS STREET, BROKEN HILL DA 155/2020

Councillor Clark declared an interest in Item 14 and left the Council Chambers at 7:46p.m.

Motion

Councillor C. Adams moved)
Councillor D. Gallagher seconded)

1. That Broken Hill City Council Report No. 36/21 dated March 17, 2021, be received.
2. That Council defers its decision on this motion for community concerns to be addressed.

Amendment

Councillor T. Kennedy moved)

1. That Broken Hill City Council Report No. 36/21 dated March 17, 2021, be received.
2. That a report be presented to the April 2021 Council Meeting addressing the technical concerns raised by members of the public present at the Council Meeting.

WITHDRAWN

The mover of the motion accepted Councillor Kennedy's amendment as an addendum to the motion.

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RESOLUTION

Minute No. 46483

Councillor C. Adams moved)
Councillor D. Gallagher seconded)

Resolved

1. That Broken Hill City Council Report No. 36/21 dated March 17, 2021, be received.
2. That Council defers its decision on this matter for community concerns to be addressed.
3. That a report be presented to the April 2021 Council Meeting addressing the technical concerns raised by members of the public present at the Council Meeting.

CARRIED UNANIMOUSLY

Councillor Clark returned to the Council Chambers at 7:51p.m.

The Mayor advised Councillor Clark that Council had deferred its decision on the matter pending a further report to be presented to the April 2021 Council Meeting addressing concerns raised by members of the public.

ITEM 15 - BROKEN HILL CITY COUNCIL REPORT NO. 37/21 - DATED MARCH 16, 2021 - MINUTES OF THE LOCAL TRAFFIC COMMITTEE MEETING NO. 411 HELD TUESDAY, 2 MARCH 2021 11/397

RESOLUTION

Minute No. 46484

Councillor M. Browne moved)
Councillor J. Nolan seconded)

Resolved

1. That Broken Hill City Council Report No. 37/21 dated March 16, 2021, be received.
2. That the minutes of the Local Traffic Committee Meeting No. 411 held Tuesday, 2 March 2021 be received.

CARRIED UNANIMOUSLY

ITEM 16 - BROKEN HILL CITY COUNCIL REPORT NO. 38/21 - DATED MARCH 17, 2021 - ACTION LIST REPORT 11/21

RESOLUTION

Minute No. 46485

Councillor J. Nolan moved)
Councillor C. Adams seconded)

Resolved

1. That Broken Hill City Council Report No. 38/21 dated March 17, 2021, be received.

CARRIED UNANIMOUSLY

COMMITTEE REPORTS

ITEM 17 - BROKEN HILL CITY COUNCIL REPORT NO. 39/21 - DATED MARCH 16, 2021 - MEMBERSHIP OF SECTION 355 COMMITTEES 11/9

Recommendation

1. That Broken Hill City Council Report No. 39/21 dated March 16, 2021, be received.

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2. That Council appoints Mr James Bourne as a community representative on Riddiford Arboretum Community Committee.
3. That Council appoints Ms Eve-Lyn Kennedy as a community representative on the Memorial Oval Community Committee.

**ITEM 18 - BROKEN HILL CITY COUNCIL REPORT NO. 40/21 - DATED MARCH 11, 2021 -
MINUTES OF THE FRIENDS OF THE FLORA AND FAUNA OF THE BARRIER RANGES
COMMUNITY COMMITTEE MEETINGS HELD TUESDAY, 16 FEBRUARY 2021**

12/51

Recommendation

1. That Broken Hill City Council Report No. 40/21 dated March 11, 2021, be received.
2. That the minutes of the Friends of the Flora and Fauna of the Barrier Ranges Community Committee Meeting held Tuesday, 16 February 2021 be received.

**ITEM 19 - BROKEN HILL CITY COUNCIL REPORT NO. 41/21 - DATED MARCH 16, 2021 -
MINUTES OF THE BROKEN HILL REGIONAL ART GALLERY ADVISORY COMMITTEE MEETING
HELD 10 MARCH 2021**

12/46

Recommendation

1. That Broken Hill City Council Report No. 41/21 dated March 16, 2021, be received.
2. That the minutes of the Broken Hill Regional Art Gallery Advisory Committee Meeting held 10 March 2021 be received.
3. That, in accordance with Council's Broken Hill Regional Art Gallery Collection Management Policy, Council endorses the accessioning and deaccessioning of art works as per the minutes of the Broken Hill Regional Art Gallery Advisory Committee Meeting held 10 March 2021 and as per the letters attached to this report from Ms June Baetge and Ms Martina Schindler.

**ITEM 20 - BROKEN HILL CITY COUNCIL REPORT NO. 42/21 - DATED MARCH 17, 2021 -
MINUTES OF THE BROKEN HILL HERITAGE COMMITTEE MEETING HELD 25 FEBRUARY 2021**

15/87

Recommendation

1. That Broken Hill City Council Report No. 42/21 dated March 17, 2021, be received.
2. That minutes of the Broken Hill Heritage Committee Meeting held 18 January 2021 be received and noted.
3. That, as noted in the minutes, Council advertises to fill the two vacant community representative positions on the Broken Hill Heritage Committee.

RESOLUTION

Minute No. 46486

Councillor C. Adams moved
Councillor M. Clark seconded

Resolved:

) That the recommendations of items 17 to 20 be
) adopted.

CARRIED UNANIMOUSLY

QUESTIONS TAKEN ON NOTICE FROM PREVIOUS COUNCIL MEETING

ITEM 21 - QUESTIONS ON NOTICE NO. 2/21 - DATED MARCH 02, 2021 - COUNCILLOR QUESTIONS TAKEN ON NOTICE AT THE FEBRUARY 2021 ORDINARY COUNCIL MEETING

12/160

RESOLUTION

Resolved

Minute No. 46487

Councillor M. Browne moved)
Councillor B. Licul seconded)

1. That Questions On Notice No. 2/21 dated March 2, 2021, be received.

CARRIED UNANIMOUSLY

QUESTIONS FOR NEXT MEETING ARISING FROM ITEMS ON THIS AGENDA

Car Damaged by Street Tree (from Item 15 – Broken Hill Local Traffic Committee) 11/397
Councillor Kennedy asked for an update regarding a recent incident where a car was damaged by a fallen street tree.

Tabling of Petition

Tabling of Petition regarding a Drop-Off zone at Silver City Cinema (from Item 16 – Action List) 11/397
Councillor Kennedy tabled a petition containing 960 signatures regarding the establishment of a Drop-Off zone (instead of the No Stopping/No Parking zone) adjacent to the Silver City Cinema to make it easier for elderly and disabled persons to visit the cinema.

1919 Railway Station

11/467

Councillor Adams raised concerns regarding the damage and deterioration of Broken Hill's 1919 Railway Station that had been advised by a resident and asked if Council staff would investigate the matter to ascertain whether Council could help in any way. As reference, Councillor Adams provided contact details for ARTC and referred to a report by Council's previous Heritage Adviser.

Footpath Trip Hazards

11/318

Councillor Kennedy requested that footpath trip hazards adjacent to the South Football Clubrooms be investigated and the footpath repaired where required.

RESOLUTION

Resolved

Minute No. 46488

Councillor D. Gallagher moved)
Councillor C. Adams seconded)

- That the meeting be closed to the public in accordance with Section 10A(2) of the Local Government Act 1993 whilst the confidential matters are considered.

CARRIED UNANIMOUSLY

Members of the public and media left the Council Chambers at 8:00p.m.

CONFIDENTIAL MATTERS

**ITEM 22 - BROKEN HILL CITY COUNCIL REPORT NO. 43/21 - DATED MARCH 18, 2021 -
CONFIDENTIAL MINUTES FOR CONFIRMATION - ORDINARY COUNCIL MEETING HELD 24
FEBRUARY 2021 - CONFIDENTIAL** 20/82

(General Manager's Note: This report considers confidential minutes for confirmation that relate to a personnel matter and is deemed confidential under Section 10A(2) (a) of the Local Government Act, 1993 which contains matters that will involve the discussion of personnel matters concerning a particular individual).

RESOLUTION

Minute No. 46489

Councillor B. Licul moved)
Councillor D. Gallagher seconded)

Resolved

1. That Broken Hill City Council Report No. 43/21 dated March 18, 2021, be received.
2. That the confidential minutes of the Ordinary Council Meeting 24 February 2021 be confirmed.

CARRIED UNANIMOUSLY

**ITEM 23 - BROKEN HILL CITY COUNCIL REPORT NO. 44/21 - DATED MARCH 19, 2021 - SALE
OF LAND FOR UNPAID RATES - CONFIDENTIAL** 11/338

(General Manager's Note: This report considers Sale of Land at 338 Oxide Street and is deemed confidential under Section 10A(2) (c) of the Local Government Act, 1993 which provides for information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business).

RESOLUTION

Minute No. 46490

Councillor C. Adams moved)
Councillor M. Clark seconded)

Resolved

1. That Broken Hill City Council Report No. 44/21 dated March 19, 2021, be received.
2. That Broken Hill City Council proceed with the sale of land at 338 Oxide St for unpaid rates
3. That the General Manager be authorised to write off the balance of rates outstanding for 338 Oxide St that are not able to be recovered through the sale process.
4. That the Mayor and General Manager be authorised to sign and apply the Common Seal of Council to contract documents to allow the sale to be executed.

CARRIED UNANIMOUSLY

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**ITEM 24 - BROKEN HILL CITY COUNCIL REPORT NO. 45/21 - DATED MARCH 16, 2021 -
PROPOSED LEASE OF SUITE 2 / 23-27 BROMIDE STREET - **CONFIDENTIAL****

11/212

(General Manager's Note: This report considers a lease and is deemed confidential under Section 10A(2) (c) of the Local Government Act, 1993 which provides for information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business).

RESOLUTION

Minute No. 46491

Councillor B. Licul moved)

Councillor M. Browne seconded)

Resolved

1. That Broken Hill City Council Report No. 45/21 dated March 16, 2021, be received.
2. That Council lease Suite 2 / 23-27 Bromide Street (Visitor Information Centre) to the proposed tenant for a period of 12 months, with an option to renew for a further two years.
3. That the annual rent be \$6,820 plus GST payable by monthly instalments, as valued by First National Broken Hill.
4. That the Mayor and General Manager sign and execute any required lease documents under the Common Seal of Council.

CARRIED UNANIMOUSLY

**ITEM 25 - BROKEN HILL CITY COUNCIL REPORT NO. 46/21 - DATED JANUARY 29, 2021 - T20/6
- STURT PARK SKATE PARK REDEVELOPMENT - **CONFIDENTIAL****

T20/6

(General Manager's Note: This report considers a tender and is deemed confidential under Section 10A(2) (c) (d) of the Local Government Act, 1993 which provides for information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business; AND which provides for commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the Council; or (iii) reveal a trade secret).

RESOLUTION

Minute No. 46492

Councillor B. Licul moved)

Councillor C. Adams seconded)

Resolved

1. That Broken Hill City Council Report No. 46/21 dated January 29, 2021, be received.
2. That Council award tender T20/6 to design and construct a new skatepark in Sturt Park to CONVIC Pty Ltd for the amount of \$660,000 (excluding GST).
3. That Council increase the capital budget from \$700,000 to \$730,000 to accommodate the increase in estimated costs inclusive of project management.

CARRIED UNANIMOUSLY

MINUTES OF THE ORDINARY MEETING OF THE BROKEN HILL CITY COUNCIL HELD MARCH
31, 2021

ITEM 26 - BROKEN HILL CITY COUNCIL REPORT NO. 47/21 - DATED MARCH 16, 2021 - T21/1
KANANDAH ROAD PAVEMENT REHABILITATION PROJECT, VP-226862 - CONFIDENTIAL T21/1
(General Manager's Note: This report considers a tender and is deemed confidential under Section 10A(2) (c) (d) of the Local Government Act, 1993 which provides for information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business; AND which provides for commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the Council; or (iii) reveal a trade secret).

RESOLUTION

Minute No. 46493

Councillor M. Clark moved)
Councillor C. Adams seconded)

Resolved

1. That Broken Hill City Council Report No. 47/21 dated March 16, 2021, be received.
2. That Gettin There Pty Ltd be awarded the contract for T21/1 reconstruction of Kanandah Road Project for the tendered amount of \$704,137.98 (inc GST).
3. That Council accept the Proposals of Work for pavement reconstruction including granular pavement layers, asphalt surfacing and line marking.

CARRIED UNANIMOUSLY

ITEM 27 - BROKEN HILL CITY COUNCIL REPORT NO. 48/21 - DATED FEBRUARY 26, 2021 -
T21/4 QUEEN ELIZABETH PARK REDEVELOPMENT - CONFIDENTIAL T21/4
(General Manager's Note: This report considers a tender and is deemed confidential under Section 10A(2) (c) (d) of the Local Government Act, 1993 which provides for information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business; AND which provides for commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the Council; or (iii) reveal a trade secret).

RESOLUTION

Minute No. 46494

Councillor C. Adams moved)
Councillor J. Nolan seconded)

Resolved

1. That Broken Hill City Council Report No. 48/21 dated February 26, 2021, be received.
2. That Council award tender T21/4 for the Redevelopment of Queen Elizabeth Park to Joss Pty Ltd for the tendered amount of \$1,514,804.00 (Excluding GST).
3. That Council increase the capital budget from \$1,050,000 to \$1,800,000 to accommodate the increase in estimated costs
4. That Council note the increase in budget is offset by successfully securing grant funding from Crown Lands for the sum of \$876,645.

CARRIED UNANIMOUSLY

MINUTES OF THE ORDINARY MEETING OF THE BROKEN HILL CITY COUNCIL HELD MARCH
31, 2021

**ITEM 28 - BROKEN HILL CITY COUNCIL REPORT NO. 49/21 - DATED MARCH 16, 2021 - T21/6
SPORTS LIGHTING PROJECT - CONFIDENTIAL** T21/6

(General Manager's Note: This report considers a tender and is deemed confidential under Section 10A(2) (c) (d) of the Local Government Act, 1993 which provides for information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business; AND which provides for commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the Council; or (iii) reveal a trade secret).

RESOLUTION

Minute No. 46495

Councillor D. Gallagher moved)
Councillor B. Licul seconded)

Resolved

1. That Broken Hill City Council Report No. 49/21 dated March 16, 2021, be received.
2. That Council award tender T21/6 for the design and construction of sports lighting infrastructure located at the Alma Oval and O'Neill Soccer Grounds to Mathew Barratt Electrical for the tendered amount of \$1,040,160 (excluding GST).
3. That Council increase the capital budget from \$1,000,000 to \$1,150,000 to accommodate the increase in estimated costs.

CARRIED UNANIMOUSLY

RESOLUTION

Minute No. 46496

Councillor B. Licul moved)
Councillor D. Gallagher seconded)

Resolved

That the meeting resume in open session.

CARRIED UNANIMOUSLY

Members of the media and public returned to the Council Chambers at 8:07p.m.

The Mayor congratulated Mr Jay Nankivell on his appointment as General Manager and invited him to read the resolutions of the matters considered in closed session.

There being no further business the Mayor closed the meeting at 8:13p.m.

THE FOREGOING MINUTES WERE READ)
AND CONFIRMED AT THE ORDINARY)
MEETING OF THE BROKEN HILL CITY)
COUNCIL HELD ON 28 APRIL 2021.)

CHAIRPERSON

MINUTES OF THE EXTRAORDINARY MEETING OF THE BROKEN HILL CITY COUNCIL HELD
MARCH 31, 2021

Meeting commenced at 2:50pm.

REQUESTS FOR COUNCILLOR ATTENDANCE VIA VIDEOCONFERENCE: Nil.

PRESENT: Councillor D. Turley (Mayor) Councillor C. Adams (Deputy Mayor),
Councillors B. Algate, M. Browne, M. Clark, D. Gallagher, T. Kennedy,
B. Licul and J. Nolan.

Manager Communications, Governance Officer, Executive Support Officer
and Human Resources Coordinator.

Mr Stephen Blackadder, Blackadder Associates.

Media (nil), Members of the Public (nil).

APOLOGIES: Councillor R. Page.

RESOLUTION

Resolved

Minute No. 46463

Councillor D. Gallagher moved)
Councillor B. Licul seconded)

That the apology submitted on behalf of
Councillor Page be accepted and leave of
absence granted.

CARRIED

PRAYER

Councillor Adams delivered the prayer.

ACKNOWLEDGEMENT OF COUNTRY

Councillor Gallagher delivered the Acknowledgment of Country.

PURPOSE OF THE MEETING

To consider the following item of business:

1. Mayoral Minute No. 2/21 dated 2 March 2021 – Appointment of General Manager –
Confidential

DISCLOSURE OF INTEREST

Nil.

MINUTES OF THE EXTRAORDINARY MEETING OF THE BROKEN HILL CITY COUNCIL HELD
MARCH 31, 2021

RESOLUTION

Resolved

Minute No. 46464

Councillor C. Adams moved)
Councillor M. Browne seconded)

That the meeting be closed to the public in accordance with Section 10A(2) of the Local Government Act 1993 whilst the confidential matter is considered.

CARRIED UNANIMOUSLY

The Human Resources Coordinator, Executive Support Officer and Governance Officer left the meeting at 2:55pm

CONFIDENTIAL MATTERS

ITEM 1 - MAYORAL MINUTE NO. 2/21 - DATED MARCH 02, 2021 - APPOINTMENT OF GENERAL MANAGER - CONFIDENTIAL 20/557

(General Manager's Note: This report considers information regarding the General Manager recruitment and is deemed confidential under Section 10A(2) (a) of the Local Government Act, 1993 which contains matters that will involve the discussion of personnel matters concerning a particular individual).

The resolution of Item 1 is contained in the confidential minutes.

The Human Resources Coordinator, Executive Support Officer and Governance Officer returned to the meeting at 3:12pm.

The Manager Communications read the resolution of the item considered in closed session, advising:

1. *That Mayoral Minute No. 2/21 dated March 2, 2021, be received.*
2. *That the preferred candidate, selected at the further and final interviews conducted on 31 March 2021, be offered the position of General Manager of Broken Hill City Council and the Mayor and Deputy Mayor, in consultation with Recruitment Consultant, be authorised to negotiate and finalise the appointment based on the following terms and conditions:*
 - (i) *A five (5) year performance based contract in accordance with the standard contract of employment for General Managers in NSW;*
 - (ii) *A total remuneration package as detailed in the recruitment consultant's report, being the total value of all components of remuneration offered, including salary, superannuation, the private use value of the Council provided motor vehicle under a novated lease or leaseback arrangement and any other benefits negotiated with the successful candidate*
 - (iii) *The policies of the Council which grant an entitlement to the employee relating to the private use of the Council motor vehicle and the incidental private use of the Council provided mobile phone and laptop computer be included in Schedule A of the Contract.*
3. *That no public announcement of the name of the successful candidate be made until such time as the Mayor has obtained a written acceptance of the offer from the preferred candidate.*

MINUTES OF THE EXTRAORDINARY MEETING OF THE BROKEN HILL CITY COUNCIL HELD
MARCH 31, 2021

4. *That should the preferred candidate for whatever reason decline the offer the second preferred candidate be offered the position.*
5. *That Council maintain the confidentiality of the documents and considerations in respect of the General Manager recruitment process.*

At the Mayor's request, Mr Jay Nankivell, Acting General Manager was called to the Council Chambers and entered the meeting whilst the resolution of the confidential matter was being reported in open session.

The Mayor and Councillors congratulated Mr Nankivell on his appointment as Council's General Manager.

There being no further business the Mayor closed the meeting at 3:16 p.m.

THE FOREGOING MINUTES WERE READ)
AND CONFIRMED AT THE ORDINARY)
MEETING OF THE BROKEN HILL CITY)
COUNCIL HELD ON 28 APRIL 2021.)

CHAIRPERSON

NOTICES OF MOTION

1. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN NO. 10/21 - DATED MARCH 02, 2021 - REPLACEMENT OF DEAD STREET TREES (11/390)
.....23

2. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN NO. 11/21 - DATED APRIL 16, 2021 - DOG AND CAT CONTROL IN BROKEN HILL (11/141) 26

3. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN NO. 12/21 - DATED APRIL 16, 2021 - DEVELOPMENT OF A TREE REMOVAL POLICY (12/14).....31

4. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN NO. 13/21 - DATED APRIL 16, 2021 - BROKEN HILL GATEWAY SIGNAGE (17/133).....35

5. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN NO. 14/21 - DATED APRIL 16, 2021 - BROKEN HILL LIBRARY HUB AND CULTURAL PRECINCT (14/181).....38

ORDINARY MEETING OF THE COUNCIL

March 2, 2021

ITEM 1

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN NO. 10/21

SUBJECT: REPLACEMENT OF DEAD STREET TREES 11/390

Notice of Motion

1. That Motions of Which Notice has been Given No. 10/21 dated March 2, 2021, be received.
2. That Broken Hill City Council develops a policy to address the dead trees in and around Broken Hill and to save sick and dying trees.
3. That a report be prepared outlining the cost to remove all dead trees and replace them with a species of tree chosen by Council in consultation with the community.
4. That Council consider requesting quotes for the removal of dead trees and that the trees can be used by the contractor for the sale for firewood.

Summary

Council has received a Notice of Motion submitted by Councillor Kennedy on 12 February 2021 regarding the development of a policy to address dead street trees in Broken Hill.

Councillor Kennedy’s Notice of Motion reads:

“That Broken Hill City Council develops a policy to address the dead trees in and around Broken Hill and to save sick and dying trees.

That a report be prepared outlining the cost to remove all dead trees and replace them with a special of tree chosen by Council in consultation with the community.

That Council consider requesting quotes for the removal of dead trees and that the trees can be used by the contractor for the sale for firewood.

Reasons and Argument:

Reasons for motion is dead trees need to be addressed, they are unsightly and potentially dangerous. Using a contractor that can sell the wood as firewood could dramatically reduce the cost to Council to have dead trees removed.”

This Notice of Motion was presented to the February 2021 Council Meeting and Council resolved:

RESOLUTION

Minute No. 46428
 Councillor M. Browne moved)
 Councillor c. Adams seconded)

Resolved

1. That Motions of Which Notice has been Given No. 1/21 dated February 12, 2021,

be received.

2. That Council defer further consideration of this matter pending presentation of Council's Tree Management Plan to the next Council Meeting.

CARRIED

As per the Council resolution, the Notice of Motion is re-presented to the April 2021 Council Meeting.

General Manager's Comment

Council Staff have drafted a Tree Management Plan that addresses the fundamentals of the above. The Draft Plan is presented at this (April 2021) Ordinary Council Meeting for consideration and adoption to proceed to Public Exhibition.

The purpose of the plan covers the below points:

- Provide a comprehensive framework for the conservation and management of street, roadside and parkland trees within the Councils boundary.
- Provide a clear and consistent method for managing trees including maintenance, condition inspections, schedules and replacement planning.
- Determine priorities for maintenance, removal, replanting and associated works

Key areas of the plan are:

- Tree Management
- Risk Management
- Tree Inspection
- Tree selection
- Guidelines for planting trees on Council Managed land
- Guidelines for removing trees on Council Managed Land
- Tree Protection
- Infrastructure protection -Council and 3rd Party
- Guidelines for Tree Maintenance on Council managed lands
- Pest and disease control
- Tree Replacement planning

In addition to this, Council is working with Landcare to develop an MOU regarding trees within the City and has had an Arborist investigate dead and dying trees to prioritise removal and replacement areas to form a tree replacement schedule in accordance with the Draft Tree Management Plan.

Attachments

1. [↓](#) Councillor Kennedy's Notice of Motion

T. KENNEDY
COUNCILLOR

Notice of motion

Ordinary meeting of the Broken Hill City Council

To be held on February 2021

From Councillor Tom Kennedy

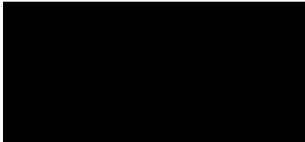
That Broken Hill City Council develops a policy to address the dead trees in around Broken Hill and to save sick and dying trees.

That a report be prepared outlining the cost to remove all dead trees and replace them with a species of tree chosen by council in consultation with the community.

That council consider requesting quotes for the removal of dead trees and that the trees can be used by the contractor for the sale for firewood.

Reasons for motion is dead trees need to be address, they are unsightly and potentially dangerous. Using a contractor that can sell the wood as firewood could dramatically reduce the cost to council to have dead trees removed.

Councillor Tom Kennedy



ORDINARY MEETING OF THE COUNCIL

April 16, 2021

ITEM 2MOTIONS OF WHICH NOTICE HAS BEEN GIVEN NO. 11/21

SUBJECT: DOG AND CAT CONTROL IN BROKEN HILL 11/141

Notice of Motion

1. That Motions of Which Notice has been Given No. 11/21 dated April 16, 2021, be received.
2. That Council investigate opportunities to limit the number of dogs and cats held at an individual property.
3. That Council establish a local Companion Animal Management Committee including representatives from groups such as the RSPCA, private veterinary practice, Police, companion animal organisations, and/or other key agencies, and include community and City Council representatives, with a focus on community education and improved community safety.
4. That Council introduce an improved program for cost-neutral adoption of pound animals (including desexing).
5. That Council investigate and advocate for changes to Companion Animals Act to give greater powers to Local Government in respect of Dangerous, Menacing, and Hunting dogs, and greater powers to control wandering cats.

Summary

Council received a Notice of Motion from Councillor Licul on 16 April 2021 regarding dog and cat control in Broken Hill.

Councillor Licul's Notice of Motion reads:

- “1. That Motions of Which Notice has been Given No. 1 dated April 15, 2021, be received.*
- 2. That Council investigate opportunities to limit the number of dogs and cats held at an individual property.*
- 3. That Council establish a local Companion Animal Management Committee including representatives from groups such as the RSPCA, private veterinary practice, Police, companion animal organisations, and/or other key agencies, and include community and City Council representatives, with a focus on community education and improved community safety.*
- 4. That Council introduce an improved program for cost-neutral adoption of pound animals (including desexing).*

5. *That Council investigate and advocate for changes to Companion Animals Act to give greater powers to Local Government in respect of Dangerous, Menacing, and Hunting dogs, and greater powers to control wandering cats.*

Background Supporting Information:

Broken Hill is experiencing a high number of dog attacks and a high incidence of dogs roaming the streets.

The most recent attack occurred in Wyman Street where four dogs jumped the fence of a neighboring property and in a horrifying attack killed a small pet dog. This was witnessed by the owner, and her best efforts to save her beloved dog was to no avail.

The owner has since contacted council and councillors and has vowed to do all she can to make changes so this type of incident doesn't happen again. This motion is a tangible effort to respond to a situation that needs real solutions.

I am informed that since July 2020, there have been 46 dog attacks (on humans and other animals) with 207 reports of roaming dogs. It is estimated that there are between 10,000-12,000 registered and unregistered dogs in the city.

It is impossible to discern how many cats are in the city as they are rarely registered. 100% of cats impounded this financial year were unregistered.

Given the sheer number of animals in the city, it is unreasonable to expect Council's two rangers to be able to control this population. Simply increasing the ranger workforce is not a total solution in itself, and a more holistic approach that considers the input of relevant local bodies must be considered.

Options to consider also include a limit on the number of animals each person can own, particularly if they are a larger breed.

For example, Rockhampton Regional Council allows two dogs per household, with special approval required for any extra dogs, working dogs, or guard dogs.

A limit on the number of cats per household would also be beneficial to prevent wandering, fighting, unwanted breeding, destruction of native wildlife, and other nuisance behaviour. Wollondilly Council has previously lobbied the Government to place a limit on the number of cats per household State-wide.

These limits could be implemented by amending Council's Companion Animal Management Plan and Local Orders Policy, with exceptions granted for registered breeders.

Animals that are already in the possession of their owner would also be exempt from the limit (ie no currently owned animals would be removed from their owners if limits were implemented).

In the longer term, Council should lobby relevant Government bodies for greater powers to deal with dangerous and menacing dogs, and greater power to deal with wandering cats.

I commend the motions to Council for its consideration and support as a way forward in putting into action measures to protect the community. Of course the community's input and feedback needs to be considered, in the decision making process, including those of responsible dog and cat owners."

Councillor Licul's Notice of Motion is attached to this report.

General Manager's Comment:

Council staff are currently researching and will prepare a workshop to be held with Councillors and the Community to consider limiting the number of dogs permitted to be kept on residential properties in consideration to the property and yard size as well as the size and weight of the breed of dog.

Similar work is also being performed to enable Council policy and advocacy for legislative changes to encourage the satisfactory care and management of cats and the 'keeping of Declared Dogs' in the Broken Hill Local Government Area.

Attachments

1. [↓](#) Notice of Motion

B. LICUL
COUNCILLOR

Note: Item 3 of the Notice of Motion has been deleted due to request received from Councillor Licul prior to the Business Paper being distributed and as per clause 3.10 of the Code of Meeting Practice.

RECEIVED
16 APR 2021
at 1:10pm
BY: *[Signature]*

NOTICE OF MOTION

ORDINARY/extraordinary COUNCIL MEETING

Note: A notice of motion involving the expenditure of funds on works and/or services other than those already provided for in the Council's current adopted operational plan must identify the source of funding for the expenditure that is the subject of the notice of motion; and must also address any known legal, strategic, financial or policy implications.

P.S. Council's ELT will be only too happy to work with Councillors to assist with provision of this information.

Please submit to the General Manager no later than 5:00pm two Fridays prior to the Ordinary Council Meeting date nominated below OR with the Request to call an Extraordinary Meeting:

I hereby give notice that I intend to move the following motion at the Ordinary Council Meeting to be held on: **WEDNESDAY, 29 APRIL 2021** _____

OR I hereby give notice that I intend to move the following motion at an Extraordinary Meeting the subject of the Request to call an Extraordinary Meeting submitted on _____

Today's Date: FRIDAY, 16 APRIL 2021

Subject: DOG AND CAT CONTROL IN BROKEN HILL

Motion:

1. That Motions of Which Notice has been Given No. 1 dated April 15, 2021, be received.
2. That Council investigate opportunities to limit the number of dogs and cats held at an individual property.



4. That Council establish a local Companion Animal Management Committee including representatives from groups such as the RSPCA, private veterinary practice, Police, companion animal organisations, and/or other key agencies, and include community and City Council representatives, with a focus on community education and improved community safety.
5. That Council introduce an improved program for cost-neutral adoption of pound animals (including desexing).
6. That Council investigate and advocate for changes to Companion Animals Act to give greater powers to Local Government in respect of Dangerous, Menacing, and Hunting dogs, and greater powers to control wandering cats.

Background Support Information:

Broken Hill is experiencing a high number of dog attacks and a high incidence of dogs roaming the streets.

The most recent attack occurred in Wyman Street where four dogs jumped the fence of a neighbouring property and in a horrifying attack killed a small pet dog. This was witnessed by the owner, and her best efforts to save her beloved dog was to no avail.

The owner has since contacted council and councillors and has vowed to do all she can to make changes so this type of incident doesn't happen again. This motion is a tangible effort to respond to a situation that needs real solutions.

I am informed that since July 2020, there have been 46 dog attacks (on humans and other animals) with 207 reports of roaming dogs. It is estimated that there are between 10,000-12,000 registered and unregistered dogs in the city.

It is impossible to discern how many cats are in the city are they are rarely registered. 100% of cats impounded this financial year were unregistered.

Given the sheer number of animals in the city, it is unreasonable to expect Council's two rangers to be able to control this population. Simply increasing the ranger workforce is not a total solution in itself, and a more holistic approach that considers the input of relevant local bodies must be considered.

Options to consider also include a limit on the number of animals each person can own, particularly if they are a larger breed.

For example, Rockhampton Regional Council allows two dogs per household, with special approval required for any extra dogs, working dogs, or guard dogs.

A limit on the number of cats per household would also be beneficial to prevent wandering, fighting, unwanted breeding, destruction of native wildlife, and other nuisance behaviour. Wollondilly Council has previously lobbied the Government to place a limit on the number of cats per household State-wide.

These limits could be implemented by amending Council's Companion Animal Management Plan and Local Orders Policy, with exceptions granted for registered breeders.

Animals that are already in the possession of their owner would also be exempt from the limit (ie no currently owned animals would be removed from their owners if limits were implemented).

In the longer term, Council should lobby relevant Government bodies for greater powers to deal with dangerous and menacing dogs, and greater power to deal with wandering cats.

I commend the motions to Council for its consideration and support as a way forward in putting into action measures to protect the community. Of course the community's input and feedback needs to be considered, in the decision making process, including those of responsible dog and cat owners.

Known Legal Implications:

(Questions to consider: Are there any known legal implications? Is this motion contrary to any legislation governing Council?)

NIL

Budget Implications:

(Questions to consider: Is there an existing budget allocation? Does this require a new budget allocation? How is it proposed this be funded?)

NIL

Strategic Implications:

(Questions to consider: Is there a conflict with Council's current strategic direction? Is this a new strategic direction?)

Policy Implications:

(Questions to consider: Is there a conflict with any existing policy position of council? Does this require a new policy direction?)

Signed:  _____

Name of Councillor: CLR BRANKO LICUL _____

Pages of discussion points are not attached _____

ORDINARY MEETING OF THE COUNCIL

April 16, 2021

ITEM 3MOTIONS OF WHICH NOTICE HAS BEEN GIVEN NO. 12/21

SUBJECT: DEVELOPMENT OF A TREE REMOVAL POLICY 12/14

Notice of Motion

1. That Motions of Which Notice has been Given No. 12/21 dated April 16, 2021, be received.
2. That Broken Hill City Council prepares a report outlining the progress and timeline of the request from Tayla Cuffe of the business Pets Tucker to remove trees from the front of her property because of issues with damage and blockage to the sewerage system of the property.
3. That Broken Hill City Council prepares a policy with view to adopt a new detailed tree removal policy that allows owners to responsibly remove trees that are damaging property and that any removed trees are to be replaced immediately with trees such as ornamental pear trees which are used in many councils.

Summary

Council received a Notice of Motion submitted by Councillor Kennedy on 16 April 2021 regarding the development of a tree removal policy.

Councillor Kennedy's Notice of Motion reads:

"That BHCC prepares a report outlining the progress and timeline of the request from Tayla Cuffe of the business Pets Tucker to remove trees from the front of her property because of issues with damage and blockage to the sewer system of the property.

That BHCC prepares a policy with view to adopt a new detailed tree removal policy that allows owners to responsibly remove trees that are damaging property and that any removed trees are to be replaced immediately with trees such as ornamental pear trees which are used in many councils.

Reasons for Motion:

I contacted Tayla Cuffe and she gave permission for this matter to be discussed in open council.

Tayla Cuffe contacted BHCC and then Councillors asking for the issue of trees blocking sewerage to be addressed. She employed the services of three local plumbers who informed her that cleaning the pipes were useless unless the trees causing the problem were removed. Council employed a plumber from Mildura to investigate, the plumber from Mildura acknowledged the trees were causing the issues but cleaning the pipes would fix the problem. The problem returned one month after root removal from the pipes.

Tayla Cuffe has committed to replacing any removed trees with a variety that is not intrusive. The BHCC closed Gypsum Street for significant time for road works; Pets Tucker is located on the street. Pets Tucker was impacted significantly by the road works and this cost the business considerably. The owner pleaded with BHCC on numerous occasions for BHCC to take action that would allow her business to continue to operate, her pleas fell on deaf ears.

It is time councillors voted to help this young business woman instead of causing harm.

We all want trees in Broken Hill and hate to see them removed but in some circumstances it must be acknowledged that the damage eucalyptus trees do can be significant.

This is an opportunity for the BHCC to show that we as a council can work with businesses and the community as a whole.”

Councillor Kennedy’s Notice of Motion is attached to this report.

General Manager’s Comment:

Following contact from the occupant at 121 Gypsum Street, Council engaged an independent plumber and arborist to undertake an assessment of the current condition of the pipework, tree condition and root intrusion.

In summary the following was reported back to Council:

- The key issue is that the very aged earthenware pipes and “OB junction” which have deteriorated over the past 40 – 50 plus years and as such have cracks which are allowing intrusion by tree roots.
- Relining or new pipework is recommended for both the pipework in the street (responsibility of the Utility Company – Essential Water) as well as the private property (responsibility of the owner at 121 Gypsum Street)
- If the occupant of 121 Gypsum Street undertook the relining of the pipework it would be best to have the works undertaken after Essential Water undertook any remediation work on their assets.
- If the occupant undertook the proposed reline works prior to any works being undertaken by Essential Water, then the independent plumber could not guarantee that there would not be any root intrusion as the Essential Water works would impact on the works that had been undertaken by the independent plumber.
- The independent plumber would guarantee that there would be no root intrusion in any pipework that they undertook a reline upon, following Essential Energy completing their works.
- The independent plumber advised the occupant, that further liaison with Essential Water around if/or when Essential Water intended to undertake any proposed works as this would need to occur prior to any private works being undertaken.

Under Council’s tree management policy, Council cannot remove a tree unless it is damaging infrastructure or a risk to persons or property. The removal of any trees is deemed the last resort after all other reasonable actions have been exhausted.

However, Council may approve the removal of trees where a ratepayer is able to demonstrate a valid reason for the removal of the tree. In such circumstances, the cost for removal will be met by the ratepayer.

In addition Council Staff have drafted a Tree Management Plan that addresses the fundamentals of the second motion including proposed tree species for replanting . The Draft Plan is presented at this (April 2021) Ordinary Council Meeting for consideration and adoption to proceed to Public Exhibition and consultation.

Attachments

1. [↓](#) Notice of Motion

T. KENNEDY
COUNCILLOR



Notice of motion

Ordinary meeting of the Broken Hill City Council

To be held on April 2021

From Councillor Tom Kennedy

That BHCC prepares a report outlining the progress and timeline of the request from Tayla Cuffe of the business Pets Tucker to remove trees from the front of her property because of issues with damage and blockage to the sewerage system of the property.

That BHCC prepare a policy with view to adopt a new detailed tree removal policy that allows owners to responsibly remove trees that are damaging property and that any removed trees are to be replaced immediately with trees such as ornamental pear trees which are used in many councils.

Reasons for motion,

I contacted Tayla Cuffe and she gave permission for this matter to be discussed in open council.

Tayla Cuffe contacted BHCC and then councillors asking for the issue of trees blocking sewerage to be addressed. She employed the services of three local plumbers who informed her that cleaning the pipes were useless unless the trees causing the problem were removed. Council employed a plumber from Mildura to investigate, the plumber from Mildura acknowledged the trees were causing the issues but cleaning the pipes would fix the problem. The problem returned one month after root removal from the pipes.

Tayla Cuffe has committed to replacing any removed trees with a variety that is not intrusive. The BHCC closed Gypsum St for significant time for road works; Pets Tucker is located on the street. Pets Tucker was impacted significantly by the road works and this cost the business considerably. The owner pleaded with BHCC on numerous occasions for BHCC to take action that would allow her business to continue to operate, her pleas fell on deaf ears.

It is time councillors voted to help this young business woman instead of causing harm.

We all want trees in Broken Hill and hate to see them removed but in some circumstances it must be acknowledged that the damage eucalyptus trees do can be significant.

This is an opportunity for the BHCC to show that we as a council can work with businesses and the community as a whole.

Councillor Tom Kennedy



ORDINARY MEETING OF THE COUNCIL

April 16, 2021

ITEM 4MOTIONS OF WHICH NOTICE HAS BEEN GIVEN NO. 13/21SUBJECT: BROKEN HILL GATEWAY SIGNAGE 17/133**Notice of Motion**

1. That Motions of Which Notice has been Given No. 13/21 dated April 16, 2021, be received.
2. That Broken Hill City Council form a working group to replace the gateway signage leading into the City with designs of signs donated by Dianna Spicer.
3. That Broken Hill City Council advertise to seek community representatives to fill positions on the working group.
4. That Broken Hill City Council budgets for the cost of replacement of one of the current gateway signs with a design chosen by the working group in the location chosen by the working group.
5. That the working group is delegated the authority to seek funding and grants to replace all gateway signage.
6. That Broken Hill City Council acknowledges and accepts correspondence read by Mayor Turley from Peter Nash at the March 2021 meeting.
7. That Broken Hill City Council acknowledges and accepts that the vast majority of the community object to the current gateway signage and want it replaced with signs that truly reflect the significant heritage of Broken Hill and are at least equally as good as those at Silverton and Tibooburra.

Summary

Council received a Notice of Motion from Councillor Kennedy on 16 April 2021 regarding the Broken Hill gateway signage.

Councillor Kennedy's Notice of Motion reads:

"That BHCC form a working group to replace the gate way signage leading into the city with designs of signs donated by Dianna Spicer.

That BHCC advertise to seek community representatives to fill positions on the working group.

That BHCC budgets for the cost of replacement of one of the current gate way signs with a design chosen by the working group in the location chosen by the working group.

That the working group is delegated authority to seek funding and grants to replace all gate way signage.

That BHCC acknowledges and accepts correspondence read by Mayor Turley from Peter Nash at the March 2021 meeting.

That BHCC acknowledges and accepts that the vast majority of the community object to the current gate way signage and want it replaced with signs that truly reflect the significant heritage of Broken Hill and are at least equally as good as those at Silverton and Tibooburra.

Reasons for motion:

The BHCC ignored significant public opposition to the chosen gate way signage. The BHCC ignored 200 members of the community that attended the extraordinary meeting discussing the gate way signage and their opposition to the council decision to place the current gate way signage on all entry points to the city.

The motion gives the BHCC opportunity to right what many in the community consider a wrong.

It will be a significant opportunity for BHCC to promote the city and take full advantage of the potential marketing opportunities the signs enable.

It will truly give the community input into BHCC decisions and will result in community involvement in bettering a situation that many in the community do not accept.”

Councillor Kennedy’s Notice of Motion is attached to this report.

General Manager’s Comment:

Based on the previous installation of five signs, it is estimated that a reasonable budget required for the installation of one sign would be \$36,000.

Attachments

1. [↓](#) Notice of Motion

T. KENNEDY
COUNCILLOR



Notice of motion

Ordinary meeting of the Broken Hill City Council

To be held on April 2021

From Councillor Tom Kennedy

That BHCC form a working group to replace the gate way signage leading into the city with designs of signs donated by Dianna Spicer.

That BHCC advertise to seek community representatives to fill positions on the working group.

That BHCC budgets for the cost of replacement of one of the current gate way signs with a design chosen by the working group in the location chosen by the working group.

That the working group is delegated the authority to seek funding and grants to replace all gate way signage.

That BHCC acknowledges and accepts correspondence read by Mayor Turley from Peter Nash at the March 2021 meeting.

That BHCC acknowledges and accepts that the vast majority of the community object to the current gate way signage and want it replaced with signs that truly reflect the significant heritage of Broken Hill and are at least equally as good as those at Silverton and Tibooburra.

Reasons for motion,

The BHCC ignored significant public opposition to the chosen gate way signage. The BHCC ignored 200 members of the community that attended the extraordinary meeting discussing the gate way signage and their opposition to the council decision to place the current gate way signage on all entry points to the city.

The motion gives the BHCC opportunity to right what many in the community consider a wrong. It will be a significant opportunity for BHCC to promote the city and take full advantage of the potential marketing opportunities the signs enable.

It will truly give the community input into BHCC decisions and will result in community involvement in bettering a situation that many in the community do not accept.

Councillor Tom Kennedy



ORDINARY MEETING OF THE COUNCIL

April 16, 2021

ITEM 5MOTIONS OF WHICH NOTICE HAS BEEN GIVEN NO. 14/21SUBJECT: BROKEN HILL LIBRARY HUB AND CULTURAL PRECINCT 14/181**Recommendation**

1. That Motions of Which Notice has been Given No. 14/21 dated April 16, 2021, be received.
2. That Broken Hill City Council conduct a Facebook and in person poll, open to the public about whether the community is in favour of the new library hub or against and whether they believe the money would be better spent on street lighting, parks, footpaths, roads, ovals and sporting facilities.
3. That Broken Hill City council include information in the poll that Council will spend at least \$6.5m of ratepayer savings and the \$5.7m BHP grant on the new library, it will result in significant increase in operational expenditure. Council also include how much additional work could be achieved if the money for the new library hub was spent fixing roads and footpaths, increasing street lighting and upgrading parks, ovals and sporting facilities.

Summary

Council has received a Notice of Motion from Councillor Kennedy on 16 April 2021 regarding the Broken Hill Library Hub and Cultural Precinct.

Councillor Kennedy's Notice of Motion reads:

"That BHCC conduct a Facebook and in person poll, open to the public about whether the community is in favour of the new library hub or against and whether they believe the money would be better spent on street lighting, parks, footpaths, roads, ovals and sporting facilities.

That BHCC include information in the poll that BHCC will spend at least \$6.5m of ratepayer savings and the \$5.7m BHP grant on the new library, it will result in significant increase in operational expenditure. BHCC also include how much additional work could be achieved if the money for the new library hub was spent fixing roads and footpaths, increasing street lighting and upgrading parks, ovals and sporting facilities.

Reasons for motion:

Councillor Marion Browne made the statement at the March 2021 meeting that the council conducted survey of 230 people proved the community were in favour of investing \$25m to build the new library hub. It is clear the survey gave no detail of the cost to build the new library or the additional operational costs, the survey did not explain to those that answered the survey that at least \$6.5m in BHCC savings would

be used and the \$5.7m from BHP, the survey did not ask participants if the new library hub was their main priority.

The new library hub will have a significant impact on council's financial position and it is very important that the vast majority of the community believe the new library hub is the most important project the BHCC can invest the community's scarce resources.

There is an election in September and it is incumbent that BHCC knows exactly what the community's priorities are."

Councillor Kennedy's Notice of Motion is attached to this report.

General Manager's Comment

Council has held significant community engagement in relation to the proposed construction of a new Library + Archive & Cultural Precinct over the past five years and in particular during the development of the Cultural Framework & Synopsis Report. The outcome of this engagement was strong support around the construction of a new library and archives on the current site and the creation of a cultural precinct to reactivate the Argent Street CBD on the current library and police site. These activities are summarised below:

Community Engagement Period

What	Activity	Outcome
Draft Cultural Framework made available online and in hard copy available at Council Administration Building and Library	3 x Media Release 25/01/2019 30/01/2019 06/01/2019 6 x Social Media Posts	Number of times online content has been seen 33,778 (Does not include surveys)
Survey made available 25/01 – 13/02/2019 online and in hard copy promoted through media releases and social media.	25/01/2019 30/01/2019 5/02/2019 6/02/2019 9/02/2019 11/02/2019	Surveys completed: Paper - 103 Electronic - 171 Total Surveys 274
Hold community Open Day and BBQ	Community Open Day and BBQ held 11/02/2019 from 5pm – 7pm Opportunity provided to view draft framework and speak to architects	Approximately 100 people participated
Hold meeting for external stakeholders	Undertaken during formal 28-day exhibition period	
Inform Libraries NSW of Draft Framework and seek feedback	Neeson Murcutt Architects met with Cameron Morley from State Library 30/01/2019	Positive meeting held with Libraries NSW and they will participate further during concept and design stages

Community Engagement Sessions

Date	Who	No.'s	Content
1/9/2016	Community	Approx 60	Pellew & Moore Library Design open day
2/9/2016	Community	Approx 50	Pellew and Moore Library Design open day

1/9/2016 - 2/9/2016	Community	40	Community questionnaire
5/5/2017	Community	12	Archive Design Engagement Session
Oct-Nov 2017	Community	Approx. 70	Series of five public library engagement sessions
Oct-Nov 2017	Community	232	Library location and options survey
30/01/2019	Cameron Morely, State Library	1	Cultural Framework, Library & Cultural Precinct Design
11/02/2019	Community	100	Cultural Framework, Library & Cultural Precinct Design
27/02/2019	Young Leaders Group	9	Cultural Framework, Library & Cultural Precinct Design
20/03/2019	Business Community	10	Cultural Framework, Library & Cultural Precinct Design
15/05/2019	Young Leaders Group	12	Library & Cultural Precinct Design
20/08/2019	Indigenous Community	6	Library & Cultural Precinct Design
26/09/2019	Wilyakali	2	Library & Cultural Precinct Design
26/09/2019	Community	40	Library & Cultural Precinct Design

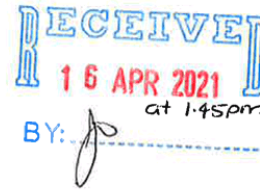
Financial Impacts

There is a \$100,000 Net Present Value increase overall over the course of 20 years in maintenance, electricity and water costs with the development of a new modern, sustainable and larger facility. This is the equivalent of an increase in maintenance costs of \$5,000 per year.

Attachments

1. [↓](#) Notice of Motion

T. KENNEDY
COUNCILLOR



Notice of motion

Ordinary meeting of the Broken Hill City Council

To be held on April 2021

From Councillor Tom Kennedy

That BHCC conduct a Facebook and in person poll, open to the public about whether the community is in favour of the new library hub or against and whether they believe the money would be better spent on street lighting, parks, footpaths, roads, ovals and sporting facilities.

That BHCC include information in the poll that BHCC will spend at least \$6.5m of ratepayer savings and the \$5.7m BHP grant on the new library, it will result in significant increase in operational expenditure. BHCC also include how much additional work could be achieved if the money for the new library hub was spent fixing roads and footpaths, increasing street lighting and upgrading parks, ovals and sporting facilities.

Reasons for motion,

Councillor Marion Brown made the statement at the March 2021 meeting that the council conducted survey of 230 people proved the community were in favour of investing \$25m to build the new library hub. It is clear the survey gave no detail of the cost to build the new library or the additional operational costs, the survey did not explain to those that answered the survey that at least \$6.5m in BHCC savings would be used and the \$5.7m from BHP, the survey did not ask participants if the new library hub was their main priority.

The new library hub will have a significant impact on council's financial position and it is very important that the vast majority of the community believe the new library hub is the most important project the BHCC can invest the community's scarce resources.

There is an election in September and it is incumbent that BHCC knows exactly what the community's priorities are.

Councillor Tom Kennedy



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ORDINARY MEETING OF THE COUNCIL

April 6, 2021

ITEM 1BROKEN HILL CITY COUNCIL REPORT NO. 51/21

SUBJECT: COUNCIL MEETING ARRANGEMENTS 11/21

PREVIOUS ITEMS: BHCC169/20 - CONSIDERATION OF THE RETURN OF COUNCIL MEETINGS HELD IN THE COUNCIL CHAMBERS - Ordinary Council - 09 Dec 2020 6:30pm
BHCC94/20 - CONSIDERATION OF THE RETURN OF COUNCIL MEETINGS HELD IN THE COUNCIL CHAMBERS - Ordinary Council - 29 Jul 2020 6:30pm
BHCC47/20 - AMENDMENT TO COUNCIL'S CODE OF MEETING PRACTICE POLICY - Ordinary Council - 29 Apr 2020 6:30p.m.
BHCC30/21 - COUNCIL MEETING ARRANGEMENTS - Ordinary Council - 31 Mar 2021 6:30pm

Recommendation

1. That Broken Hill City Council Report No. 51/21 dated April 6, 2021, be received.
2. That in accordance with the temporary amendment to the *Local Government (General) Regulation 2005*, Council adopts the Office of Local Government Procedures which permit the attendance by Councillors at meetings by audio-visual link (if resolved by Council) as a temporary addendum to Council's Code of Meeting Practice Policy with the amendment to state that requests for Councillor to attend a Council Meeting via audio-visual link are to be submitted no later than 5 working days prior to the date of the Council Meeting. That Council notes this temporary addendum will expire on 31 December 2021.
3. That Council endorses the draft submission (as outlined in the report) to the Office of Local Government which was formulated at the Councillor Workshop held on 15 April 2021 (to discuss the Office of Local Government's consultation paper "Remote Attendance by Councillors at Council Meetings") and circulated to all Councillors on 16 April 2021. Council's submission is in support of a permanent amendment to the Model Code of Meeting Practice to allow remote attendance by Councillors at Council meetings under certain circumstances and as resolved by Council.
4. That Council's submission be forwarded to the Office of Local Government by 3 May 2021.

Executive Summary:

During the COVID-19 pandemic, NSW Councils have been required to change the way in which Council Meetings have been conducted. Council has been guided by the Office of Local Government (OLG) and has adhered to amendments made to the *Local Government Act 1993* pursuant to the *COVID-19 Legislation Amendment (Emergency Measures) Bill 2020* along with the NSW Government Public Health Order and have held Council Meetings via videoconference link for Councillors and staff and Livestreamed the Council Meetings in order for the public to view the meetings in real time. These amendments expired at midnight on 25 March 2021.

Council resolved to return to the Council Chambers for the February 2021 Council Meeting with the option of Councillors, staff and Public Forum Presenters to join via video conference link if they wished. A COVID-19 Safety Plan was put in place and arrangements were made for the public to attend in person (with the maximum number of members of the public capped at 18). This hybrid style of meeting was still in-line with the amended legislation.

On 9 March 2021, OLG released a Council Circular 21-01 “Transitioning back to in-person Council and Committee Meetings and consultation on proposed changes allowing remote attendance at meetings” and a consultation paper “Remote Attendance by Councillors at Council Meeting” (**submissions close 3 May 2021**) to seek comment from NSW Councils as to whether Councils may wish to see a permanent amendment to the Model Code of Meeting Practice (Model Meeting Code) in order for individual Councillors to attend Council Meetings via videoconference link on an ongoing basis and under certain circumstances.

While the OLG are consulting on the proposed amendments to the Model Meeting Code, an amendment to the Regulation has been made to extend the prescribed period for the purposes of *section 747A of the Local Government Act 1993* (for Councillor attendance at meetings be satisfied if the meeting is held in whole or in part remotely using an audio-visual link and livestreamed for the public), which will now expire on 31 December 2021.

At the Ordinary Council Meeting held 31 March 2021 Council deferred consideration of the OLG circular and discussion paper until after a Councillor Workshop is held to discuss and formulate Council’s response to the OLG regarding a permanent amendment to the Model Code of Meeting Practice to allow Councillors attendance at Council Meetings via audio-visual link under certain circumstances.

Following the March Council Meeting the OLG released a further Council Circular 21-02 “Temporary exemption from the requirement for Councillors to attend meetings in person” on 1 April 2021.

This circular provides guidance regarding the amendment to the *Local Government (General) Regulation 2005* to temporarily exempt Councils from complying with the requirement under their codes of meeting practice for Councillors to be personally present at meetings to participate in them. The exemption expires on 31 December.

The circular provides further clarification that Councils do not need to amend their codes of meeting practice to allow Councillors to attend meetings remotely by audio-visual link while the Regulation amendment is in force but should adopt procedures governing the attendance by Councillors at meetings by audio-visual link to supplement their Codes of Meeting Practice. Suggested procedures are attached to the OLG circular and are required to be adopted by Council to be included as an addendum to Council’s Code of Meeting Practice Policy.

The Councillor Workshop was held on 15 April 2021 and the agreed submission to the OLG regarding their “Remote Attendance by Councillors at Council Meetings” consultation paper and below is the agreed wording of the submission:

COUNCIL SUBMISSION**OFFICE OF LOCAL GOVERNMENT CONSULTATION PAPER – REMOTE ATTENDANCE BY COUNCILLORS AT COUNCIL MEETINGS****Council's response to OLG key questions to consider:****Do you support the proposed changes to the Model Meeting Code to allow Councillors to attend meetings remotely by audio visual link?**

- *Council is supportive of the proposed changes to the Model Meeting Code to allow Councillors to attend meetings remotely by audio visual link under certain circumstances and as resolved by Council.*

It is acknowledged that the physical presence of Councillors at Council Meetings is the preference.

In the event that a Councillor is unable to attend in person, the option of attending by Audio Visual Link where facilities exist, could be made available.

Where Audio Visual Facilities do not exist or where it is impractical for alternative arrangements to be made, then the Councillor may request a leave of absence or be an apology.

Do you have any concerns about the proposed changes? What are your concerns?

- *Councillors have concerns regarding the maintenance of confidentiality during the closed session of a Council Meeting i.e. how would Council know if a person attending via audio visual link does not have another person in the room with them?*

Do you have any suggestions for how the proposed new provisions could be improved?

- *Limit attendance via audio-visual link to a certain number of times per year per Councillor.*
- *Requirement for Councillors attending via audio-visual link to use headphones/earbuds to assist with the maintenance of confidentiality during the closed session of a Council Meeting.*
- *Provide clarity around the reasons that a Councillors can request to attend the meeting remotely i.e. would travelling to attend a medical appointment fall under the category of "illness".*

Report:**Past arrangements for the Conduct of Council Meetings**

At the Ordinary Council Meeting held 29 April 2020, Council considered a report regarding the impact of the COVID-19 pandemic and the need for temporary amendments to Council's Code of Meeting Practice Policy to allow for Council to adhere to the NSW Government Public Health Order imposed pursuant to the *Biosecurity Act 2015*, the *COVID-19 Legislation*

Amendment (Emergency Measures) Bill 2020 which amends various legislation including the *Local Government Act 1993*.

Council resolved to temporarily amend its Code of Meeting Practice Policy at the Ordinary Council Meeting held 29 April 2020 (Minute Number 46238) to comply with the *COVID-19 Legislation Amendment (Emergency Measures) Bill 2020* which was assented to on 24 March 2020.

Schedule 2 of the Bill makes the following amendments to the *Local Government Act 1993* to enable the conduct of Council and Committee Meetings being held remotely via audio visual link, below is a summary of the amendments as stated in the Bill:

Local Government Act 1993 No 30

Schedule 2.12[1] and [2] enable the Minister for Local Government to postpone the requirements relating to the holding of ordinary council elections and by-elections if the Minister believes that it is reasonable to do so. The provisions are repealed after 12 months.

Schedule 2.12[3] removes the need for persons to attend council meetings. The meetings may be held remotely by audio visual link or in any other manner approved by the Minister for Local Government. Members of the public are to be given access to the meeting by webcast or in any other manner approved by the Minister. The provision applies for a minimum period of 6 months and may apply for a total of 12 months if the regulations prescribe a longer period. **Schedule 2.12[3]** also contains a power for regulations under the *Local Government Act 1993* to modify the application of that Act for the purposes of responding to the public health emergency caused by the COVID-19 pandemic.

The following temporary amendments were made to Council's Code of Meeting Practice Policy:

- That the Council Meetings will be held via videoconference and will be closed to the public.
- That in order for Councillors to be classed as attending a meeting, Councillors must have both a video and audio connection to the meeting.
- That hard copies of the Business Papers will not be available for public inspection or for taking away. The Business Paper is available on Council's website for viewing by the public.
- That Council does not hold face to face Public Forum Sessions prior to each Ordinary and Extraordinary Council Meeting for the purpose of hearing submissions from members of the public on items of business to be considered. There will still be the opportunity for members of the public to email submissions to Council up until 4:00pm the day before the Council Meeting. The submissions will then be circulated to Councillors and the Mayor will read the submissions during the Public Forum Session.
- That the videoconference is recorded and uploaded to Council's website/YouTube Page as soon as practicable after the meeting.
- That should a Chairperson need to be elected due to the absence of the Mayor and Deputy Mayor, the election is carried out by electronic means.

Council considered a further report at its Ordinary Meeting held 9 December 2021 which outlined advice from the OLG in Council Circular No. 20-23 regarding an extension to the period during which the special COVID-19 pandemic provisions of the *Local Government Act 1993* apply, with the extension now being until midnight on 25 March 2021. This amendment made it possible for attendance to be either whole or in part remotely using audio visual links. This allowed for a hybrid style of meeting whereby Councillors and Council staff could attend either in person or via audio visual link if practicable to do so.

Council resolved (Minute No. 46411) to make the following temporary amendments which would cease at midnight on 25 March 2021 in-line with the amendments to the *Local Government Act 1993*:

- That the Council Meetings will be held in the Council Chambers with the option for Councillors/staff/Public Forum presenters to attend via videoconference.
- That all NSW Public Health Order requirements be met and a COVID-19 Safety Plan be put in place for Councillors/Staff/members of the public to attend in person.
- That in order for Councillors (attending via videoconference) to be classed as attending a meeting, Councillors must have both a video and audio connection to the meeting.
- That single-use hard copies of the Business Papers will be available for the public to use at Council Meeting and to take away. The Business Paper is also available on Council's website for viewing by the public.
- That Council holds the Public Forum Session in the Council Chambers prior to each Ordinary and Extraordinary Council Meeting for the purpose of hearing submissions from members of the public on items of business to be considered. That presenters be given the option to attend either in person or via videoconference and those wishing not to attend in person can email submissions to Council up until 4:00pm the day before the Council Meeting. The submissions will then be circulated to Councillors, and the Mayor will read the submissions during the Public Forum Session.
- That the Council Meeting be livestreamed.
- That the visual and audio recording of the Council Meeting is uploaded to Council's website/YouTube page as soon as practicable after the meeting.
- That should a Chairperson need to be elected due to the absence of the Mayor and Deputy Mayor, the election is carried out via the hybrid model (electronic means and voting in person).

Council did not hold a meeting in January 2021 (as per Council's Code of Meeting Practice Policy), and prior to the February 2021 Council Meeting a COVID-19 Safety Plan was put into place for the return of in-person Council Meetings in the Council Chambers. The Safety Plan is based on the current Public Health Order requiring 2 square metres per person. Due to the fixed seating in the public gallery, the recycled air-conditioning, and the amount of usable space in the building, the maximum number of public (including members of the media) that can attend Council Meetings is 18.

The February 2021 Council Meeting saw all Councillors and Council staff present in-person, with nil members of the public present either in-person nor via videoconference link (although advertising was undertaken in the lead-up to the Council Meeting). The meeting was livestreamed in real time due to Council having to limit the number of members of the public in attendance.

New arrangements for the Conduct of Council Meetings

Due to NSW Councils' successful implementation of remote attendance for Councillors at Council Meetings, and a number of Councils requesting that this be a permanent amendment to the Model Code of Meeting Practice, the OLG have released a consultation paper "Remote Attendance by Councillors at Council Meetings" (see attached). The consultation process will seek the views of Councils on a proposed permanent amendment to the Model Meeting Code to allow Councils to permit individual Councillors to attend meetings remotely by audio-visual link in certain circumstances. Submissions regarding the consultation paper close on **3 May 2021**.

While the OLG is consulting on the proposed permanent amendment to the Model Meeting Code, Councils are required to abide by the temporary amendment which expires on 31 December 2021.

Requirements of the new temporary amendment (26 March 2021 to 31 December 2021)

Under the Regulation amendments, the decision to permit Councillors to attend and participate in meetings remotely by audio-visual link will be one that is at each Council's discretion. Councils can give approval for Councillors to attend meetings by audio-visual link if a Councillor is prevented from attending the meeting due to illness, disability, caring responsibilities, or such other reason that is acceptable to the Council.

The amendment also requires Council to permit members of the public to attend meetings in person to the maximum allowable under Council's COVID-19 Safety Plan and to livestream Council Meetings to ensure excluded members of the public (due to the COVID-19 Safety Plan restrictions) can view the meetings in real time.

These temporary amendments commenced on 26 March 2021 and will expire on 31 December 2021.

The OLG has provided wording for a suggested procedure "Procedure for attendance by Councillors at meetings by audio-visual link" to supplement Council's Code of Meeting Practice until 31 December 2021. These are attached to the report for adoption.

OLG Consultation Paper – Remote Attendance by Councillors at Council Meetings

A Councillor Briefing was held on 15 April 2021 for Councillors to discuss the OLG Consultation Paper – Remote Attendance by Councillors at Council Meetings and formulate Council's submission as to whether Council supports the permanent amendment to the *Local Government Act 1993* and the *Model Code of Meeting Practice for NSW Councils*

Should this provision become a permanent amendment to the Model Code, it will not be a mandatory provision, and each Council can resolve whether to include these provisions in their adopted Codes of Meeting Practice.

This report is presented to the April 2021 Council Meeting to adopt the suggested procedure to supplement Council's Code of Meeting Practice whilst the OLG are consulting with Councils and to endorse Council's submission to the OLG consultation paper, to be lodged prior to 3 May 2021.

Council's draft submission is contained in the Executive Summary of this report.

Community Engagement:

Council Meeting information updated on Council's website.
Council Meeting advertisement advises new process.

Strategic Direction:

Key Direction:	4	Our Leadership
Objective:	4.1	Openness and transparency in decision making
Strategy:	4.1.1	Support the organisation to operate within its legal framework

Relevant Legislation:

Local Government Act 1993
Local Government (General) Regulation 2005

Biosecurity Act 2015
COVID-19 Legislation Amendment (Emergency Measures) Bill 2020
Model Code of Meeting Practice for NSW Council

Financial Implications:

Nil.

Attachments

1. [↓](#) OLG Circular to Councils No. 21-01
2. [↓](#) OLG Consultation Paper
3. [↓](#) OLG Circular to Councils No. 21-02
4. [↓](#) Proposed Temporary Addendum to Council's Code of Meeting Practice Policy

JAY NANKIVELL
GENERAL MANAGER



Circular to Councils

Circular Details	21-01 / 9 March 2021 / A754070
Previous Circular	20-37 <i>Status of special COVID-19 measures</i>
Who should read this	Councillors / General Managers / All council staff
Contact	Council Governance / 02 4428 4100 / olg@olg.nsw.gov.au
Action required	Council to Implement / Response to OLG

Transitioning back to in-person council and committee meetings and consultation on proposed changes allowing remote attendance at meetings

What's new or changing

- The "prescribed period" for the purposes of section 747A of the *Local Government Act 1993* (the Act) during which the requirement for councillors and members of the public to attend meetings is satisfied if the meeting is held in whole or in part remotely using audio visual links, expires on **25 March 2021**.
- The Government recognises that most councils have successfully implemented remote attendance by councillors at meetings by audio-visual link during the COVID-19 pandemic and that some councils have called for the option of remote attendance to be made available to them on an ongoing basis to encourage greater diversity of representation.
- The Office of Local Government (OLG) has issued a consultation paper, *Remote Attendance by Councillors at Council Meetings*, to seek the views of councils and others on proposed amendments to the *Model Code of Meeting Practice for Local Councils in NSW* (Model Meeting Code) to allow councils to permit **individual** councillors to attend meetings remotely by audio-visual link in certain circumstances. The proposed new provisions will not be mandatory, and councils will be able to choose whether to include them in their adopted codes of meeting practice.
- The consultation paper is available on OLG's website at www.olg.nsw.gov.au. Submissions are due by COB **3 May 2021**.
- While OLG is consulting on the proposed amendments to the Model Meeting Code, amendments will be made to the *Local Government (General) Regulation 2005* (the Regulation) to allow councils to permit individual (but not all) councillors to attend meetings by audio-visual link. The amendments will be temporary and will expire on **31 December 2021**. Further guidance will be provided on the interim arrangements when the Regulation amendment is made.

What this will mean for your council

- The Regulation will be amended while OLG consults on the proposed amendments to the Model Meeting Code to allow councils to give approval for individual (but not all) councillors to attend meetings remotely. The amendments will be temporary and will expire on **31 December 2021**. The Regulation amendments will not allow whole councils to meet remotely by audio-visual link.
- Under the Regulation amendments, the decision to permit councillors to attend and participate in meetings remotely by audio-visual link will be one that is at

Office of Local Government
5 O'Keefe Avenue NOWRA NSW 2541
Locked Bag 3015 NOWRA NSW 2541
T 02 4428 4100 F 02 4428 4199 TTY 02 4428 4209
E olg@olg.nsw.gov.au W www.olg.nsw.gov.au ABN 20 770 707 468

each council's discretion. Councils should only give approval for councillors to attend meetings by audio-visual link in exceptional circumstances, for example, because the councillor is prevented from attending the meeting due to illness, disability, carer responsibilities, a natural disaster or because the councillor is away from the local area on council related business.

- From **26 March 2021**, councils will once again be required under section 10 of the Act to permit members of the public to attend meetings in person, subject to the requirements of any Public Health Order in force at the time and social distancing requirements. Councils can limit the number of members of the public attending meetings to comply with the Public Health Order and to ensure appropriate social distancing.
- As of **12 February 2021**, the number of persons permitted to attend council and committee meetings in addition to councillors and staff under the *Public Health (COVID-19 Restrictions on Gathering and Movement) Order 2021* (the Public Health Order) has been increased. Up to 25 persons may attend meetings. Councils can permit more than 25 persons to attend meetings provided the size of the meeting venue is sufficient to ensure there is at least 2 square metres of space for each person at the meeting venue. Councillors and council staff are not to be counted when calculating the space available for each person at the meeting venue and the number of persons who are attending a meeting.
- The number of persons permitted to attend meeting venues under the Public Health Order is the **maximum permissible**. Councils should continue to ensure appropriate social distancing is practiced at meetings and should undertake their own risk assessment of meeting venues and apply whatever COVID mitigation strategies may be necessary to ensure appropriate social distancing is practiced at meetings.
- Where councils are required to limit the number of members of the public attending meetings, they should consider livestreaming their meetings to ensure excluded members of the public can view them in real time.

Key points

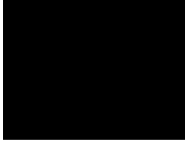
- OLG is seeking the views of councils and others on the proposed amendments to the Model Meeting Code.
- If adopted by councils, under the proposed new provisions, councils will be able to give approval for individual councillors to attend a meeting remotely by audio-visual link where the councillor is prevented from attending the meeting because of ill health, disability, carer responsibilities, natural disaster or, on a limited number of occasions in each year, because they are absent from the local area due to a prior work commitment.
- The proposed new provisions will not be mandatory, and councils can choose whether to include them in their adopted codes of meeting practice.
- Submissions may be made to olg@olg.nsw.gov.au, labelled 'Remote attendance at council and committee meetings' and marked to the attention of OLG's Council Governance Team.
- Submissions should be made before **COB 3 May 2021**.

Where to go for further information

- More information on the current Public Health Order is available [here](#).
- The *Remote Attendance by Councillors at Council Meetings* consultation paper is available on OLG's website at www.olg.nsw.gov.au.

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E olg@olg.nsw.gov.au W www.olg.nsw.gov.au ABN 20 770 707 468

- Further guidance will be provided on the interim Regulations allowing councillors to attend meetings remotely once they are made.
- For further information please contact the Council Governance Team on 02 4428 4100 or by email at olg@olg.nsw.gov.au.



Tim Hurst
Deputy Secretary
Local Government, Planning and Policy

Office of Local Government
5 O'Keefe Avenue NOWRA NSW 2541
Locked Bag 3015 NOWRA NSW 2541
T 02 4428 4100 F 02 4428 4199 TTY 02 4428 4209
E olg@olg.nsw.gov.au W www.olg.nsw.gov.au ABN 20 770 707 468

Remote Attendance by Councillors at Council Meetings

Consultation Paper

March
2021



Office of Local Government, Department of Planning, Industry and Environment
5 O’Keefe Avenue Locked Bag 3015 Phone 02 4428 4100 olg@olg.nsw.gov.au
NOWRA NSW 2541 NOWRA NSW 2541 TTY 02 4428 4209 www.olg.nsw.gov.au

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Produced by the Department of Planning, Industry and Environment

Overview

Temporary amendments were made to the *Local Government Act 1993* (the Act) in March 2020 in response to the COVID-19 pandemic allowing councillors to participate in meetings remotely by audio-visual link. The amendments allowing remote attendance are time limited and will automatically expire on 25 March 2021.

Most councils have successfully implemented remote attendance by councillors at meetings by audio-visual link during the pandemic. Some councils have called for the option of remote attendance to be made available to them on an ongoing basis to encourage greater diversity of representation.

The Government agrees that allowing remote attendance by councillors at meetings may serve to remove some of the impediments that currently prevent underrepresented groups from serving on their local councils.

The Government is therefore proposing to amend the *Model Code of Meeting Practice for Local Councils in NSW* (Model Meeting Code) to include non-mandatory provisions that allow councils to permit councillors to attend council and committee meetings remotely by audio-visual link in certain circumstances.

While councils will be required to resume meeting in person from 26 March 2021, as an interim measure, the *Local Government (General) Regulation 2005* will be amended to allow councils to permit individual (but not all) councillors to attend meetings remotely until 31 December 2021 pending the changes to the Model Meeting Code.

While the Government strongly supports the objective of encouraging greater diversity of representation on councils, this should be counterbalanced by the need to ensure communities are effectively represented by

their elected councillors. The Government believes that to be effective local elected representatives, councillors need to live or work in the area and should exercise their duties diligently. Councillors should not, for example, be permitted to move interstate or overseas and attend every third meeting remotely to collect their fees. Councillors should also not be permitted to attend meetings while at work where their attention may be focussed on matters other than council business.

To ensure this does not occur, the grounds on which councillors will be permitted to attend meetings by audio-visual link will be limited. Under the proposed new provisions, councils will only be able to give approval for individual councillors to attend a meeting remotely by audio-visual link where the councillor is prevented from attending the meeting because of ill health, disability, carer responsibilities, natural disaster or, on a limited number of occasions in each year, because they are absent from the local area due to a prior work commitment.

The Government recognises that remote attendance by councillors at meetings by audio-visual link may not be supported by all councils or may pose insurmountable logistical and technological challenges for some councils. For this reason, the proposed new provisions will not be mandatory, and councils can choose whether to include them in their adopted codes of meeting practice.

What is being proposed?

✔ **The proposed amendments will allow councillors to attend meetings by audio-visual link with the approval of the council in certain circumstances.**

“Audio-visual” link will be defined as “a facility that enables audio and visual communication between persons at different places”.

Under the proposed amendments, a councillor will be permitted to attend a meeting of the council or a committee of the council by audio-visual link with the prior approval of the council or the committee, or approval granted by the council or committee at the meeting concerned, where they are prevented from attending the meeting in person because of ill health, disability, carer responsibilities or natural disaster.

A councillor will also be permitted to attend a meeting of the council or a committee of the council by audio-visual link with the prior approval of the council or committee, or approval granted by the council or committee at the meeting concerned, where they are prevented from attending the meeting because they are absent from the local area due to a prior work commitment. However, a councillor will not be permitted to attend an ordinary or extraordinary meeting of the council or a meeting of a committee of the council by audio-visual link on these grounds on any more than three occasions in each year (inclusive of all ordinary, extraordinary and committee meetings attended by the councillor by these means).

Where a councillor is proposing to seek the council’s or a committee’s approval to attend a meeting by audio-visual link at the meeting concerned, they must first give the general manager at least 5 working days’ notice that they will be seeking the council’s or committee’s approval, to allow sufficient time for the necessary arrangements to be made for them to attend the meeting remotely, should the council or committee give its approval.

Where attending a meeting by audio-visual link, councillors will be required to do so from a location within NSW or within 100km of the NSW border.

✔ **As with decisions to grant a leave of absence under the existing provisions of the Model Meeting Code, the decision to permit a councillor to attend a meeting by audio-visual link is one that will be at the council’s or committee’s discretion.**

The council or committee will be required to act reasonably when considering whether to grant a councillor’s request to attend a meeting by audio-visual link.

However, the council or committee will be permitted to refuse a councillor’s request to attend a meeting by audio-visual link, where the councillor has failed to appropriately declare and manage conflicts of interest, observe confidentiality or comply with the council’s code of meeting practice on one or more previous occasions when they have attended a meeting by audio-visual link.

➤ **When attending meetings by audio-visual link, meeting rules and standards will apply to councillors in the same way they would if the councillor was attending the meeting in person.**

The council's adopted code of meeting practice will apply to a councillor attending a meeting of the council or a committee of the council by audio-visual link in the same way it would if they attended the meeting in person.

Councillors will be required to give their full attention to the business and proceedings of the meeting when attending a meeting by audio-visual link.

Councillors will also be required to be appropriately dressed when attending meetings by audio-visual link and must ensure that no items are within sight of the meeting that are inconsistent with the maintenance of order at the meeting or that are likely to bring the council or the committee into disrepute.

Where a councillor has attended a meeting by audio-visual link, the minutes of the meeting must record the fact that the councillor attended the meeting by audio-visual link.

➤ **Councillors attending meetings by audio-visual link will be required to disclose and appropriately manage conflicts of interest.**

Councillors attending a meeting by audio-visual link will be required to declare and manage any conflicts of interest they may have in matters being considered at the meeting in accordance with the council's code of conduct.

Where the councillor has declared a pecuniary or significant non-pecuniary conflict of interest in a matter being discussed at the meeting, the

councillor's audio-visual link to the meeting must be terminated and the councillor must not be in sight or hearing of the meeting at any time during which the matter is being considered or discussed by the council or committee, or at any time during which the council or committee is voting on the matter.

➤ **Councillors attending meetings by audio-visual link will be required to protect the confidentiality of information considered while the meeting is closed to members of the public.**

Councillors attending a meeting by audio-visual link will be required to ensure that no other person is within sight or hearing of the meeting at any time that the meeting has been closed to the public under section 10A of the Act.

➤ **The proposed amendments will contain provisions that allow the chair to enforce compliance with meeting rules by councillors attending meetings by audio-visual link.**

Where a councillor is attending a meeting by audio-visual link, the chairperson or a person authorised by the chairperson will be permitted to mute the councillor's audio link to the meeting for the purposes of enforcing compliance with the council's code of meeting practice.

If a councillor attending a meeting by audio-visual link is expelled from a meeting for an act of disorder, the chairperson of the meeting or a person authorised by the chairperson will be permitted to terminate the councillor's audio-visual link to the meeting.

Have your say

We now want to hear from you.



Key questions to consider

- ✔ Do you support the proposed changes to the Model Meeting Code to allow councillors to attend meetings remotely by audio-visual link?
- ✔ Do you have any concerns about the proposed changes? What are your concerns?
- ✔ Do you have any suggestions for how the proposed new provisions could be improved?

Submissions may be made in writing by **COB 3 May 2021** to the following addresses.

Further information

For more information, please contact Office of Local Government's Council Governance Team on **(02) 4428 4100** or via email at olg@olg.nsw.gov.au.

POST:
Locked Bag 3015
NOWRA NSW 2541



EMAIL:
olg@olg.nsw.gov.au

Submissions should be labelled 'Remote attendance at council and committee meetings' and marked to the attention of Office of Local Government's Council Governance Team.





Circular Details	21-02 / 1 April 2021 / A765862
Previous Circular	21-01 <i>Transitioning back to in-person council and committee meetings and consultation on proposed changes allowing remote attendance at meetings</i>
Who should read this	Councillors / General Managers / All council staff
Contact	Council Governance / 02 4428 4100 / olg@olg.nsw.gov.au
Action required	Information / Council to Implement

Temporary exemption from the requirement for councillors to attend meetings in person

What's new or changing

- The Office of Local Government (OLG) is currently consulting with councils and others on proposed amendments to the *Model Code of Meeting Practice for Local Councils in NSW* (Model Meeting Code) allowing councillors to attend meetings remotely using audio-visual links. A [discussion paper](#) has been issued and submissions are due on **3 May 2021**.
- The *Local Government (General) Regulation 2005* (the Regulation) has been amended to temporarily exempt councils from complying with the requirement under their codes of meeting practice for councillors to be personally present at meetings to participate in them. The exemption expires on **31 December 2021**.
- The Regulation amendment will operate to allow councils to permit councillors to attend meetings remotely by audio-visual link while OLG consults on the new provisions of the Model Meeting Code and until such time as councils are able to adopt them.

What this will mean for your council

- As of **26 March 2021**, councils are now required under section 10 of the *Local Government Act 1993* to hold meetings of the council and committees comprising only of councillors in physical venues and to permit members of the public to attend meetings in person, subject to the requirements of any Public Health Order in force at the time and social distancing requirements.
- The Regulation amendment operates to exempt councils from the requirement under clause 5.2 of the Model Meeting Code for councillors to be personally present at a meeting in order to participate in it.
- For the period in which the Regulation amendment is in force, councils have the option to permit councillors to attend and participate in meetings remotely by audio-visual link should councils choose to do so.
- Councils are not required to amend their codes of meeting practice to allow councillors to attend meetings remotely by audio-visual link while the Regulation amendment is in force but should adopt procedures governing attendance by councillors at meetings by audio-visual link to supplement their codes of meeting practice. Suggested procedures are attached to this circular.

Office of Local Government
5 O'Keefe Avenue NOWRA NSW 2541
Locked Bag 3015 NOWRA NSW 2541
T 02 4428 4100 F 02 4428 4199 TTY 02 4428 4209
E olg@olg.nsw.gov.au W www.olg.nsw.gov.au ABN 20 770 707 468

- The Regulation amendment does not apply to joint organisations of councils or county councils. The regulation making power under which the Regulation has been amended only allows exemptions to be made for “areas” constituted under Part 1 of Chapter 9 of the Act. These provisions do not apply to joint organisations of councils or county councils.
- Joint organisations are already permitted to meet by telephone or other electronic means under clause 397G of the Regulation and the Model Meeting Code. However, it is not possible to exempt county councils by regulation and members of county councils will need to continue to attend meetings in person to participate in them until amendments are made to the Model Meeting Code permitting attendance at meetings by audio-visual link.
- In dealing with requests by councillors to attend meetings by audio-visual link on grounds of illness, disability or caring responsibilities, councils must ensure they comply with the Health Privacy Principles prescribed under the *Health Records and Information Privacy Act 2002*.

Where to go for further information

- Suggested procedures for attendance by councillors at meetings using audio-visual link are attached to this circular.
- The *Remote Attendance by Councillors at Council Meetings* consultation paper is available on OLG’s website [here](#).
- Guidance on the Health Privacy Principles is available [here](#).
- For further information please contact the Council Governance Team on 02 4428 4100 or by email at olg@olg.nsw.gov.au.



Tim Hurst
Deputy Secretary
Local Government, Planning and Policy

Office of Local Government
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ATTACHMENT**Procedures for attendance by councillors at meetings by audio-visual link****What is an “audio visual link”**

- For the purposes of these procedures, an audio-visual link is a facility that enables audio and visual communication between persons at different places.

Approval for councillors to attend meetings by audio visual link

- The council and committees of the council comprising wholly of councillors may, in response to a request made by a councillor, resolve to permit the councillor to attend one or more meetings of the council or committee remotely by audio visual link where it is satisfied that the councillor will be prevented from attending the meeting/s in person because of illness, disability, caring responsibilities, or such other reason that is acceptable to the council or committee.
- Requests by councillors to attend meetings remotely by audio-visual link must be made in writing to the General Manager at least *[council to specify a timeframe that is consistent with the timeframe for lodging notices of motion]* business days before a meeting, and must provide information about the meetings the councillor will be prevented from attending in person and the reason why the councillor will be prevented from attending the meeting/s in person.
- A resolution by the council or a committee of the council permitting a councillor to attend one or more meetings by audio-visual link must provide the following information:
 - the grounds on which the councillor is being permitted to attend meetings remotely by audio visual link, but not where those grounds relate to illness, disability or caring responsibilities, and
 - details of the meetings the resolution applies to.
- The council or committee of the council may permit more than one councillor to attend a meeting by audio-visual link but must not permit all councillors to attend a meeting by audio-visual link.
- A decision to permit a councillor to attend a meeting remotely by audio-visual link is at the council's or the committee's discretion. The council and its committees must act reasonably when considering requests by councillors to attend meetings remotely by audio-visual link.
- The council and its committees are under no obligation to permit a councillor to attend a meeting remotely by audio-visual link where the technical capacity does not exist to allow the councillor to attend a meeting by these means.
- The council and its committees may refuse a councillor's request to attend a meeting remotely by audio-visual link where the councillor has failed to appropriately declare and manage conflicts of interest, observe confidentiality or comply with the council's code of meeting practice on one or more previous occasions when they have attended a meeting of the council or its committees by audio-visual link.

Attendance by councillors at meetings by audio visual link

- Where a councillor attends a meeting by audio-visual link with the approval of the council or a committee of the council they are to be taken as attending the meeting in person for the purposes of the council's code of meeting practice and will have the same voting rights as if they were attending the meeting in person.
- The council's code of meeting practice will apply to a councillor attending a meeting remotely by audio-visual link, in the same way it would if the councillor was attending the meeting in person.
- Councillors must give their full attention to the business and proceedings of the meeting when attending a meeting by audio-visual link.
- Councillors must be appropriately dressed when attending meetings by audio-visual link and must ensure that no items are within sight of the meeting that are inconsistent with the maintenance of order at the meeting or that are likely to bring the council or the committee into disrepute.
- Where a councillor attends a meeting of the council or a committee of the council by audio-visual link, the minutes of the meeting must record that they attended the meeting by audio-visual link.

Conflicts of interest

- Councillors attending a meeting by audio-visual link must declare and manage any conflicts of interest they may have in matters being considered at the meeting in accordance with the council's code of conduct.
- Where a councillor has declared a pecuniary or significant non-pecuniary conflict of interest in a matter being discussed at the meeting, the councillor's audio-visual link to the meeting must be terminated and the councillor must not be in sight or hearing of the meeting at any time during which the matter is being considered or discussed by the council or committee, or at any time during which the council or committee is voting on the matter.

Confidentiality

- Councillors attending a meeting by audio-visual link must ensure that no other person is within sight or hearing of the meeting at any time that the meeting has been closed to the public under section 10A of the *Local Government Act 1993*.

Maintenance of order

- Where a councillor is attending a meeting by audio-visual link, the chairperson or a person authorised by the chairperson may mute the councillor's audio link to the meeting for the purposes of enforcing compliance with the council's code of meeting practice.
- If a councillor attending a meeting by audio-visual link is expelled from a meeting for an act of disorder, the chairperson of the meeting or a person authorised by the chairperson, may terminate the councillor's audio-visual link to the meeting.

5

Compliance with the Health Privacy Principles

- The council must comply with the Health Privacy Principles prescribed under the *Health Records and Information Privacy Act 2002* when collecting, holding, using and disclosing health information in connection with a request by a councillor to attend a meeting remotely by audio-visual link.

ADDENDUM TO BROKEN HILL CITY COUNCIL'S CODE OF MEETING PRACTICE POLICY

Resolved by Council at its Ordinary Monthly Meeting held 28 April 2021 – Minute Number XXXXX. This addendum expires on 31 December 2021.

PROCEDURES FOR ATTENDANCE BY COUNCILLORS AT MEETINGS BY AUDIO-VISUAL LINK

What is an “audio visual link”

- For the purposes of these procedures, an audio-visual link is a facility that enables audio and visual communication between persons at different places.

Approval for councillors to attend meetings by audio visual link

- The council and committees of the council comprising wholly of councillors may, in response to a request made by a councillor, resolve to permit the councillor to attend one or more meetings of the council or committee remotely by audio visual link where it is satisfied that the councillor will be prevented from attending the meeting/s in person because of illness, disability, caring responsibilities, or such other reason that is acceptable to the council or committee.
- Requests by councillors to attend meetings remotely by audio-visual link must be made in writing to the General Manager at least **5** business days before a meeting, and must provide information about the meetings the councillor will be prevented from attending in person and the reason why the councillor will be prevented from attending the meeting/s in person.
- A resolution by the council or a committee of the council permitting a councillor to attend one or more meetings by audio-visual link must provide the following information:
 - the grounds on which the councillor is being permitted to attend meetings remotely by audio visual link, but not where those grounds relate to illness, disability or caring responsibilities, and
 - details of the meetings the resolution applies to.
- The council or committee of the council may permit more than one councillor to attend a meeting by audio-visual link but must not permit all councillors to attend a meeting by audio-visual link.
- A decision to permit a councillor to attend a meeting remotely by audio-visual link is at the council's or the committee's discretion. The council and its committees must act reasonably when considering requests by councillors to attend meetings remotely by audio-visual link.

- The council and its committees are under no obligation to permit a councillor to attend a meeting remotely by audio-visual link where the technical capacity does not exist to allow the councillor to attend a meeting by these means.
- The council and its committees may refuse a councillor's request to attend a meeting remotely by audio-visual link where the councillor has failed to appropriately declare and manage conflicts of interest, observe confidentiality or comply with the council's code of meeting practice on one or more previous occasions when they have attended a meeting of the council or its committees by audio-visual link.

Attendance by councillors at meetings by audio visual link

- Where a councillor attends a meeting by audio-visual link with the approval of the council or a committee of the council they are to be taken as attending the meeting in person for the purposes of the council's code of meeting practice and will have the same voting rights as if they were attending the meeting in person.
- The council's code of meeting practice will apply to a councillor attending a meeting remotely by audio-visual link, in the same way it would if the councillor was attending the meeting in person.
- Councillors must give their full attention to the business and proceedings of the meeting when attending a meeting by audio-visual link.
- Councillors must be appropriately dressed when attending meetings by audio-visual link and must ensure that no items are within sight of the meeting that are inconsistent with the maintenance of order at the meeting or that are likely to bring the council or the committee into disrepute.
- Where a councillor attends a meeting of the council or a committee of the council by audio-visual link, the minutes of the meeting must record that they attended the meeting by audio-visual link.

Conflicts of interest

- Councillors attending a meeting by audio-visual link must declare and manage any conflicts of interest they may have in matters being considered at the meeting in accordance with the council's code of conduct.
- Where a councillor has declared a pecuniary or significant non-pecuniary conflict of interest in a matter being discussed at the meeting, the councillor's audio-visual link to the meeting must be terminated and the councillor must not be in sight or hearing of the meeting at any time during which the matter is being considered or discussed by the council or committee, or at any time during which the council or committee is voting on the matter.

Confidentiality

- Councillors attending a meeting by audio-visual link must ensure that no other person is within sight or hearing of the meeting at any time that the meeting has been closed to the public under section 10A of the Local Government Act 1993.

Maintenance of order

- Where a councillor is attending a meeting by audio-visual link, the chairperson or a person authorised by the chairperson may mute the councillor's audio link to the meeting for the purposes of enforcing compliance with the council's code of meeting practice.
- If a councillor attending a meeting by audio-visual link is expelled from a meeting for an act of disorder, the chairperson of the meeting or a person authorised by the chairperson, may terminate the councillor's audio-visual link to the meeting.

Compliance with the Health Privacy Principles

- The council must comply with the Health Privacy Principles prescribed under the Health Records and Information Privacy Act 2002 when collecting, holding, using and disclosing health information in connection with a request by a councillor to attend a meeting remotely by audio-visual link

ORDINARY MEETING OF THE COUNCIL

April 8, 2021

ITEM 2**BROKEN HILL CITY COUNCIL REPORT NO. 52/21****SUBJECT: INVESTMENT REPORT FOR MARCH 2021****17/82****Recommendation**

1. That Broken Hill City Council Report No. 52/21 dated April 8, 2021, be received.

Executive Summary:

The *Local Government (General) Regulation 2005* (Part 9, Division 5, Clause 212), effective from 1 September 2005, requires the Responsible Accounting Officer of a Council to provide a written report setting out details of all monies that have been invested under Section 625 (2) of the *Local Government Act 1993*, as per the Minister's Amended Investment Order gazetted 11 March 2011. The Responsible Accounting Officer must also include in the report, a certificate as to whether the investment has been made in accordance with the Act, the Regulations and the Council's Investment Policy.

As at 31 March 2021, Council's Investment Portfolio had a current market valuation of \$26,160,746 or principal value (face value) of \$26,157,022 and was compliant with policy and legislative requirements as per the below table.

Report:

Council's investments as at 31 March 2021 are detailed in Attachment 1.

Portfolio Summary		
Portfolio Performance vs. RBA Cash Rate	✓	Council's investment performance did exceed benchmark.
Investment Policy Compliance		
Legislative Requirements	✓	Compliant with policy
Portfolio Credit Rating Limit	✓	Compliant with policy
Institutional Exposure Limits	✓	Compliant with policy
Term to Maturity Limits	✓	Compliant with policy

Market Review**Global issues**

In the US, President Biden's US\$1.9T stimulus/recovery package passed through Congress with only modest changes. Now, with another massive recovery package in the wings, a US\$2T infrastructure plan, US interest rates continue to rise as the market anticipates the monetary and fiscal stimulus of the past 12 months will rekindle inflation. Like Australia's RBA, the US Federal Reserve is telling the market there will be no official interest rate hikes until at least 2024. In Europe, key manufacturing indicators are showing a solid rebound despite virus-related lockdowns continuing to hamper retail activity as the vaccine rollout remains slow on the continent.

Domestic issues

In Australia, GDP rose 3.1% off the back of strong gains in consumer spending, housing investment, equipment investment and public spending and has now recovered 84% of the fall in economic activity recorded in the first half of last year due to the coronavirus related shutdown. With saving rates remaining high (indicating pent up demand), consumer and business confidence strong, incentives aimed at boosting housing and business investment and vaccines set to allow a further reopening of the economy the recovery is expected to continue but at a slower pace than recent gains. Meanwhile, the RBA reiterated its view that there is a long way to go to meet its inflation and employment targets and still does not expect a rate hike until 2024. The Australian share market recorded modest gains over the month and the AUD/USD ended March slightly lower at 0.76c.

Interest rates

Australian long term rates remain sharply higher than short term levels, with the 10 year swap rate settling in the 1.85% area, as markets price in expectations for a quick recovery and resultant inflation pressures. The RBA is still not convinced that inflation will be a concern anytime soon. Monetary stimulus measures continue to keep short term market rates below the official cash rate. The 3 month bank bill rate inched 1 basis point higher to 0.04% by the end of March and the RBA kept the official cash rate and target 3 year bond yield at 0.10%.

Investment Portfolio Commentary

Council's investment portfolio posted a return of 2.75%pa for the month of March versus the bank bill index benchmark return of 0.02%pa. For the past 12 months, the investment portfolio returned 1.95%pa, exceeding the bank bill index benchmark's 0.11%pa by 1.84%pa.

During March, Council's investment portfolio had a total of \$1.5m in 3 & 4 month TDs with NAB mature with a yield of 0.45%pa. Investments totaling \$1m were made in two NAB TDs with 5 & 6 month maturities at an average rate of 0.32%pa, reflective of the drop in rates across short term deposits.

The TCorpIM MT Growth Fund rose 1.3% in March. The Australian share market gained 1.8% for the month with Utilities (+6.8%) and Consumer Discretionary (+6.7%) the best performing sectors as investors rotated into 'value' stocks, while 'growth' stocks such as Materials (-3.1%) and IT (-2.7%) were the worst performing sectors. Overseas markets were generally stronger with the US S&P 500 (+4.4%), European S&P350 (+6.6%) and Japanese S&P 500 (+5.3%) all up while the Chinese S&P 300 (-5.3%) fell.

Council's Portfolio by Source of Funds – March 2021

As at 31 March 2021, Council's Investment Portfolio had a current market valuation of \$26,160,746 or principal value (face value) of \$26,157,022 and was compliant with policy and legislative requirements as per the table above.

	Source of Funds	Principal Amount
GENERAL Fund	Operating Capital & Internal Restrictions	\$17,229,022
	Royalties Reserve	\$728,000
	Domestic Waste Management Reserve	\$3,515,000
	Grants	\$4,685,000
	TOTAL PORTFOLIO	\$26,157,022

Certificate by Responsible Accounting Officer

All investments have been placed in accordance with Council's Investment Policy, Section 625 of the *Local Government Act 1993* (as amended), the Revised Ministerial Investment Order gazetted 11 February 2011, Clause 212 of the *Local Government (General) Regulations 2005*- and Third-Party Investment requirements of the then Department Local Government Circular 06-70. Council continues to obtain independent financial advice on its investment portfolio in accordance with the then Department of Local Government Circular of 16 September 2008.

Community Engagement:

Nil

Strategic Direction:

Key Direction 4: Our Leadership
Objective 4.1: Openness and Transparency in Decision Making
Action 4.1.1 Maintain good governance and best practice methods and ensure compliance with various guidelines and legislation.

Relevant Legislation:

This report is provided for Council's consideration in compliance with the requirements of *Part 9, Division 5, Clause 212 of the Local Government (General) Regulations 2005*.

Financial Implications:

The recommendation has no financial impact.

Attachments

1. [↓](#) March 2021 Investment Report

SIMON BROWN
MANAGER FINANCE

JAY NANKIVELL
GENERAL MANAGER



**Investment Summary Report
March 2021**



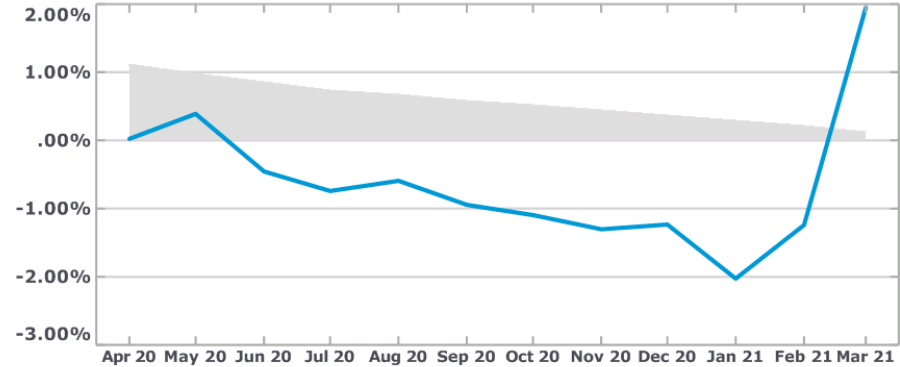
Broken Hill City Council
Executive Summary



Investment Holdings

	Face Value (\$)	Current Value (\$)
Cash	17,833,163.73	17,833,163.73
Managed Funds	5,323,858.69	5,323,858.69
Term Deposit	3,000,000.00	3,003,723.68
	26,157,022.42	26,160,746.10

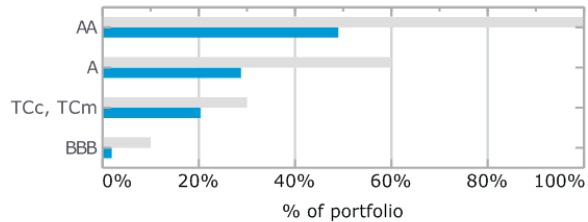
Investment Performance



AusBond BB Index Rolling 12 month Return Portfolio Rolling 12 month return

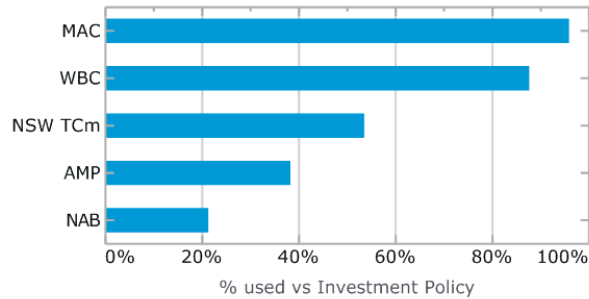
Investment Policy Compliance

Total Credit Exposure



Portfolio Exposure Investment Policy Limit

Highest Individual Exposures



% used vs Investment Policy

Term to Maturities

Maturity Profile	Face Value (\$)	Policy Max
Between 0 and 1 Year	26,157,022	100% 100%
	26,157,022	



Broken Hill City Council
Investment Holdings Report



Cash Accounts							
Face Value (\$)	Rate (%pa)	Institution	Credit Rating	Current Value (\$)	Deal No.	Reference	
7,521,169.62	0.4000%	Macquarie Bank	A+	7,521,169.62	540354	Accelerator	
5,418,646.40	0.5500%	Westpac Group	AA-	5,418,646.40	535442	90d Notice	
4,893,347.71	0.0000%	Westpac Group	AA-	4,893,347.71	473409	Cheque	
17,833,163.73	0.3358%			17,833,163.73			

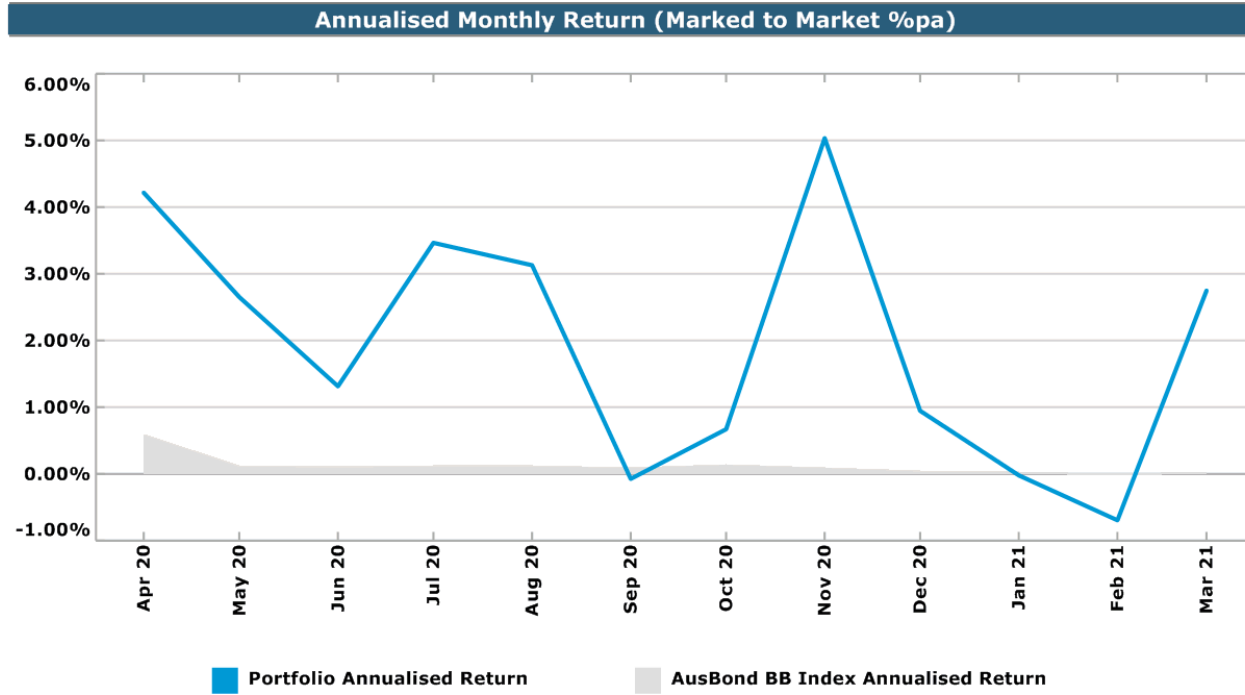
Managed Funds							
Face Value (\$)	Monthly Return (%)	Institution	Credit Rating	Fund Name	Current Value (\$)	Deal No.	Reference
1,126,421.70	0.0011%	NSW T-Corp (Cash)	TCc	Cash Fund	1,126,421.70	535329	
4,197,436.99	1.3189%	NSW T-Corp (MT)	TCm	Medium Term Growth Fund	4,197,436.99	536441	
5,323,858.69					5,323,858.69		

Term Deposits											
Maturity Date	Face Value (\$)	Rate (%pa)	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
14-Apr-21	500,000.00	0.4500%	National Australia Bank	AA-	500,000.00	30-Nov-20	500,752.05	540618	752.05	At Maturity	
12-May-21	500,000.00	0.7000%	AMP Bank	BBB	500,000.00	11-Nov-20	501,352.05	540562	1,352.05	At Maturity	
9-Jun-21	500,000.00	0.4700%	National Australia Bank	AA-	500,000.00	9-Dec-20	500,727.53	540687	727.53	At Maturity	
18-Aug-21	500,000.00	0.3200%	National Australia Bank	AA-	500,000.00	17-Mar-21	500,065.75	541209	65.75	At Maturity	
29-Sep-21	500,000.00	0.3200%	National Australia Bank	AA-	500,000.00	31-Mar-21	500,004.38	541233	4.38	At Maturity	
6-Oct-21	500,000.00	0.5000%	National Australia Bank	AA-	500,000.00	2-Dec-20	500,821.92	540637	821.92	At Maturity	
	3,000,000.00	0.4600%			3,000,000.00		3,003,723.68		3,723.68		

Broken Hill City Council
Accrued Interest Report - March 2021



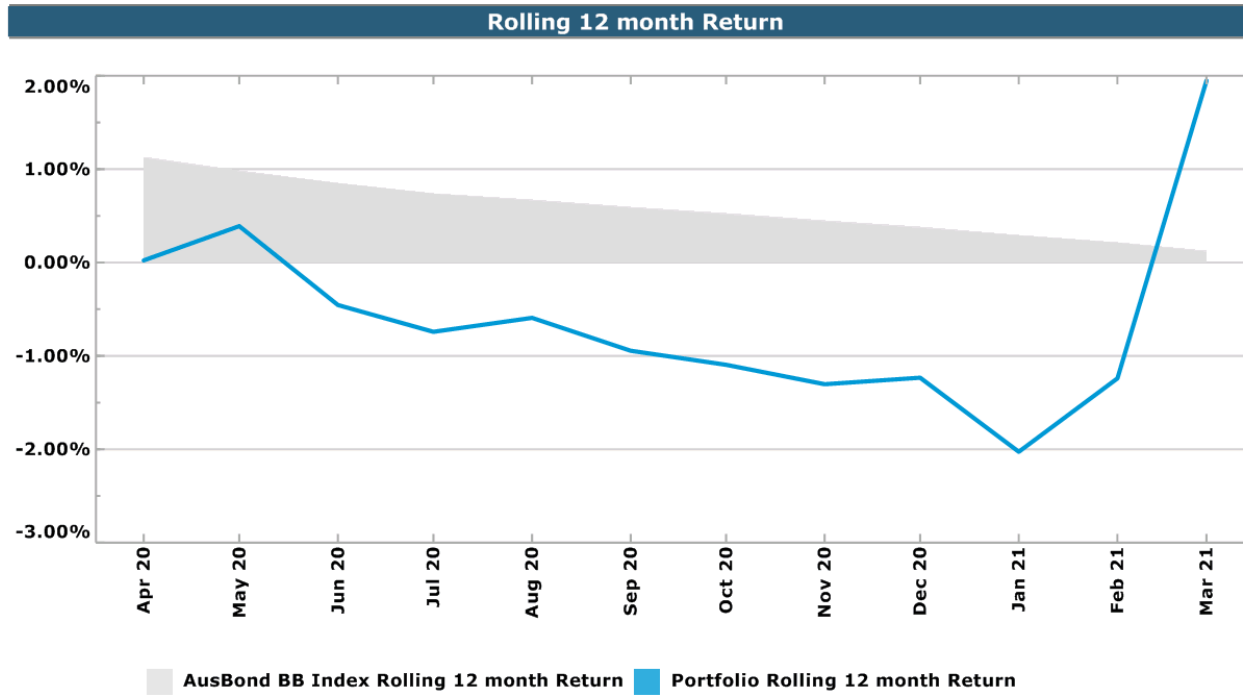
Accrued Interest Report									
Investment	Deal No.	Ref	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Percentage Return
<u>Cash</u>									
Westpac Group	473409	Cheque	4,893,347.71			0.00	31	0.00	.00%
Westpac Group	535442	90d Notice	5,418,646.40			2,693.13	31	2,693.13	.55%
Macquarie Bank	540354	Accelerator	7,521,169.62			2,554.36	31	2,554.36	.40%
Cash Total						5,247.50		5,247.50	.34%
<u>Managed Funds</u>									
Cash Fund	535329		1,126,421.70	29-May-17			31	12.55	.01%
Medium Term Growth Fund	536441		4,197,436.99	12-Feb-18			31	54,640.61	16.68%
Managed Funds Total								54,653.16	12.91%
<u>Term Deposits</u>									
National Australia Bank	540615		500,000.00	30-Nov-20	03-Mar-21	573.29	2	12.33	.45%
National Australia Bank	540616		500,000.00	30-Nov-20	17-Mar-21	659.59	16	98.63	.45%
National Australia Bank	540617		500,000.00	30-Nov-20	31-Mar-21	745.89	30	184.93	.45%
National Australia Bank	540618		500,000.00	30-Nov-20	14-Apr-21		31	191.09	.45%
AMP Bank	540562		500,000.00	11-Nov-20	12-May-21		31	297.26	.70%
National Australia Bank	540687		500,000.00	09-Dec-20	09-Jun-21		31	199.58	.47%
National Australia Bank	541209		500,000.00	17-Mar-21	18-Aug-21		15	65.75	.32%
National Australia Bank	541233		500,000.00	31-Mar-21	29-Sep-21		1	4.38	.32%
National Australia Bank	540637		500,000.00	02-Dec-20	06-Oct-21		31	212.33	.50%
Term Deposits Total						1,978.77		1,266.28	.49%
						7,226.27		61,166.94	2.75%



Historical Performance Summary

	Portfolio	AusBond BB Index	Outperformance
Mar 2021	2.75%	0.02%	2.73%
Last 3 Months	0.71%	0.01%	0.70%
Last 6 Months	1.45%	0.05%	1.40%
Financial Year to Date	1.69%	0.07%	1.62%
Last 12 months	1.95%	0.11%	1.84%

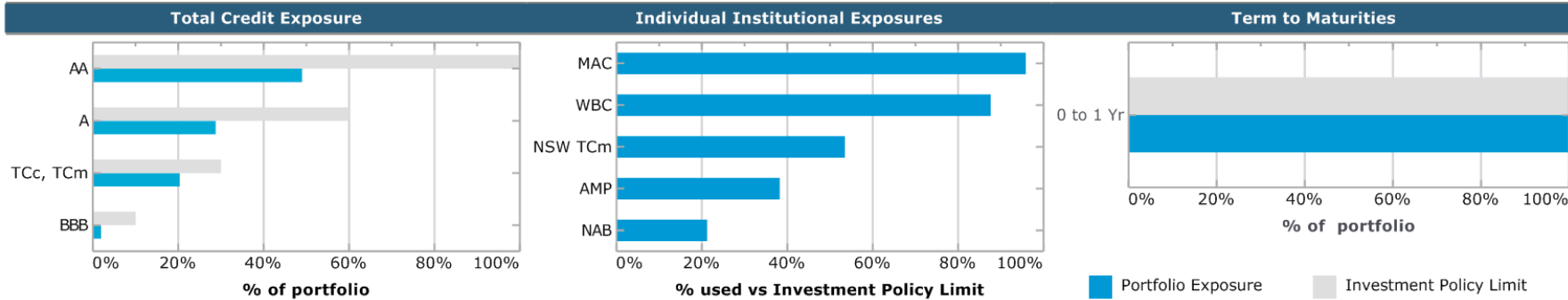
Broken Hill City Council
Investment Performance Report



Historical Performance Summary (actual)			
	Portfolio	AusBond BB Index	Outperformance
Mar 2021	0.23%	0.00%	0.23%
Last 3 Months	0.18%	0.00%	0.18%
Last 6 Months	0.72%	0.02%	0.70%
Financial Year to Date	1.27%	0.05%	1.22%
Last 12 months	1.95%	0.11%	1.84%



Broken Hill City Council
Investment Policy Compliance Report



Credit Rating	Face Value (\$)	% used vs Investment Policy Limit	Policy Max	Compliance
AA	12,811,994	49%	100%	a
A	7,521,170	29%	60%	a
Tc	1,126,422			
Tcm	4,197,437			
Tc, Tcm	5,323,859	20%	30%	a
BBB	500,000			
BBB	500,000	2%	10%	a
Total	26,157,022	100%		

Institution	% used vs Investment Policy Limit	Compliance
Macquarie Bank (LT) (A+)	96%	a
Westpac Group (LT) (AA-)	88%	a
NSW T-Corp (MT) (TCm)	53%	a
AMP Bank (LT) (BBB)	38%	a
National Australia Bank (LT) (AA-)	21%	a
NSW T-Corp (Cash) (TCc)	14%	a

Term	Face Value (\$)	% used vs Investment Policy Limit	Policy Max	Compliance
Between 0 and 1 Year	26,157,022	100%	100%	a
Total	26,157,022			

Term	Face Value (\$)	% used vs Investment Policy Limit
00. Cash + Managed Funds	23,157,022	89%
01. Less Than 30 Days	500,000	2%
02. Between 30 Days and 60 Days	500,000	2%
03. Between 60 Days and 90 Days	500,000	2%
04. Between 90 Days and 180 Days	500,000	2%
05. Between 180 Days and 365 Days	1,000,000	4%
Total	26,157,022	

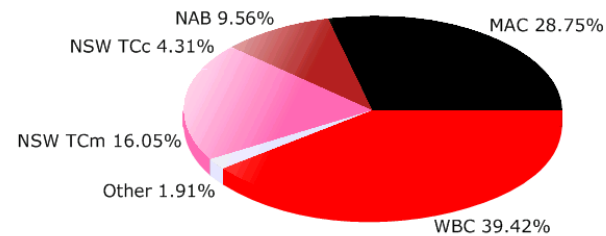
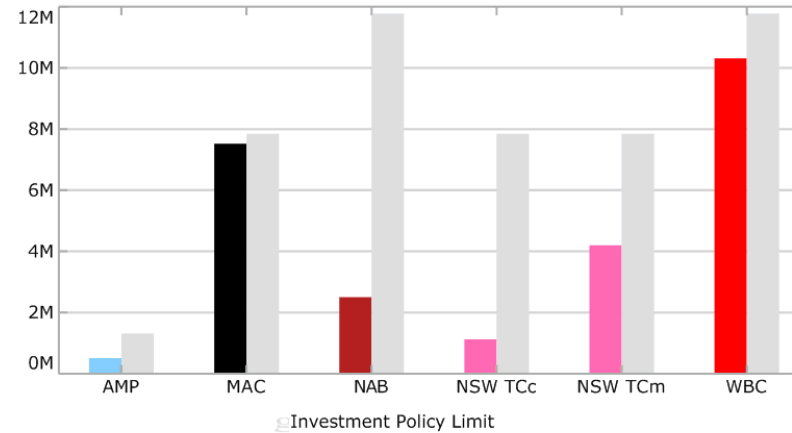
a = compliant
r = non-compliant

Broken Hill City Council
Individual Institutional Exposures Report



Individual Institutional Exposures **Individual Institutional Exposure Charts**

	Current Exposures		Policy Limit		Capacity
AMP Bank (BBB)	500,000	2%	1,307,851	5%	807,851
Macquarie Bank (A+)	7,521,170	29%	7,847,107	30%	325,937
National Australia Bank (AA-)	2,500,000	10%	11,770,660	45%	9,270,660
NSW T-Corp (TCc)	1,126,422	4%	7,847,107	30%	6,720,685
NSW T-Corp (TCm)	4,197,437	16%	7,847,107	30%	3,649,670
Westpac Group (AA-)	10,311,994	39%	11,770,660	45%	1,458,666
	26,157,022				



Broken Hill City Council

Cash Flows Report



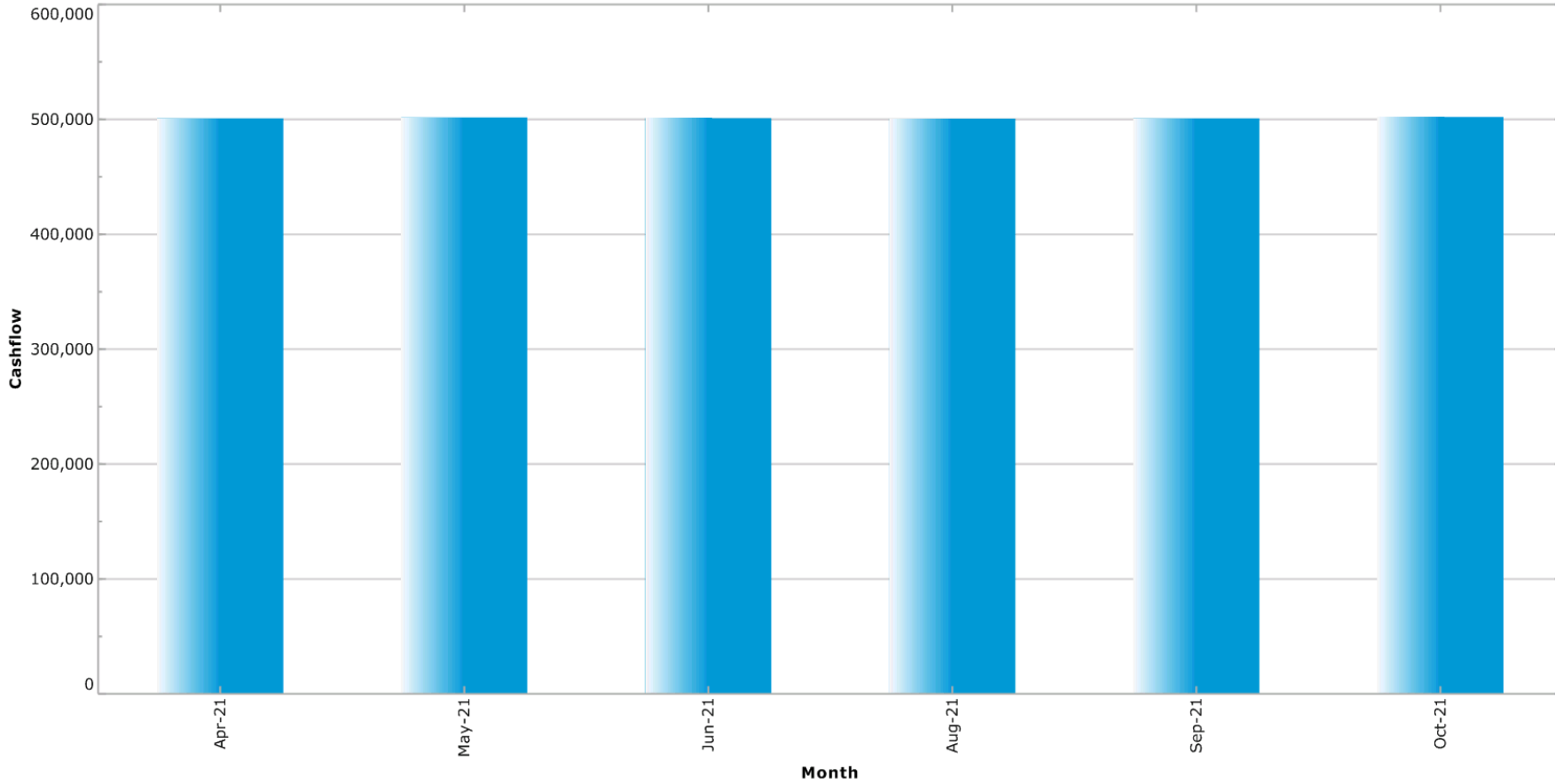
Current Month Cashflows

<u>Transaction Date</u>	<u>Deal No.</u>	<u>Cashflow Counterparty</u>	<u>Asset Type</u>	<u>Cashflow Description</u>	<u>Cashflow Received</u>
3-Mar-21	540615	National Australia Bank	Term Deposits	Maturity Face Value - Received	500,000.00
		National Australia Bank	Term Deposits	Interest - Received	573.29
<u>Deal Total</u>					<u>500,573.29</u>
Day Total					500,573.29
17-Mar-21	540616	National Australia Bank	Term Deposits	Maturity Face Value - Received	500,000.00
		National Australia Bank	Term Deposits	Interest - Received	659.59
<u>Deal Total</u>					<u>500,659.59</u>
	541209	National Australia Bank	Term Deposits	Settlement Face Value - Paid	-500,000.00
<u>Deal Total</u>					<u>-500,000.00</u>
Day Total					659.59
31-Mar-21	540617	National Australia Bank	Term Deposits	Maturity Face Value - Received	500,000.00
		National Australia Bank	Term Deposits	Interest - Received	745.89
<u>Deal Total</u>					<u>500,745.89</u>
	541233	National Australia Bank	Term Deposits	Settlement Face Value - Paid	-500,000.00
<u>Deal Total</u>					<u>-500,000.00</u>
Day Total					745.89
Net Cash Movement for Period					501,978.77

Next Month Cashflows

<u>Transaction Date</u>	<u>Deal No.</u>	<u>Cashflow Counterparty</u>	<u>Asset Type</u>	<u>Cashflow Description</u>	<u>Cashflow Due</u>
14-Apr-21	540618	National Australia Bank	Term Deposit	Maturity Face Value - Received	500,000.00
		National Australia Bank	Term Deposit	Interest - Received	832.19
<u>Deal Total</u>					<u>500,832.19</u>
Day Total					500,832.19
Net Cash Movement for Period					500,832.19

Broken Hill City Council
Cash Flows Report



ORDINARY MEETING OF THE COUNCIL

February 26, 2021

ITEM 3

BROKEN HILL CITY COUNCIL REPORT NO. 53/21

SUBJECT: ADOPTION OF DRAFT CORPORATE CREDIT CARD POLICY12/14

Recommendation

1. That Broken Hill City Council Report No. 53/21 dated February 26, 2021, be received.
2. That Council notes that nil submissions were received regarding the draft Corporate Credit Card Policy during the public exhibition period.
3. That Council adopts the draft Corporate Credit Card Policy as a Policy of Council.

Executive Summary:

In order to facilitate improved financial management and compliance with the *Local Government Act 1993*, a Corporate Credit Card Policy has been developed. The purpose of having a corporate credit card policy is to ensure Council has a documented and clear approach to the management of corporate credit cards.

The Audit, Risk & Improvement Committee, reviewed the Corporate Credit Card Policy at the meeting held Thursday 18 February 2021.

Following a recommendation from the Audit, Risk & Improvement Committee, the draft Policy was amended to correct an error regarding the approval process for expenditure on the General Manager’s credit card.

The draft Policy was presented to the February Council Meeting and Council resolved:

RESOLUTION

Minute No. 46443

Councillor T. Kennedy moved
Councillor B. Algate seconded

Resolved

- | | |
|---|---|
|) | 1. That Broken Hill City Council Report No. 11/21 dated February 11, 2021, be received. |
|) | 2. That Council endorses the draft Corporate Credit Card Policy for the purpose of public exhibition. |
| | 3. That Council publicly exhibits the draft corporate Credit Card Policy and accepts submissions from the public for a period of 28 days. |
| | 4. That Council receives a further report at the conclusion of the exhibition period, detailing submissions and any |

recommended changes arising, with a view to adopting the draft Corporate Credit Card Policy.

5. That a report be presented to Council regarding the need for the \$10,000.00 credit card and a quarterly report also be presented to Council on the expenditure of the \$10,000.00 credit card.

CARRIED UNANIMOUSLY

Item 5 of the Resolution

A credit card with a \$10,000 limit is issued to the General Manager for the purpose of business expenditure as per the policy. A \$10,00 limit is necessary to allow the General Manager enough space on the card so that additional payments aren't required outside of the usual monthly reconciliation process. The General Manager is more likely to incur larger business expenses than other cardholders for the purposes of travel and accommodation, Training/Conference registrations and development applications on behalf of council.

Report:

Credit cards are an efficient means of payment, especially for low-value purchases. Compared to the use of petty cash, credit card transactions provide better transparency and accountability for expenditure. By using credit cards, councils only need to make one payment each month, which can reduce the time spent on paying separate vendors, as in the case of purchase orders

In September 2020, the Audit office of New South Wales released a report on its performance audit of corporate credit card management in Local Government. Following a review of that report a draft corporate credit card policy has been developed to further strengthen controls around the management of corporate credit cards and to address gaps or areas of vulnerability highlighted at other councils within that report.

Corporate credit cards have previously been managed under the Procurement Framework and Policy, however due to risks of misuse or fraud inherent with corporate credit cards it is recommended that a dedicated policy is implemented to manage their distribution, use and reconciliation procedures.

Key findings from the Local Government corporate credit card management performance audit that are addressed by this policy are:

- Eligibility assessment criteria
- Alignment between card limits and financial delegations
- Reconciliation and approval procedures for General Manager and Mayor cards.
- Appropriate use guidelines
- Lack of policy and procedures for all types of cards used by councils.

This revised policy will provide a sound corporate credit card policy to ensure that appropriate controls are in place for the management of credit cards as part of Council's overall procurement system.

The draft Corporate Credit Card Policy was tabled at the Audit Risk and Improvement Committee meeting held on 18 February 2021. Following a recommendation at this meeting the draft Policy was amended to correct an error regarding the approval process for expenditure on the General Manager's credit card.

The draft Policy was presented to the February 2021 Council Meeting where it was resolved that the draft Policy be placed on public exhibition for 28 days (Minute No. 46443). The public exhibition period closed on Friday 26 March 2021 at which time Council received nil submissions from the public.

The draft Corporate Credit Card Policy is presented to Council for the consideration of adoption.

Community Engagement:

The draft Corporate Credit Card Policy was placed on public exhibition for 28 days closing on 26 March 2021.

Strategic Direction:

Key Direction: 4 Our Leadership
Objective: 4.1 Openness & Transparency in Decision Making
DP Action: Maintain good governance and best practice methods and ensure
4.1.1.21 compliance with various guidelines, legislation and report requirements

Relevant Legislation:

- *Local Government Act 1993*
- *Local Government (General) Regulation 2005*

Financial Implications:

This policy will provide a sound corporate credit card policy to ensure that appropriate controls are in place for the management of credit cards as part of council's overall procurement system.

Attachments

1. [↓](#) Draft Corporate Credit Card Policy

SIMON BROWN
MANAGER FINANCE

JAY NANKIVELL
GENERAL MANAGER

DRAFT CORPORATE CREDIT CARD POLICY

QUALITY CONTROL		
EDRMS REFERENCES	D21/8322	
RESPONSIBLE POSITION	Manager Finance	
APPROVED BY	Chief Financial Officer	
REVIEW DATE	April 2025	REVISION NUMBER 1
EFFECTIVE DATE	ACTION	MINUTE NUMBER
24/02/2021	Public Exhibition	46443

1. POLICY STATEMENT

1.1 PURPOSE

This policy outlines the requirements, effective controls and procedures regarding the use of credit cards by Broken Hill City Council (BHCC) staff. Corporate credit cards are a routine aspect of accounts payable management and procurement for local government organisations.

Corporate credit cards allow for the efficient and effective operation of BHCC business and are not a benefit assigned to specific individuals. The use of corporate credit cards creates savings in staff administration time and are an efficient means of payment, especially for low-value purchases. Compared to the use of petty cash, credit card transactions provide better transparency and accountability for expenditure.

BHCC credit cards are subject to appropriate controls in order to protect organisational funds, maintain the integrity of governance processes and maintain public confidence in BHCC operations. All local government organisations are obliged to maintain an effective system of internal control, in accordance with the Local Government (General) regulation 2005 to address the significant risks of fraud and misuse of corporate credit cards.

1.2 POLICY OBJECTIVE

The objective of this policy and associated procedures is to detail standard credit card practises across Council and to highlight the obligations of Council officers with the delegated authority to purchase goods and services of any value or type on behalf of Council by way of corporate credit card.

Credit Card usage is a function that is high risk in terms of corruption and therefore it is subject to tight rules and processes.

Successful corporate credit card usage provides great flexibility and potentially increases efficiency of services, expediting lead times and reducing administrative burden.

1.3 POLICY SCOPE

All staff are accountable for applying this policy within their areas of responsibility. Specific responsibilities are as follows:

- The General Manager has ultimate responsibility for procurement and delegated authority of expenditure of funds across Council;
- The Chief Financial Officer and Manager Finance are responsible for the development of all policies and procedures in relation to credit card usage and associated procurement across Council;
- Managers of each division are accountable for the implementation, maintenance and the management of any breach of policy within their areas of responsibility in accordance with this policy and related policies;
- Each member of staff is responsible for ensuring that they fulfil their obligations in relation to this policy, procedures and Code of Conduct when spending public funds.

2. PROCEDURE AND GUIDANCE NOTES

2.1 Requirement

This policy represents the principles, processes and procedures that will be applied to corporate credit card usage on Council's behalf.

This policy will apply to Councillors, Council staff and all persons undertaking any form of procurement by way of Credit Card on Council's behalf and they are accountable for complying with all relevant legislative and policy requirements.

2.2 Conduct of Councillors and Council Staff

Councillors and members of staff (and all persons engaged in credit card purchases on behalf of Council) must exercise the highest standards of integrity in a manner able to withstand the closest possible scrutiny.

All members of staff have an overriding responsibility to act with integrity at all times.

2.3 Appropriate Use

- Each individual credit limit must be strictly adhered to, each month, with no over expenditure, and purchases must not be split to avoid the transaction limit.
- BHCC card holders must ensure funds are available within the budget prior to purchasing goods and services and the expenditure is justified.
- Credit cards are not to be used for cash advances, Automatic Teller Machine (ATM) transactions, bank cheques, over the counter withdrawals, Traveller's Cheques or wire of money transfers.
- BHCC credit cards shall not be used for private or personal expenditure.
- BHCC employees will not be entitled to any rewards program or access to rewards that may be offered as part of the BHCC incurring expenditure.

- Use of a corporate credit card for business purchases over the internet should be restricted to trusted secure sites.
- Cardholders must provide taxation compliant transactional evidence to support all charges. An acceptable receipt for reimbursement of claimable business expenses on the corporate credit card is an original Tax Invoice/Receipt.
- Failure to produce an official Tax Invoice will result in the cardholder having to provide a Statutory Declaration as substantiation and proof that a business related purchase has occurred.

2.4 Eligibility, Security and Governance

BHCC staff will only be issued a corporate credit card in circumstances where there is a clear business case to support their use.

Credit cards are to be maintained in a secure manner by the cardholder and guarded against improper use.

- The Manager Finance or Chief Financial Officer are to authorise the establishment of all BHCC corporate credit cards. Applications for credit cards are to include details of the need for the facility and proposed use of the credit card, the approval will be based on position held within BHCC, in conjunction with the applicants financial delegations.
- Cardholders will be required to formally acknowledge policy conditions and complete the Cardholder Approval form (**attachment 1**).
- Card sharing is not permitted and is in breach of Councils obligations with our financial provider and potentially violates Council's internal financial delegation limits.
- Corporate credit cards are to be used with a unique PIN for each card and the PIN is to remain confidential.
- Cardholders should be aware that if they do not obtain or are not able to provide a tax invoice for expenditure, the Organisation would not be able to recover any GST that may be applicable on that expenditure.
- The Manager Finance will perform regular reviews and compliance checks of all credit cards, including but not limited to; usage patterns, limits, internal controls and risk management relating to credit card usage. If necessary or upon request, a summary of the review will be reported to the General Manager.
- Lost, stolen and / or damaged cards are to be reported immediately to the financial institution (Westpac) and to the Manager Finance. (**See attachment 2**)
- Credit cards will be returned to the organisation a minimum of two (2) weeks prior to the cessation of employment, retirement, transfer or promotion (by the cardholder) to another position that does not require the use of the card or if they are instructed to do so by the Manager Finance or Chief Financial Officer. This will include a reconciliation of expenditure incurred on the card.
- The use of corporate credit cards is only to be in accordance with this policy, ensuring that procurement guidelines have been followed in accordance with the Procurement Framework Policy and is adherence to the financial institution's conditions of use.
- All corporate credit cards will be for business related expenditure only. The limits imposed per card will be assessed by Manager Finance and Chief Financial Officer based on position and

financial delegation held within Council as per Financial Delegation Spend Limit and Purchasing Cards Register (Trim D15/4674).

- The General managers card will be issued with a \$10,000 limit
- Chief financial officer, Garage Coordinator, Manager information services, Manager planning development and Compliance will be issued cards with \$5,000 limits.
- Senior Managers, Managers and Coordinators not mentioned above will be issued with maximum \$2,000 limits.

2.5 Monthly Reconciliation Process

Finance Operations upload Corporate Credit Card transactions daily. Reconciliation tasks are assigned to the cardholder to attach appropriate substantiation by way of Tax Invoice or Statutory Declaration and also to allocate expenditure to appropriate cost allocations.

Reconciliation tasks are to be completed within 30 days of incurring the expense.

The cardholders supervisor will be responsible for ensuring the correct allocations have been utilised, appropriate budget is available and verify the expenditure incurred is business related and in alignment to this policy.

The General Managers corporate credit card, once reconciled, will go to the Mayor for approval.

The Mayors corporate credit card, once reconciled, will go to the General Manager for approval.

Cardholders who do not acquit their expenditures within 30 days will be sent a reminder of their obligations under this policy. Continued or repeated non-conformance will result in cancellation of the card and other appropriate action taken.

If the cardholder has not completed the reconciliation task and card expenditures are not reconciled or acquitted within 60 days of expenditure occurring, and a plausible explanation not provided to Finance Operations via their supervisor – the corporate card may be cancelled and the cardholders cost centre debited.

Note that further action may be taken against cardholder.

2.6 Disputed Transactions

If a transaction is disputed, the cardholder must notify the bank immediately then inform the Manager Finance in writing giving full details of the problem (as per **Attachment 3** Disputed Transactions Form).

Westpac Dispute Transactions Hotline: Ph: 1300 364 294

2.6 Misuse of Card

Cardholders will be considered to have misused the card if they fail to meet their responsibilities as described above.

Misuse of the card may result in:

- The withdrawal of the card
- Disciplinary action being taken

The cardholder is also required to bear the cost of any charges incurred by the Organisation arising from any card misuse by the cardholder.

Splitting of invoice or sales dockets to avoid exceeding delegation or card limits is not permitted and is treated as a misuse of the card.

Credit cards are issued to BHCC staff members that are in a position of trust in regard to the use of public funds. Improper use of the credit card facility may render the cardholder liable to disciplinary / legal action, and / or criminal prosecution if deemed appropriate.

If a card is inadvertently used for personal use the Cardholder should:

- Identify if the Supplier is able to reverse the transaction, or
- Ensure that repayment is made immediately (or as soon as practically possible), with a copy of the receipt for reimbursement forwarded to Manager Finance.

3 IMPLEMENTATION

3.1 Communication

This Policy will be communicated to the community and staff in accordance with Council's Policy, Procedure and Process Framework and Council's Business Paper process. Following adoption by Council the Policy will be made available on Council's website.

3.2 Associated Documents

The following documentation is to be read in conjunction with this policy.

- Procurement Framework and Policy
- Financial Delegation Spend Limit and Purchasing Cards Register (D15/4674)
- Corporate Credit Card Cardholder Approval, Guidelines and Acknowledgements Form
- Corporate Credit Card – Disputed Transactions Form
- Lost, Stolen or Replacement Cards Form

4 REVIEW

Review of this policy will incorporate relevant legislation, documentation released from relevant state agencies and best practice guidelines.

The standard review period will be within each term of Council following the Local Government Elections, or as required to ensure that it meets legislation requirements and the needs of the community and Council. The responsible Council officer will be notified of the review requirements three (3) months prior to the expiry of this policy.

The Manager Finance is responsible for the review of this policy.

5 LEGISLATIVE AND LEGAL FRAMEWORK

This policy is to be read in conjunction with the following:

- Local Government Act 1993
- Local Government (General) regulation 2005
- Councils Code of Conduct and Business Ethics

Council employees shall refrain from personal activities that would conflict with proper execution and management of Council's Corporate Credit Card Policy. Council's Code of Conduct provides guidance for recognising and disclosing any conflicts of interest.

ORDINARY MEETING OF THE COUNCIL

April 9, 2021

ITEM 4BROKEN HILL CITY COUNCIL REPORT NO. 54/21SUBJECT: DRAFT BUSINESS SUPPORT POLICY 11/407**Recommendation**

1. That Broken Hill City Council Report No. 54/21 dated April 9, 2021, be received.
2. That Council endorses the draft Business Support Policy for the purpose of public exhibition.
3. That Council publicly exhibits the draft Business Support Policy and accepts submissions from the public for a period of 28 days.
4. That Council receives a further report at the conclusion of the exhibition period, detailing submissions and any recommended changes arising, with a view to adopting the draft Business Support Policy.

Executive Summary:

Council at the October 2020 meeting resolved to develop a policy that engages and helps small businesses that are struggling through difficult times. At the April 2021 Meeting of the Key Direction Working Group – Our Economy – the draft policy was endorsed to be presented to Council for endorsement for the purpose of public exhibition. Attached to this report is the Draft Business Support Policy.

Report:

Broken Hill City Council's role in economic development is to provide leadership, direction, and advocacy by partnering with other agencies to facilitate, encourage and maximise sustainable development opportunities within the City of Broken Hill and the surrounding region.

As a NSW small business friendly Council, Council facilitates business partnerships, participates in local, regional and State networks and undertakes co-operative research and planning in the identification of opportunities for business and industry.

In order to encourage diverse and innovative business initiatives in the City and surrounding region, Council may offer support through the Business Support Policy.

The policy aims to provide appropriate information, advocacy, and support to:

- An existing business, located within the City, to expand or promote its operations
- An existing business, located outside the City, to relocate or establish within the City: or
- A new business to establish within the City,

in the expectation that the business will directly or, in some agreed circumstances, indirectly provide an economic benefit for residents of Broken Hill.

The draft Business Support Policy outlines a range of activities that Council can provide to assist with business resilience and success.

This policy replaces the Business Development Policy.

Community Engagement:

Key strategies for the draft Business Support Policy have been raised by small business with Council officers during the consultation for the CBD Masterplan. The Community Consultation period allows for further consultation with stakeholders.

Strategic Direction:

Key Direction:	2	Our Economy
Objective:	2.1	Our economy is strong and diversified and attracts people to work, live and invest
Strategy:	2.1.7.2	Implement Business and Industry Support Strategy

Relevant Legislation:

Local Government Act 1993

Local Government (General) Regulation 2005

Financial Implications:

Nil

Attachments

1. [↓](#) Draft Business Support Policy

JAY NANKIVELL
GENERAL MANAGER

DRAFT BUSINESS SUPPORT POLICY

QUALITY CONTROL			
TRIM REFERENCES	11/407 - D21/15523		
RESPONSIBLE POSITION	City Growth Coordinator		
APPROVED BY	General Manager		
REVIEW DATE	March 2021	REVISION NUMBER	1
EFFECTIVE DATE	ACTION	MINUTE NUMBER	

1. INTRODUCTION

As a NSW small business friendly Council, Council facilitates business partnerships, participates in local, regional and State networks and undertakes co-operative research and planning in the identification of business opportunities.

In order to encourage diverse and innovative business initiatives in the City and surrounding region, Council may offer incentives and support through the Business Support Policy.

The policy aims to provide appropriate information, advocacy, and support to:

- An existing business, located within the City, to expand or promote its operations
- An existing business, located outside the City, to relocate or establish within the City: or
- A new business to establish within the City,

in the expectation that the business will directly or, in some agreed circumstances, indirectly provide an economic benefit for residents of Broken Hill.

This policy replaces the Business Development Policy.

2. POLICY OBJECTIVE

To achieve a sustainable economy which is inclusive, equitable and diverse. It is an economy where businesses are successful in achieving their vision.

3. POLICY SCOPE

Broken Hill City Council's role in economic development is to provide leadership, direction, and advocacy by partnering with other agencies to facilitate, encourage and maximise sustainable development opportunities within the City of Broken Hill and surrounding region.

4. POLICY STATEMENT

Council in partnership with other community and economic development agencies and stakeholders will pursue activities to ensure that:

- Our economy is strong and diversified and attracts people to work, live and invest in Broken Hill
- That we are a destination of choice and provide a real experience that encourages increased visitation and;
- We have a supported and skilled workforce that provides strength and opportunity.

Council will collaborate with business and industry to advocate for and attract investment and;

- Liaise with regional stakeholders including regional development bodies and government agencies to ensure that the needs and aspirations of business and industry are addressed by planning for and providing regionally significant infrastructure in an informed, planned, and co-ordinated manner
- Work with neighbouring local governments on economic development opportunities within the City and region
- Participate in business and industry associations and organisations to discuss issues relevant to local businesses and economic development
- Work with business and key stakeholders to address regional skill shortages
- Identify and develop partnership opportunities with education and training service providers to increase participation
- Collaborate with State Government to expand the industrial area in accordance with objectives in the Local Strategic Planning Statement
- Host visits by key industry representatives
- Provide information and support for business to attract funding and grants
- Establish and maintain a database of local businesses and update Council's website to include information for new, expanding and potential businesses including specific information about starting or expanding businesses in heritage areas in Broken Hill
- Provide a central point of contact (concierge) within Council for business owners to do business with Council and provide information to and introduce businesses to appropriate networks
- Support buy local initiatives/campaigns
- Continue Central Business District and city-wide activation projects by managing and developing public infrastructure to enhance economic opportunities
- Collaborate with key stakeholders to provide opportunities for Business Forums to encourage engagement between the local business sector and Council. The forums would provide an opportunity to inform the business sector of Council's activities
- Activate places across the community with events and activities.

Council will support local business through its procurement policies when considering the acquisition of goods and services. Council is committed to buying from local businesses where such purchases may be justified on Best Value for Money grounds. Wherever practicable, Council will fully examine the

benefits available through purchasing goods, services or works from suppliers/contractors within the Broken Hill Local Government Area and seek from prospective suppliers/contractors where applicable what economic contribution they will make to the Broken Hill Local Government Area. All quotes should allow a ten percent (10%) evaluation allowance for local businesses.

These measures can be considered by Council singularly or in combination on a case by case basis dependent on the merits of each case.

5. IMPLEMENTATION

5.1. Roles and Responsibilities

The following Council officers are responsible for the implementation and the adherence to this policy:

- General Manager
- City Growth Coordinator

5.2. Communication

This Policy will be communicated to the community and staff in accordance with Council's Policy, Procedure and Process Framework and Council's Business Paper process. Following adoption by Council the Policy will be made available on Council's website.

6. ASSOCIATED DOCUMENTS

The following documentation is to be read in conjunction with this policy.

- Community Strategic Plan 2033
- Procurement Framework and Policy
- Local Strategic Planning Statement

7. REVIEW

Review of this policy will incorporate relevant legislation, documentation released from relevant state agencies and best practice guidelines.

The standard review period will be within each term of Council following the Local Government Elections, or as required to ensure that it meets legislation requirements. The responsible Council officer will be notified of the review requirements three months prior to the expiry of this policy.

The City Growth Coordinator is responsible for the review of this policy every two years.

8. LEGISLATIVE AND LEGAL FRAMEWORK

This policy is to be read in conjunction with the following:

- *Local Government Act 1993*
- Local Government (General) Regulation 2005

Council employees shall refrain from personal activities that would conflict with proper execution and management of Council's Business Support Policy. Council's Code of Conduct provides guidance for recognising and disclosing any conflicts of interest.

9. DEFINITIONS

NIL

ORDINARY MEETING OF THE COUNCIL

April 9, 2021

ITEM 5BROKEN HILL CITY COUNCIL REPORT NO. 55/21SUBJECT: DRAFT CBD MASTERPLAN 20/128Recommendation

1. That Broken Hill City Council Report No. 55/21 dated April 9, 2021, be received.
2. That Council endorses the draft Broken Hill CBD Masterplan for the purpose of public exhibition.
3. That Council publicly exhibits the draft CBD Masterplan and accepts submissions from the public for a period of 28 days.
4. That Council receives a further report at the conclusion of the exhibition period, detailing submissions and any recommended changes arising, with a view to adopting the draft CBD Masterplan.
5. That Council endorses the request to go to tender for the Interpretive Wayfinding Signage and banner poles for the CBD and Patton Street as proposed under the funding Deed of Agreement with the Far South West Joint Organisation.

Executive Summary:

The Draft Broken Hill CBD Masterplan, developed in consultation with Landscape Architects Taylor Cullity Lethlean (TCL) and the community provides an overarching framework and strategic direction for the staged investment of infrastructure to activate the Broken Hill Central Business District and Patton Street Precinct.

The vision for the plan is to increase economic activity, community events, social connection, and human comfort in the City without detracting from both the wide attractive streetscapes and landmark heritage buildings.

The Draft Masterplan is differentiated from previous plans and strategies in that it includes a staged implementation and cost plan to inform the investment process which will lay the foundation for forward budget planning and inform grant funding opportunities.

Report:

In 2019, Council secured a \$1m grant from the NSW Government through the Far South West Joint Organisation Tourism Project Fund to invest in a project that would activate City spaces and support increased visitor numbers to the region.

Based on previous community consultation and the spin off strategies in the Broken Hill Cultural Framework and Synopsis Report, Council recognised that it was essential to plan for infrastructure that would activate the CBD and the city's heritage precincts and committed to an updated and costed CBD Masterplan, Cultural Strategy and a renewal of Wayfinding Infrastructure.

Council went to tender for the CBD Masterplan and Cultural Strategy in June 2020 basing the procurement on the spin off strategies identified in the Broken Hill Cultural Framework and Synopsis Report and from other feedback in previous community consultation including:

- The softening and greening of Argent street and the broader CBD through tree plantings, seating, shading
- Creating an inviting space that will encourage people to spend longer in Agent Street to shop, sit and relax in an environment that espouses liveability
- Encouraging residents and visitors to experience the precincts of Patton Park and Queen Elizabeth Park
- The opportunity for pop up businesses, shops, or eateries to operate
- Integrated lighting and banner poles that will encourage advertising/marketing of upcoming events and complement the projection and lighting project
- An environment that will actively support the growth of a twilight economy
- Interpretive wayfinding and signage that links disparate facilities and attractions.

The tender was awarded to TCL in July 2020.

The Cultural Strategy was awarded to CRED Consulting and will be presented to Council in June 2021.

Council recognises that a number of reports have been procured previously and it was essential that significant consultation took place to assess if the community aspirations recognised in previous plans remained current or if the aspirations had changed.

The challenges noted in developing the plan included:

- Avoiding a reduction of carparking spaces but being able to increase the number of trees and shade
- Providing flexible event and meeting spaces to activate and reinforce the city centre
- Creating comfortable and shared path facilities for bikes and pedestrians to access key city destinations
- Creating more accessible carparks in high demand destinations (such as the retail strip and library/civic centre)
- Maintaining and enhancing the visitor experience of heritage features distinguishing Broken Hill from other places.

The Draft Masterplan offers a number of recommendations including:

1. A consolidated action plan of previous recommendations provided in previous strategies. This provided the foundation for conversation with stakeholders.
2. Establish a pedestrian-friendly environment with a permeable street network that is well-connected to surrounding activities and buildings
3. Re-establish the heart of the city reflecting its cultural history & art
4. Re-establish retail activity, cafes, restaurants and community activity along Argent street providing comfortable indoor and outdoor spaces
5. Highlight city heritage areas using feature lighting and integrated interpretation.
6. Create urban open places applicable to a diversity of needs, contexts and activities and program these spaces to complement the needs and time of the year
7. Provide a diversity of well connected, shaded pedestrian pathways linking plazas, streets and laneways.

It includes recommendations for intersection crossing improvements, tree planting and façade management, comfortable share path access to shaded car parking, traffic infrastructure strategy, recommendations for event activation, a Masterplan for Patton Street, wayfinding signage network, lighting considerations and a fully costed implantation plan.

The implementation plan is staged to provide Council with the opportunity to breakdown the infrastructure investment. \$200,000 of the \$1m grant from the NSW Government/Far South West Joint Organisation has been expended on the Draft CBD Masterplan and the Cultural Strategy, with the remaining \$800,000 dedicated to the delivery of Wayfinding Signage, including banner poles. This component of the project can be delivered in the 2021/22 financial year.

Community Engagement:

The consultation summary is included in part 6.2 of the Masterplan (pp 64-71).

TCL provided several public consultation sessions as part of developing the Masterplan for the CBD. TCL and Council representatives also consulted with the Councillors, Indigenous representatives, Local Traffic Committee and the local business community.

Council publicly advised the stakeholder sessions times and open community day and information was made publicly available via the Council website and social media. The first round of community consultation and workshops were held in October 2020 and further community comment was sought at the Shared Spaces pop-up Arboretum at the Art Gallery Car Park.

At the initial consultation session, the focus was on distilling the previous recommendations from earlier reports and presenting them back to the community in a consolidated action plan. This process allowed the community to understand the wealth of information previously recommended and also focus the conversation on the current community values and priorities that they wished to move forward in the Draft Masterplan.

The community and stakeholder groups were asked to rank the actions from the list recommended, these were tallied up and produced a top 10 priorities list, with the top action to “provide street tree planting in the public domain to strengthen the connections and cool the streets”.

As part of this exercise, TCL was able to present six (6) initial key design principles that came out of the site analysis, reviewing the consolidated action plans of the project design aspirations. These were presented to the community and stakeholder groups who were again asked to rank the importance from their personal/professional experience.

The outcome revealed a strong desire to “stimulate the retail precinct” as a priority outcome.

The second round of face to face workshops and interviews were held in February 2021. In total, there was a significant increase in attendees at the second round of public consultation session with a further 140 comments received.

Both sessions followed a similar plan including:

- Stakeholder Groups
 - A short presentation by TCL was given to stakeholder groups.
 - Round table discussions with large print outs on the tables, sticky notes and questions and answer sheets were provided at each table with a consultant leading the conversation for each group.

- Community Open Day
 - Large print outs on display

- Drop-in session with a consultant / council staff assisting the discussion material.
- Opportunity to provide written feedback forms / & sticky notes available
- Material made publicly available via council website and social media.
- Extended period of time given for an opportunity of further comments, provided directly to council. Comments in social media and those presented to Council via email were also forwarded to the consultants for inclusion in their analysis.

Strategic Direction:

Key Direction:	1	Our Community
Objective:	1.4	Our built environment supports our quality of life
Strategy:	1.4.1	Maintain the character of our historic City through good design

Key Direction:	2	Our Economy
Objective:	2.1	Our economy is strong and diversified and attracts people to work, live and invest
Strategy:	2.1.5	Manage and develop public infrastructure to enhance economic opportunities

Relevant Legislation:

Local Government Act 1993

Local Government (General) Regulation 2005

Financial Implications:

\$200,000 of the \$1m grant has been expended on the CBD Masterplan and the Cultural Strategy, with the remaining \$800,000 dedicated to the delivery of infrastructure. Council has also committed \$5m from the T-Corp loan to the delivery of the first stages of the CBD activation projects. The implementation and cost plan attached to the Draft CBD Masterplan will ensure Council can forward plan for the staged development of the recommendations.

Attachments

1. [Broken Hill CBD Masterplan - Draft](#)

JAY NANKIVELL
GENERAL MANAGER



Acknowledgment

The CBD Masterplan was funded by the NSW Government through the Far South West Joint Organisation tourism project fund.

Project Team

T.C.L

Taylor Cullity Lethlean
Landscape Architecture
Urban Design
Horticulture
Project Management
Artwork / place making / interpretation / wayfinding



Sanmor & Associates
Cultural Tourism
Placemaking



Firefly/ Point of View
Lighting Consultant



Intermethod
Traffic Consultant

Report No: A2018 Broken Hill CBD Masterplan

Rev	Description	Date	By	Checked	Approved
1	Report Draft	24.09.20	LM/LS	AL	DS
2	Report Draft	14.09.20	LM/LS	AL	DS
3	Report Template Issue	17.11.20	AL/LM	AL	DS
4	Issue to QS	02.12.20	AL/LM	AL	DS
5	Report Draft	17.12.20	AL/LM	AL	DS
6	Revised Draft Report	11.02.21	AL	DS	DS
7	Draft Report Issue	25.03.21	AL	DS	DS
8	Issue for Approval	13.04.21	AL	DS	DS

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6.3	Detailed Cost Estimate	

Acknowledgment of Country

We respectfully acknowledge the Wiljakali people and Barkindji Nation who are the Traditional Custodians and First People of the land.

We pay our respects to all the Elders past and present

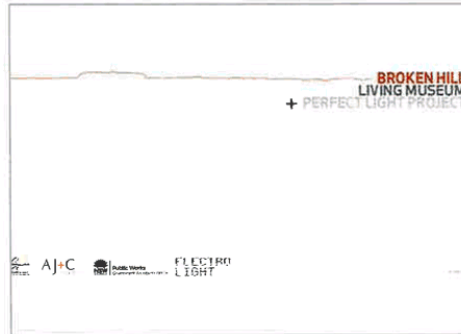
1.0 THE MASTERPLAN

1.1 Previous Reports

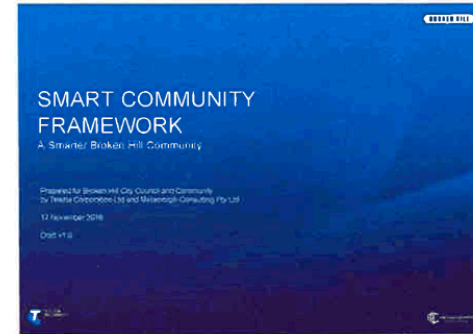


This report establishes insights from the stakeholders' engagement, focusing on three key areas:

- What is the culture in Broken Hill?
- What is the future of Argent Street and the Cultural Precinct?
- What is your vision for the Community Hub/Library?



This document establishes and implements a collective vision and long-term strategy for Argent Street and the CBD, supporting diversification of the economy with a vision of doubling revenue from tourism by 2020. The framework plan aims to capture inherent qualities of Australia's first National Heritage listed City, whilst establishing principles, initiatives and a future vision and direction for its ongoing transformation.



Smart Communities provide real opportunities to build new economies, develop a stronger community, improve services to residents, businesses and visitors, and credibly claim leadership in the areas of sustainability, and public-sector policy and execution.



Broken Hill 2033 is a projected long term plan that identifies where we as a community would like to be in the next 10 years and beyond, and what areas we should focus on to get us there.

The Plan outlines the social, economic, environmental, governance and leadership directions expressed by the Broken Hill community.



In recognition of the outstanding heritage significance to Australia, the City of Broken Hill (on 20 January 2015) was listed as Australia's First National Heritage City.

There is a Gazette notice which gave effect to the Minister's decision together with a map showing the listed area

1.2 Consolidated Action Plan of Previous Recommendations

ACTIVATION

1. Free wi-fi and charging points at key locations along Argent St and Town Square
2. Provide infrastructure such as outdoor power to enable events in the public domain.
3. Encourage outdoor dining + extended trading hours.
4. Activate empty shops and car parks - temporary art and interpretive pop-ups to be lit at night.
5. Outdoor deckchair cinema in Town Hall carpark in partnership with art gallery film program (summer/winter).
6. Create an app about Broken Hill, its people, culture and heritage, areas of interest, places to eat. To assist the communication of events for both tourists.
7. Establish a programme of day + night, weekly and seasonal events, targeting all age groups.
8. Allow for temporary street closures for festivals and street performances.
9. Conduct regular community markets in the Town Square and introduce summer night markets.
10. Develop retail strategy in conjunction with the business community to build a full complement of services for locals and tourists. (not shown).
11. Consolidate government offices and replace them with active retail spaces on Main Street.
12. Develop a program with main street property owners to explore diverse housing and accommodation options in the City centre e.g. shop top housing.
13. Co-location of park facilities.

PUBLIC REALM & THE BUILT FORM

1. Widen footpaths at intersections - Improve the width and gradient of pram ramps & provide bike racks.
2. Improve amenity for pedestrians - shade/shelter, safety, comfort.
3. Relocate library to Argent St as an anchor tenant.
4. Improve anchor on the North-East part of the city - to link Regional Art Gallery.
5. Revitalise existing public spaces for all - Town Square, Sturt Park etc to include removal of unwanted buildings and fences, review of Community Hall facilities and markets, new community recreation facilities, seating, shade trees.
6. Improve amenity to Town Square to include shade (natural & built), seating, water features, bike parking, lighting and remove levels.
7. Create a shaded Welcome Walk avenue from Rail Station to Town Square with planting, artwork and sculpture, forming a fantastic arrival experience into the town centre.
8. Provide play opportunities along Argent St e.g. water feature in Town Square.
9. Improve pedestrian pathways and the cycle network to include pavement treatment, lighting, directional wayfinding signage, shade, safe crossing provisions at streets.
10. Continue verandah programme.

LANDSCAPE & THE NATURAL ENVIRONMENT

1. Feature planting & shade trees to Town Square and Sturt Park.
2. Street Tree Planting in the public domain to strengthen connections and cool streets.
3. Create gateway planting (with potential built form) at Town Centre
4. New street tree planting on Argent St to frame civic buildings and provide shade to the footpath where verandahs are not possible.
5. Courthouse Gardens - the proposal investigates the removal of the raised kerb edge to turf areas. ; This would allow equal access as well as improved pedestrian flow from surrounding footpaths during events or community such as Anzac Day gatherings. New street trees and feature shade tree planting will frame the heritage building and memorial.
6. Regeneration of vacant land within the city.

SUSTAINABILITY & WSUD

1. Encourage water recycling and reuse onsite.
2. Plant native vegetation (general action).
3. Improve green space networks and natural systems.
4. Encourage the use of solar panels integrated on structures where possible.
5. WSUD treatment along Beryl Street within the edge of Sturt Park.
6. WSUD treatment along edges of Town Square.

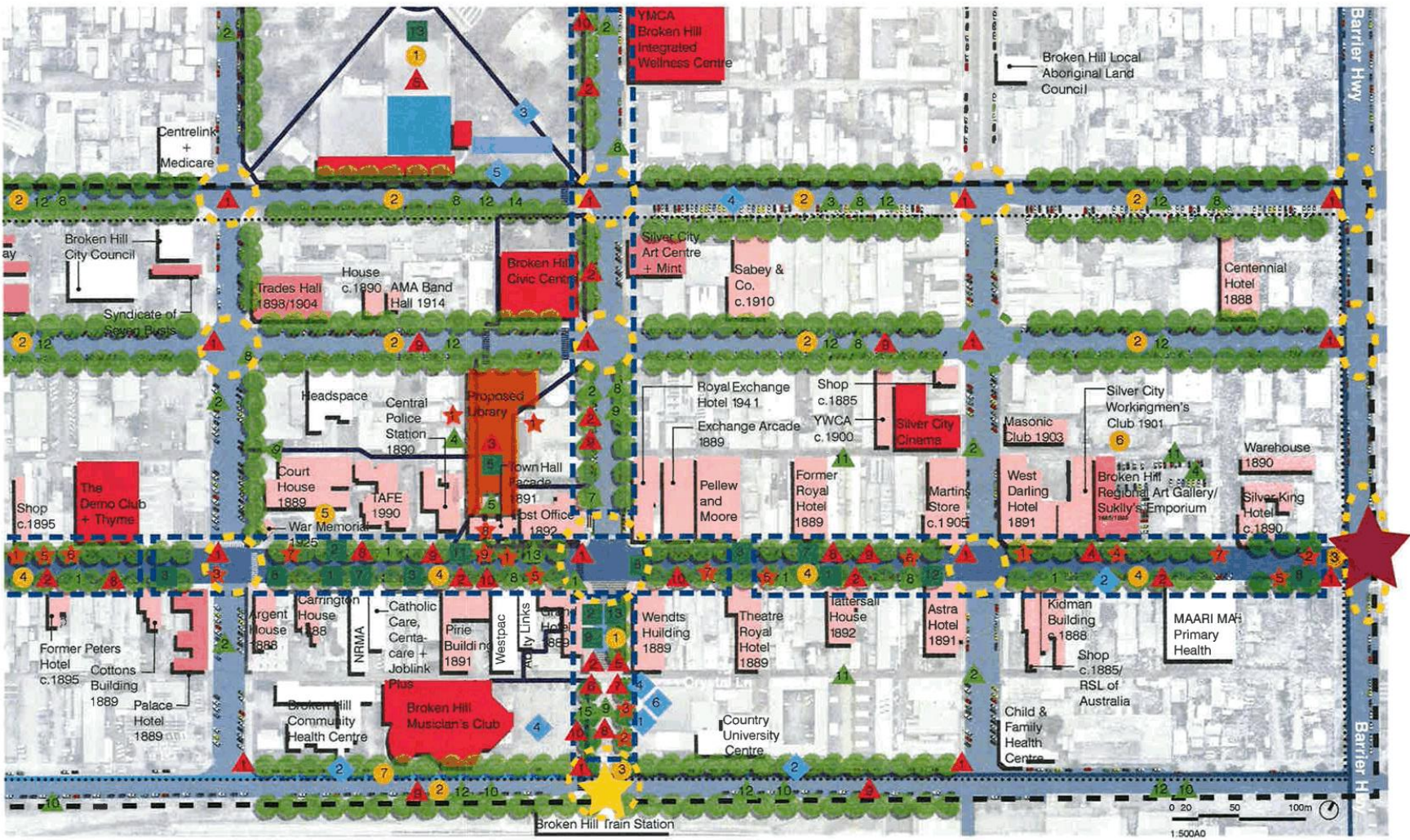
PUBLIC ART, WAYFINDING & LIGHTING

1. Develop a curated public art programme to create interest along Argent St and laneways.
2. Arrival signage/artwork to signal arrival at rail station & both ends of Argent St.
3. Integrated artwork in paving and seating at Town Square.
4. Additional signage to improve wayfinding to the gallery site and other destinations such as the GeoCentre.
5. Provide a considered lighting strategy to Argent St that responds to the overall streetscape conditions to include under the verandah, shop front display, pedestrian lighting, specially feature lighting to meet Australian Standards.
6. Develop a joint programme with Council and building tenants/owners to provide illuminated shopfront displays that showcase their unique merchandise in interesting ways and/or engage with festivals and seasonal events (eg. Christmas).
7. Develop a facade lighting strategy along Argent St and drive tourism during night time hours - potential for night time "lighting" tours.
8. Internal video projection on facade windows of Town Hall to show the history of Broken Hill and its people.
9. Utilise temporary external projection during festivals and events.

PUBLIC TRANSPORT, CARPARKING & ACCESSIBILITY

1. Parking in Argent St to be all 2-hour limit. Regulatory signage and designated zones including disabled spaces, no standing zones, no parking zones, taxi zones, bus zones, loading zones, and no stopping zones to remain unchanged.
2. Parking in all cross streets, including Oxide, Chloride, Sulphide, Bromide, and Kaolin Streets to be a 4-hour limit. Regulatory signage zones including disabled spaces, no standing zones, no parking zones, taxi zones, bus zones, loading zones, and no stopping zones to remain unchanged.
3. That owners, employers and employees of businesses in the Argent St precinct be encouraged to utilise the carpark in Beryl St between Chloride and Oxide Streets, through the Chamber of Commerce.
4. Provide all-day parking at the Town Hall Façade and Art Gallery carparks.
5. Provide one "Loading Zone" car space at the rear of Town Hall Façade.
6. To convert Patton Street 2-hour parking to all-day parking.
7. To retain the 15-minute parking in Chloride St adjacent to Post Office.
8. Shaded parking on Argent, Blende, Chloride & Beryl Street.
9. Remove central parking from Chloride St to accommodate the Welcome Walk Womens' Memorial and Commemoration of Community Heroes.
10. Investigate opportunities for additional parking along the railway side of Crystal Street.
11. Investigate mid-block connections from Crystal and Blende Streets, through existing shops and arcades to provide shaded connections to Argent Street.
12. Increased public parking within a 2.5 minute and 5-minute walk of the community hub/library site.
13. Lengthen Argent St bus stop at Post Office to include coaches.
14. Relocate cycleway to Beryl Street.
15. Include a share way and angle parking along Chloride St (south) of Crystal Lane.





Broken Hill CBD Masterplan

1.3 Design Aspiration

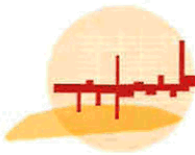
Increase economic activity, community events, social connection and human comfort without detracting from both: the wide attractive streetscapes & landmark heritage buildings



Social

Celebrate Broken Hill's Unique Living History in the CBD

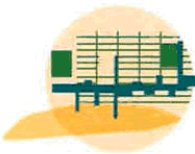
- Feature the uniqueness of Broken Hill to attract new visitors both national & international, young and old within the CBD precinct.
- Re-energise Argent Street and create a centre of gravity for the city.
- Build on the uniqueness of the town centre and make it more lively & diverse.
- Provide opportunity for cultural and social engagement.
- Celebrate and reflect the unique culture.
- Cultural and Heritage city: A more lively place for residents and visitors, and sustain it as an important regional service centre.
- Promote social participation and community well-being.
- Create a vibrant Arts and Cultural Town



Economic

Revitalise the CBD's Public Realm for Business, Local & Tourism

- Improve amenity for locals & tourists.
- Increase Argent Street vitality & retail turnover.
- Maximise use of local labour, artistic skills & materials.
- The new community hub will continue to provide safety and familiarity to its existing users and also expand its remit to become an engine room for cultural and social engagement.
- Increase public carparking within a 2.5 minute and 5-minute walk of the community hub/ library site.
- Improve public transport to cater for all modes and types.
- Improve pedestrian pathways and the cycle network to meet the appetite for healthy movement.
- Enable a safe and accessible city.



Environmental

A Landscape Experience that Improves Outdoor Comfort

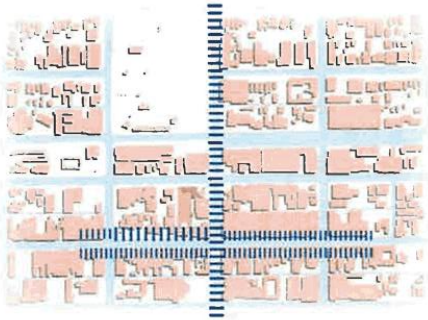
- The landscape strategy focuses on the experience of public space in Broken Hill – shade, gathering, recreation and the potential of plants and water to moderate climate.
- Supporting wellness by mediating the temperature of streets and parklands to encourage walking, cycling, outdoor recreation and activity; across the seasons and the day from early morning into the night. Using street tree planting to strengthen the connections between public spaces and establish a network of cool streets on active transport routes across Broken Hill.
- Provide shaded footpaths within a 2.5 and 5minute walk of the CBD.
- Create useful comfortable outdoor spaces.
- Provide an environment that encourages an active and healthy outdoor lifestyle.
- Implement uses sustainable practices and approaches to planting palette.

1.4 The challenge

- Avoid reduction of carparking spaces.
- Increasing the number of trees and shade in the city.
- Providing flexible event and meeting spaces to activate and reinforce the city centre.
- Create comfortable and shared path facilities for bikes and pedestrians to access key city destinations.
- Create more accessible carparks in high demand destinations (such as the retail strip and library/civic centre).
- Maintain and enhance visitor experiences of heritage features distinguishing **Broken Hill** from other places.

1.5 Key Moves

1. Creation of Generous Promenades



Establish a pedestrian-friendly environment with a permeable street network that is well- connected to surrounding activities and buildings.



Generous promenade

Precedent Images



Allow for connections from all directions



Create a safe and layered approach to lighting



Forecourts to historic buildings



Water feature can provide activation to large open spaces



Planting can be used to provide separation and also passive cooling



Create spaces to stay and linger in the city



Create furniture suites that allow for different uses

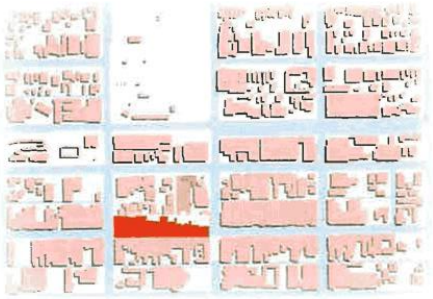


Provide moments of respite in the city

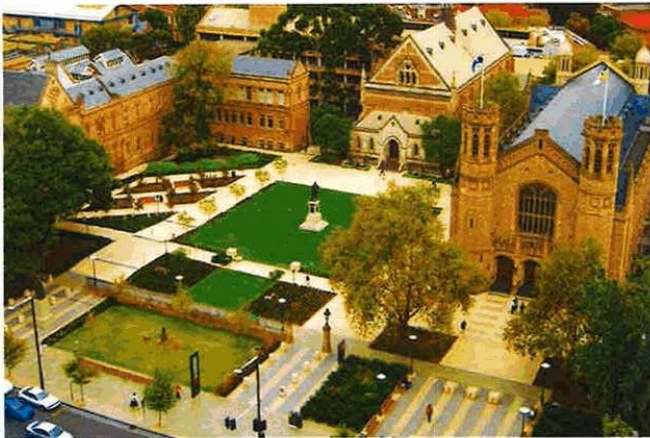


Use materials to reflect the site characters

2. Strengthen City Cultural Precinct



Re-establish the heart of the city reflecting its cultural history & art.



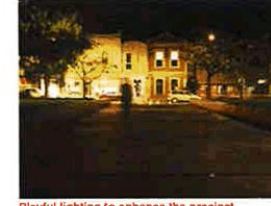
Celebrate heritage precincts

Precedent Images



Strengthen the precinct with planting

Create clear and distinct cultural walks



Water features to celebrate the precincts

Playful lighting to enhance the precinct

Art / lighting that reflect the site history



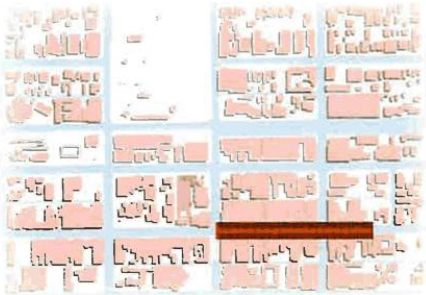
Create playful and memorable spaces

Create flexible spaces



Art / sculptures to reflect cultural buildings

3. Stimulate the Retail Precinct



Re-establish retail activity, cafes, restaurants and community activity along Argent street providing comfortable indoor and outdoor spaces.



Active shop front & outdoor dining during the night

Precedent Images



Create generous and flexible spaces



Extend shop fronts onto the street



Create playful moments



Ensure safe designated street crossings



Allow for road art treatment



Provide public seating adjacent retails / business



Use pavement materials to enhance a space



Integrate sustainable responses



Traffic calmed streets

4. Emphasise City Heritage



Highlight city heritage areas using feature lighting and integrated interpretation .



Consolidate infrastructure

Precedent Images



Celebrate the heritage buildings



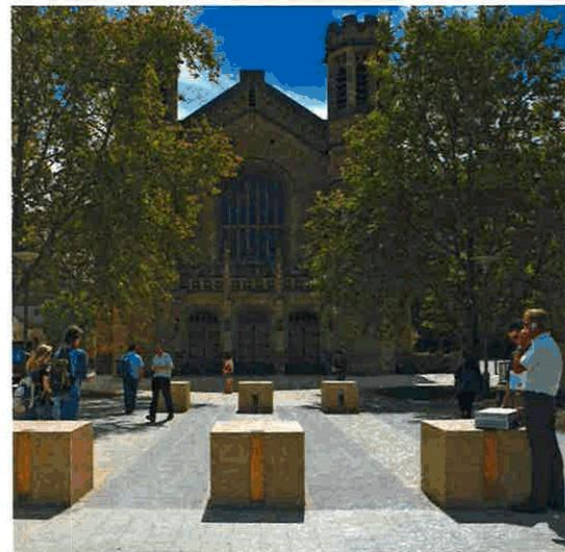
Water feature to activate the frontage



Use lighting to tell stories

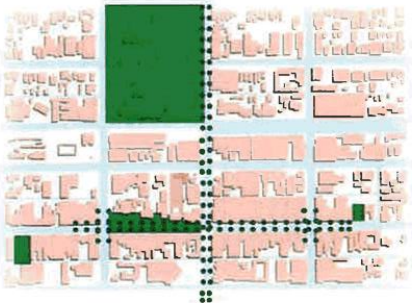


Encourag interaction with heritage building facade



Deciduous tree planting allows for seasonal change, ensuring shade in summer and heritage views in winter

5. Enable A Diversity of CBD Events & Activation Spaces



Create urban open places applicable to a diversity of needs, contexts and activities. Program these spaces to complement the needs and time of the year.



Provide variety scales of spaces for events

Precedent images



Provide opportunities for street markets



A safe space to be at night



Activate and highlight the heritage precinct at night



Playful water feature to activate the space



Playful lighting to activate the night

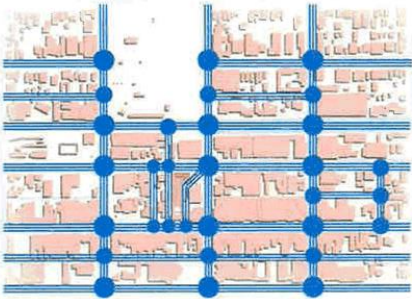


Large lawn area for large gatherings



Build in infrastructure to allow for many uses

6. Provide Comfortable Access to Carparking & City Destinations



Provide a diversity of well connected, shaded pedestrian pathways linking plazas, streets and laneways.



Create safe and accessible carriageways

Precedent Images



Comfortable access to carparking



Bike parking



Designated bike lane



Comfortable access to carparking



Shaded walkways

1.6 Strategy Overview

Heritage buildings and streetscapes

The heritage buildings and streetscapes are a significant part of the City's heritage listing.

The essence of a place is very important ie streetscapes with:

- wide open spaces.
- uncluttered streets.
- the contrast in light levels between streets, under verandahs and indoors.

Some, but not all, of the streets have 'strong edges', that is fine heritage buildings that contribute significantly to the essence of a place. While the heritage buildings provide attractive streetscapes but they don't enhance human comfort or attract additional economic activity.

Recommendations

- Identify a select number of landmark heritage buildings that will be celebrated as the essence of Broken Hill's heritage (eg Post Office, Court House complex, corner hotels).
- Draw attention to the designated landmark buildings with subtle theatrical lighting (not floodlighting).
- Avoid planting large trees near the designated landmark buildings, so as to preserve key vistas.
- Maximise human comfort through shade trees and (where applicable) verandahs in all other areas.

New interventions into a heritage precinct

In Australia, the identification and care of places of heritage significance are guided by the Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter, 2013 (Burra Charter). The Burra Charter, along with the associated Practice Notes, provides practical and philosophical guidance.

An important principle stipulated in the Burra Charter is that

"New work should be readily identifiable as such but must respect and have minimal impact on the cultural significance of the place."

The interpretation of this clause for Broken Hill would be that all new interventions into the heritage streetscapes need to be both sympathetic with the heritage buildings and infrastructure but should not attempt to look old. That is, complementary new designs are to be used ahead of reproductions of heritage fabric.

Recommendations

- Ensure that all new interventions are complementary to the heritage buildings and streetscapes yet contemporary in styling.
- Avoid faux heritage street furniture and other infrastructure.
- Only add new infrastructure that looks old where there is irrefutable photographic and other documentation from which to reinstate an item, for example, building verandahs.

Interpretation

Again, the Burra Charter and the associated Practice Notes guide how to interpret heritage places. An important principle for Broken Hill is that interpretation should complement and enhance, but never compete for attention. The Interpretation Practice Note states:

"Interpretation should maintain, convey and enhance the cultural significance of places, not detract from it. Interpretation should aim to heighten the understanding and appreciation of the actual place, rather than adversely impacting cultural significance or potentially obscuring or being an intrusive layer itself."

The Practice Note is cognisant that it is not easy to interpret a place in an unobtrusive manner.

"While common and traditional techniques include signage, text and images, other approaches can include permanent and ephemeral artworks/sculpture, guided tours, architecture, landscape, soundscapes and lighting. Digital media, the internet and personal devices such as smartphones can provide access to greater levels of information and more experience-based interpretation with less impact on the significance of the place. They can also provide remote access and potentially engage a larger audience."

Recommendations

- Implement a heritage interpretation program that has a low visual impact on both the designated landmark heritage buildings and the overall heritage character of Broken Hill's streets.
- Implement a more content-rich digital media interpretative program.

Placemaking approach to implementation

Placemaking is the practice of enhancing the quality of man-made places for the enjoyment, comfort and economic prosperity of people. A common issue encountered by place-makers is that there is often so much that both can and should be done. Costs are daunting and disruption unacceptable and as a result, nothing happens.

To overcome this conundrum, place-makers use the principle of start small but with high impact, and then continue year after year along a set course. (An example of such an approach is the bluestone pavers used on Melbourne's CBD footpaths - started some 30 years ago, the program has been rolled out to the same design and technical standards over the years as funds and opportunities arise.)

Traffic

The Broken Hill City Centre road network is set out in a grid pattern with streets spaced approximately 230 metres East to West and 135 metres North to South. This grid pattern provides good flexibility of transport route choice within the City Centre and supports interventions to redirect traffic away from streets where other functions should take priority (such as part-time road closures of Argent Street between Chloride Street and Sulphide Street for events).

The roads are generally wide with kerb to kerb width of some 20 metres. This enables angled car parking on both sides, a single travel lane in each direction and in Argent Street a narrow central median in the city centre.

Measures to support traffic calming and the existing 40 km/h local traffic area are considered necessary to improve safety and create an environment that supports more people to walk, bike ride, catch public transport and ultimately spend more time in the City Centre.

Recommendations

- Establish three programs that can, if necessary, run for quite some years: Heritage enhancement, human comfort and business enhancement.
- Design and implement the theatrical lighting program on the first tranche of designated landmark heritage buildings and hold a public 'Turning on the Lights event'.
- Identify two blocks of Argent Street, where human activity is the most sought after in the short term, as 'Stage 1'.

1.7 The Masterplan CBD



- Legend**
- Built Form
 - Heritage Buildings
 - Green Spaces
 - Gardens
 - Banner Poles / Smart Poles
 - Wayfinding Signage
- Heroes, Larrikins & Visionaries**
- The Wiyakali
 - Wild Women of the West
 - Ernest Wetherell
 - The Big Push
 - Dame Mary Gilmore
 - 'Little Willy' Robers
 - Jabez Wright
 - Lieutenant Vivian Bullwinkel
 - Sir Sydney Kidman
 - Selena Hearn McHugh
 - Charles Carl
- The Silver Trail**
- Sturt Park
 - YMCA - c1890
 - Trades Hall - 1898/1904
- To be discussed with Broken Hill City Council

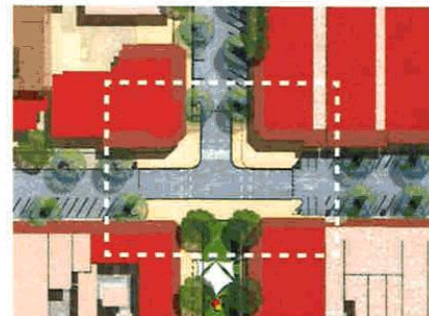
1.7 Key Design Initiatives

1. 6-10m tree-lined shared path along Chloride street (Railway station to Northern extent of Sturt Reserve) with shaded 90-degree parking (to one side only).
2. Creation of a shaded and themed sculptural playground in the town square.
3. Create clear views to the town centre from the railway station by removing the obstructing wall.
4. Provide comfortable furniture to encourage meeting places in the city.
5. Upgrade the public toilets or find a new location in Argent Street/ Town Square .
6. Relocate bus stops to either side of the cultural precinct.
7. Remove carparking on the northern side of the road and widen the reserve adjacent to the courtyard to provide a central cultural garden and medium-sized event space.
8. Include an interactive water feature in the public realm (visible to the street) to encourage the community to engage and activate the cultural precinct.
9. Consolidate services infrastructure and reduce street clutter by incorporating 'Smart' poles that house lighting/ signage/ Wi-Fi/ audio/ water / power.
10. Provide a centralised township sign to identify the city centre and include directional markers.
11. Reconfigure the carparking arrangement along Argent Street to increase the parking bays and increase tree planting.
12. Re-assess delivery options to businesses.
13. Remove the centre median to allow for reconfigured parking arrangement.
14. Provide incentives to owners to improve the appearance of heritage building facades.
15. Reconfigure intersections with kerb protruberances making pedestrian crossings safer and with shorter travel distances.
16. Encourage activation of empty shop windows in the retail strip with backlit projection .
17. A street-wide banner treatment at two locations in Argent Street.
18. Continue incentives for the Verandah Program, and concentrate on Argent Street .
19. Discourage faux heritage installations (general approach).
20. An orchestrated and theatrical approach to lighting heritage buildings, focusing on the cultural and retail precinct and along Chloride Street (in line with current works).
21. Reimagine the city heritage interpretation trail and integrate personal stories into built form, focus initially on the cultural and retail precinct and Chloride Street.
22. Rationalise Sturt Reserve and its relationship to the town centre.
 - Conceal the open drain infrastructure to improve the connection of the Civic Centre plaza with the Reserve.
 - Construct a regional scale Youth Precinct in the park to include increased children play space and sport court.
23. Align the walkway within the park to connect the rotunda to the library laneway.
24. Enable smaller event pop-up spaces along Chloride & Argent Street to utilize the power/water supply from smart pole use.
25. Provision for infrastructure in the cultural precinct for events.
26. Incorporate bollards in the road at key locations for large event/ special functions that enable the road closure and support temporary alternate traffic routes.
27. Provide a laneway link from the rotunda past the library to Argent Street.
28. Implement a city-wide street tree planting program
29. Gradually implement a city-wide carparking upgrade program.
30. Upgrade pram ramps and footpath throughout the city.
31. Landscape treatment to the Musician Club / carpark spaces.
32. Provide enhanced landscape treatment to Broken Hill Railway Station.
33. Create a new public space at the western end of Argent Street.
34. Create a new park next to the Art Gallery.

Intersection Crossing Improvements



Before



After

Corner of Chloride Street and Argent Street
Looking at the Post Office

Tree Planting And Heritage Facade Management



Before

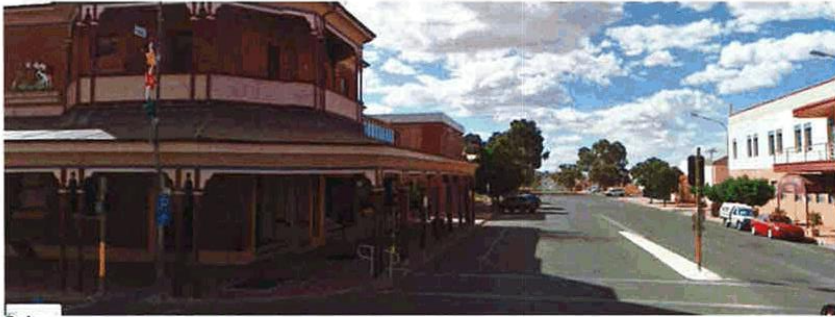
- Tree Planting.
- Consolidated Infrastructure Design.
- Maintaining Heritage as a visual priority.
- Marketing signage.
- Feature Lighting of facades.



After

On Argent Street near the Art Gallery
Looking back towards to the cultural precinct

Pedestrian Promenade - Comfortable Shared Path Access To Shaded Car Parking



Before



After

Corner of Chloride Street and Argent Street
Looking at the Promenade

Cultural Precinct - a larger, flexible space for events to activate Argent Street



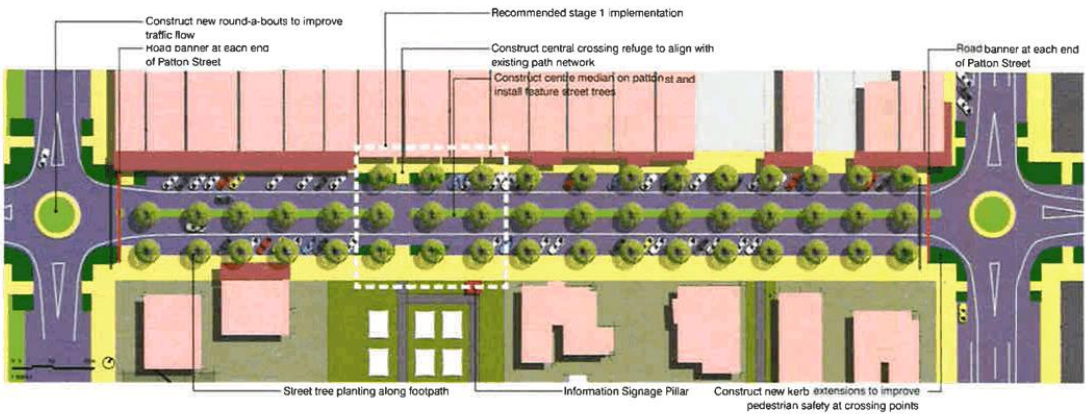
Before



After

Corner of Sulphide Street and Argent Street
Looking at the Cultural Precinct

1.7 The Masterplan Patton Street

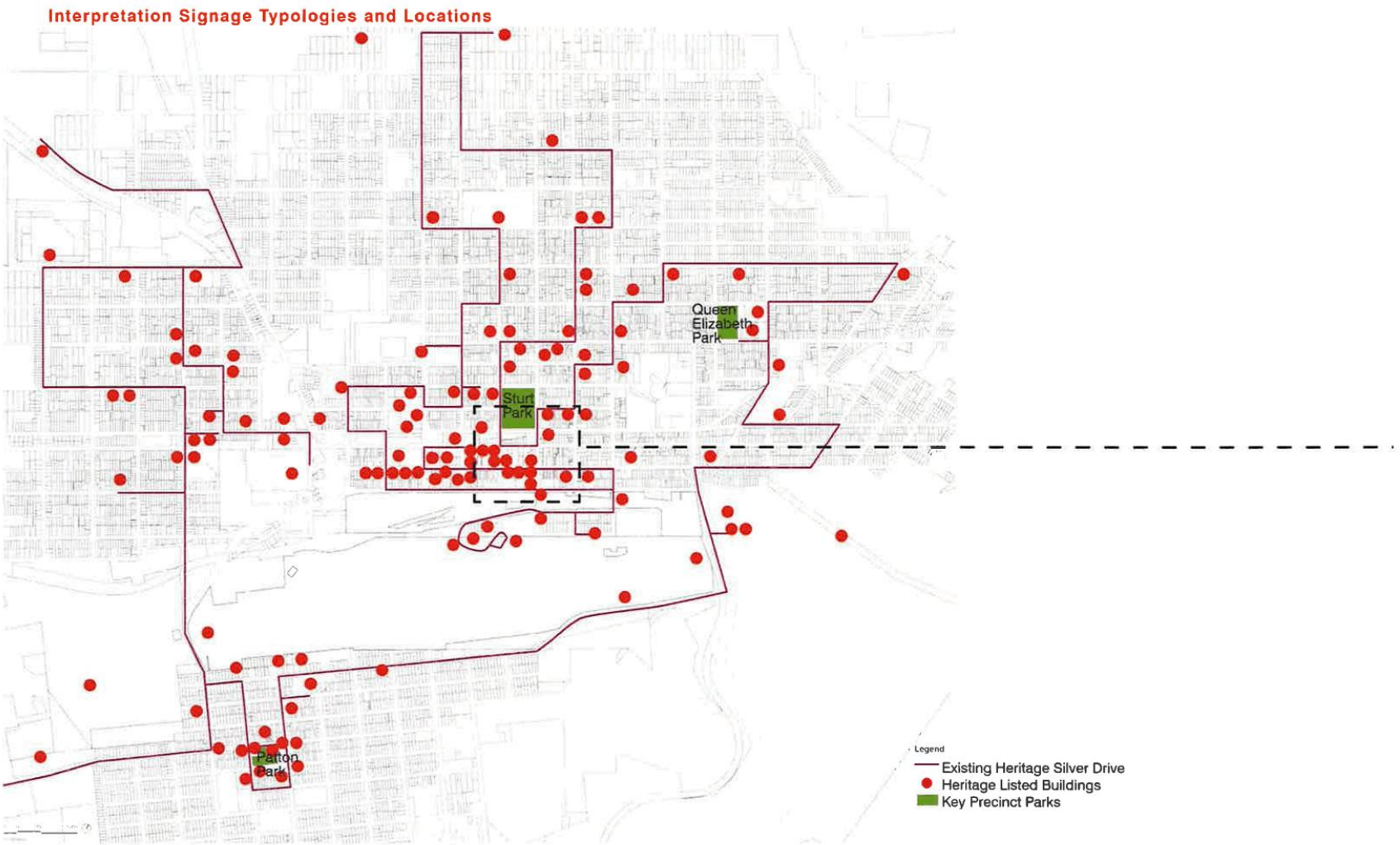


1.8 Signage Network



T2: Secondary Information Pillar

- Legend
- Existing Heritage Silver Drive
 - Key Precinct Parks
 - T2 Wayfinding Signage & Type (Refer Page 40&41 for Signage Types)
 - Across Street Banner





- Legend
- Existing Heritage Silver Drive
 - Key Precinct Parks
 - T1 Wayfinding Signage & Type
 - T2 (Refer Page 40&41 for Signage Types)

2.0 KEY ELEMENTS OF THE MASTERPLAN

2.1 Traffic Infrastructure Strategy

Traffic

The Broken Hill City Centre road network is set out in a grid pattern with streets spaced approximately 230 metres East to West and 135 metres North to South. This grid pattern provides good flexibility of transport route choice within the City Centre and supports interventions to redirect traffic away from streets where other functions should take priority (such as part-time road closures of Argent Street between Chloride Street and Sulphide Street for events).

The roads are generally wide with kerb to kerb width of some 20 metres. This enables angled car parking on both sides, a single travel lane in each direction and in Argent Street a narrow central median in the city centre.

A traffic count undertaken on Argent Street west of Chloride Street and west of Oxide Street in November 2020 showed the average weekday traffic volumes to be about 6,500 vehicles per day (vpd) and average weekend traffic volumes to be lower at about 4,250 vpd. No other counts were available, however, Argent Street is considered to be one of the busiest traffic streets in the City Centre being the main retail/entertainment street.

Argent Street also directly connects to the Barrier Highway (A32) at Iodide Street. Whilst tourists/visitors are encouraged to enter the City Centre via Argent Street, heavy vehicle access is diverted to the streets on the outskirts of the City Centre along Iodide and Crystal streets, which also form part of the Silver City Highway (B79).

A 40km/h local traffic area has been designated within the twelve (12) city blocks bounded by Crystal, Iodide, Beryl and Bromide streets, which supports a safer environment for people walking, bike riding and/or catching public transport. However, due to the wide traffic lanes, and traffic generally being prioritised on the streets in the City Centre site observations indicate vehicles typically travel at speeds higher than 40 km/h.

Within the City Centre, there is a mix of intersections from unsignaled, signalled to roundabouts. Most intersections are wide, and although the line marking supports a one-lane approach at the intersection, due to the wide width of the lanes they tend to facilitate two vehicles (i.e. one through or right-turning vehicle and one left turn vehicle).

Measures to support traffic calming and the existing 40 km/h local traffic area are considered necessary to improve safety and create an environment that supports more people to walk, bike ride, catch public transport and ultimately spend more time in the City Centre.

Parking

The loss of parking associated with any public realm, greening, pedestrian and bicycle facility improvements in the City Centre is considered to be one of the greatest challenges in project delivery. Through discussions with Broken Hill City Council and engagement with the business community, it is acknowledged that the community places high importance on the ability to park in close proximity to their destination. This applies to visitors to retail and businesses, as well as employees in the City Centre.

With private car mode providing for most journeys within Broken Hill, people visiting numerous destinations (even along the same street) tend to move the car between car parking locations, rather than walking. This occurs due

to the perceived distance between destinations, the high temperatures and the generally poor walking experience, especially for those with a mobility impairment.

Currently, in the City Centre, there are approximately 1,800 on-street parks, with further public and private off-street parks within a 10-minute walking distance from the main retail and entertainment street of Argent Street.

On weekends and weekdays, site observations indicate that across the City Centre car parking both on-street and in off-street locations are not fully utilised and that people can park if they had a willingness to walk and/or private businesses had a willingness to open up their car park to the public (either at all times or on specific days when the business is not open). The only street that is considered to reach capacity on a daily basis throughout the working day is along Argent Street between Oxide and Sulphide streets where the retail, entertainment and cultural precinct is located.

The use of wayfinding parking signs to highlight all available off-street public parking areas in the City Centre, particularly along Argent Street would also assist visitors to find a park more easily. Below is an example, forming part of the Prospect Road main street upgrade project in 2012, where simple parking wayfinding signs have been used successfully to assist visitors to find a car park more easily off the main street.

Parking controls have been put in place to support short term 2P parking on



Argent Street and longer-term (4P to unrestricted) parking on all other streets. The intent of the parking strategy currently in place is good, however, advice from Council is that compliance with the 2P parking control on Argent Street is not great and that often workers are observed parking in the street and shifting their vehicle several times a day to avoid a fine.

To improve parking compliance in the City Centre, in particular on Argent Street, smart parking solutions/sensors in the road could be applied as outlined in the document 'Smart Community Framework, A Smarter Broken Hill Community' developed in 2016 by Telstra and Metamorph Consulting.

A key project identified in this document was a 'smart parking trial along Argent Street' to better manage and maximise existing car parking spaces, improve compliance with timed controls and gain access to invaluable data

about parking patterns throughout the year. This project has not progressed yet, however, with any street upgrades or road asset renewal along Argent Street the inclusion of smart parking sensors should be considered so on-street parking along this important street can be better managed.

Currently on the majority of streets in the City Centre parking is angled at 45 degrees. This is in accordance with the Australian Standards AS2890.5 'On-street parking', whereby to cater for 45-degree angle parking on both sides of a street with a single lane of traffic in both directions a carriageway width of at least 20.4 metres is recommended. The Australian Standards typically caters for higher speed and traffic volume environments, and in urban environments where traffic volumes and speeds are generally low, standards are often challenged. In this instance, due to the low traffic volumes of 4,000 to 6,500 vpd and the 40 km/h local traffic area, it is suggested that a narrower carriageway width could be considered for 60 degree and 90-degree parking scenarios. By changing the angle of parking, will not only support calming of traffic, but will also support the installation of more street trees, whilst minimising the impact on parking loss. Typically, a 60-degree parking scenario could cater for up to a 22 per cent increase in parking, whilst a 90-degree parking scenario could cater for up to a 42 per cent increase in parking numbers. It is understood that Transport for New South Wales has a preference for 45 to 60-degree parking, and this has been considered in the development of the infrastructure strategy.

Regarding loading zones, it is also understood that currently, most businesses along Argent Street service their businesses via Argent Lane and Gawler Place, however, there are a small number of loading zones and 30-minute parks along Argent Street. The existing number of loading zones along Argent Street is proposed to be maintained, however, the exact number and times they operate will need to be further considered during the next design phase and in further consultation with the businesses along the street to better understand the key issues and their needs.

Walking

Broken Hill should be very walkable due to the flat topography and grid pattern of streets with generally wide footpaths, however, there are several hazards for pedestrians including the wide street crossings, lack of DDA compliant footpaths and kerb ramps, lack of green canopy/shade, poor conditions at signalled intersections with long wait times and poor conditions at the zebra crossings with poor visibility, compliance and safety.

The primary aim of this infrastructure strategy is to improve walking conditions and activate the streets (in particular Argent Street) by supporting an environment that encourages people to park further away and walk to their destination, walk between destinations within the City Centre, participate in outdoor dining and interact with the street and public spaces by both locals and tourists.

Broken Hill City Council has a key aim to keep the hundreds of thousands of people passing through the City Centre annually to stay for the night and experience its history, culture, tourist attractions and retail/entertainment precinct.

The city's main street (Argent Street) and associated activations and

experiences (day and night) plays a significant role in encouraging people to stay longer, whether it's just for the day or overnight.

Cycling

Although few cyclists and/or safe bicycle facilities were observed in the City Centre, it is considered that bike riding could play a significant role in Broken Hill both from a transport and tourist perspective, particularly with the upsurge and popularity in e-bikes (which enables people to get around by bike more easily in all weather conditions and travel longer distances without significant physical strain).

Locating bike lanes behind angled car parks is generally not a supported approach to installing bicycle facilities, particularly when wanting to encourage new people who may be less confident to bike ride. Noting the current low number of people bike riding, and the generally low population in Broken Hill, the most appropriate approach to encourage more people to bike ride is considered to be to create a shared-use path network catering for both safer and better walking and bicycle facilities.

The current bicycle facility serving Broken Hill is located on Crystal Street. This facility is in the form of permanent bicycle lanes shared with the car parking area and has limited signage. As Crystal Street forms the designated highway through Broken Hill, there is also a much higher proportion of heavy vehicles on this route further deterring people from bike riding.

Ideally within the City Centre shared use paths should be considered along a spine network (north-south and east-west) to facilitate more people bike riding. The preferred streets identified include Chloride Street and Beryl Street.

Within the City Centre, there are also few end-of-trip facilities/bike parks. There are currently only a small number of bike racks available on Argent Street.

Buses

Four bus routes that operate in Broken Hill that cover the north and south precincts and operate at a 1-to-2-hour frequency on weekdays and Saturday mornings. Although bus fares are reasonably priced, the bus service is not well utilised.

The City Terminus is located on Argent Street adjacent to Chloride Street and provides the connection/ interchange point between all bus routes. The majority of bus stops have limited facilities and do not meet accessibility requirements.

There are currently three stops along Argent Street, one located on each of the three blocks located between Bromide Street and Oxide Street. This infrastructure strategy focuses on the following improvements and/or opportunities:

Traffic

Calm traffic through the physical narrowing of the street cross-sections at intersections (including the installation of kerb buildouts) and mid-block (including the conversion of parking from 45-degree angle to either 60-degree or 90-degree angle as appropriate). This will involve the reconfiguration of the current traffic signal layout and will require traffic modelling to assess the level of impact associated with reducing the capacity at the intersection from two lanes to one lane at the approach.

Recommendations

Parking

- Change the angle of existing on-street parks from 45-degree angle to 60-degrees. This change will not only support the installation of street trees, by minimising the impact on parking loss but will also support the calming of traffic due to the proposed narrower traffic lane widths. The change in parking layout may impact the current centre line positioning and will need to be considered further through the next stage of design development. Converting from 45-degree to 60-degree would, however, have the least impact.
- Install parking way-finding signs to 'publicly available' off-street car parks within the City Centre to make them more identifiable and accessible, and consider opportunities to open up private off-street parks when not in use by businesses.
- Install smart parking sensors to assist Council staff to improve enforcement of short term parks along Argent Street and better understand parking patterns and availability.

Walking

- Install kerb buildouts at intersections (signalised and unsignalised) to assist in reducing the crossing distance, calming traffic and creating increased opportunities for greening/landscaping.
- Improve conditions at existing Zebra crossings to improve visibility, safety and compliance.
- Install increased numbers of street trees and landscaping to create shade / green canopy.
- Create a wide shared-use path/boulevard along Chloride Street west side (between Crystal Street and Wolfram Street) and Beryl Street southside (between Silver City Highway and Kaolin Street) to support and encourage more people to walk and bike ride.
- Install more 'public' seats along Argent Street.

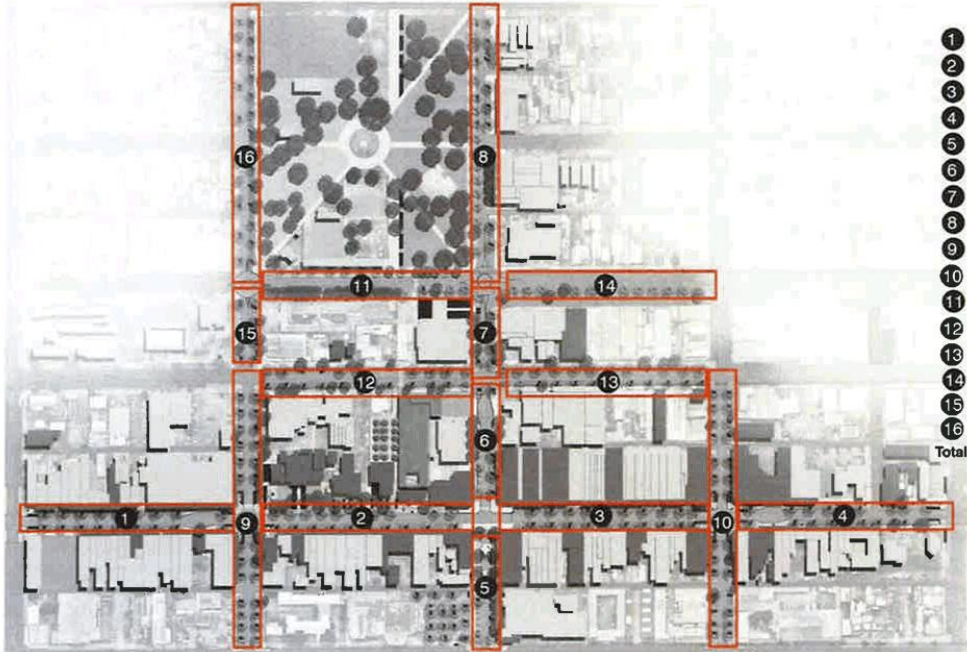
Cycling

- Create key north-south and east-west bicycle routes along Chloride Street and Beryl Street utilising the proposed shared-use path/boulevard.
- Consider the Council offering hire bikes (including e-bikes) for a small fee to both locals and tourists, to encourage more people to try bike riding both for recreational/tourist and transport purposes. This bike hire could be located at the Broken Hill Visitor Information Centre, in partnership with the Town 'N Country Bicycles' store to support bike maintenance.
- Install bike racks at key destinations.

Buses

- Review bus route along Argent Street and consider opportunities to relocate all or part of bus route from Argent Street to Biende Street between Garnet and Oxide streets.
- If the bus route is to be maintained along Argent Street, rationalise bus stops along the street from three to two locations between Sulphide and Oxide streets.





1:2000@A3

Overall carpark numbers in cultural precinct remain similar to the existing counts

Overall carpark numbers in retail precinct increased to the existing counts

Note: Masterplan traffic arrangement for consideration and further consultation

- Carpark and tree numbers are estimates.
- Numbers and locations need to be check on site.
- Disabled carpark size and numbers to be confirmed.
- Motorcycle carpark size and numbers to be confirmed.
- Bus relocation and spaces need to be confirmed.
- Existing driveway access points to be confirmed.
- Loading zone is to be reviewed.
- Civil Engineering review.

Existing Parking Arrangement		90 degrees Parking Arrangement		60 degrees Parking Arrangement		Combination Parking Arrangement		Recommended Totals	
Park No.	Tree No.	Park No.	Tree No.	Park No.	Tree No.	Park No.	Tree No.	Park No.	Tree No.
78	4	84	23	71	19	57	17	71	19
81	19	57	38	48	38	38	34	48	36
84	0	114	24	95	22	76	18	95	22
61	5	64	24	46	22	30	20	46	22
28	14	11	16	18	14	18	16	13	16
29	10	27	24	27	17	20	17	20	17
13	6	16	14	22	11	18	12	18	12
45	10	47	37	35	32	48	32	48	32
78	14	92	41	76	39	-	-	76	39
56	7	86	25	74	26	-	-	74	26
40	26	-	-	38	39	-	-	38	39
55	14	101	32	78	31	-	-	78	31
76	6	126	34	106	22	-	-	106	22
116	3	-	-	-	-	107	15	107	15
15	5	19	12	22	10	-	-	15	11
40	8	55	31	79	28	-	-	79	28
895	151							932	387

Change in total parking numbers: +37
Change in total tree numbers: +236

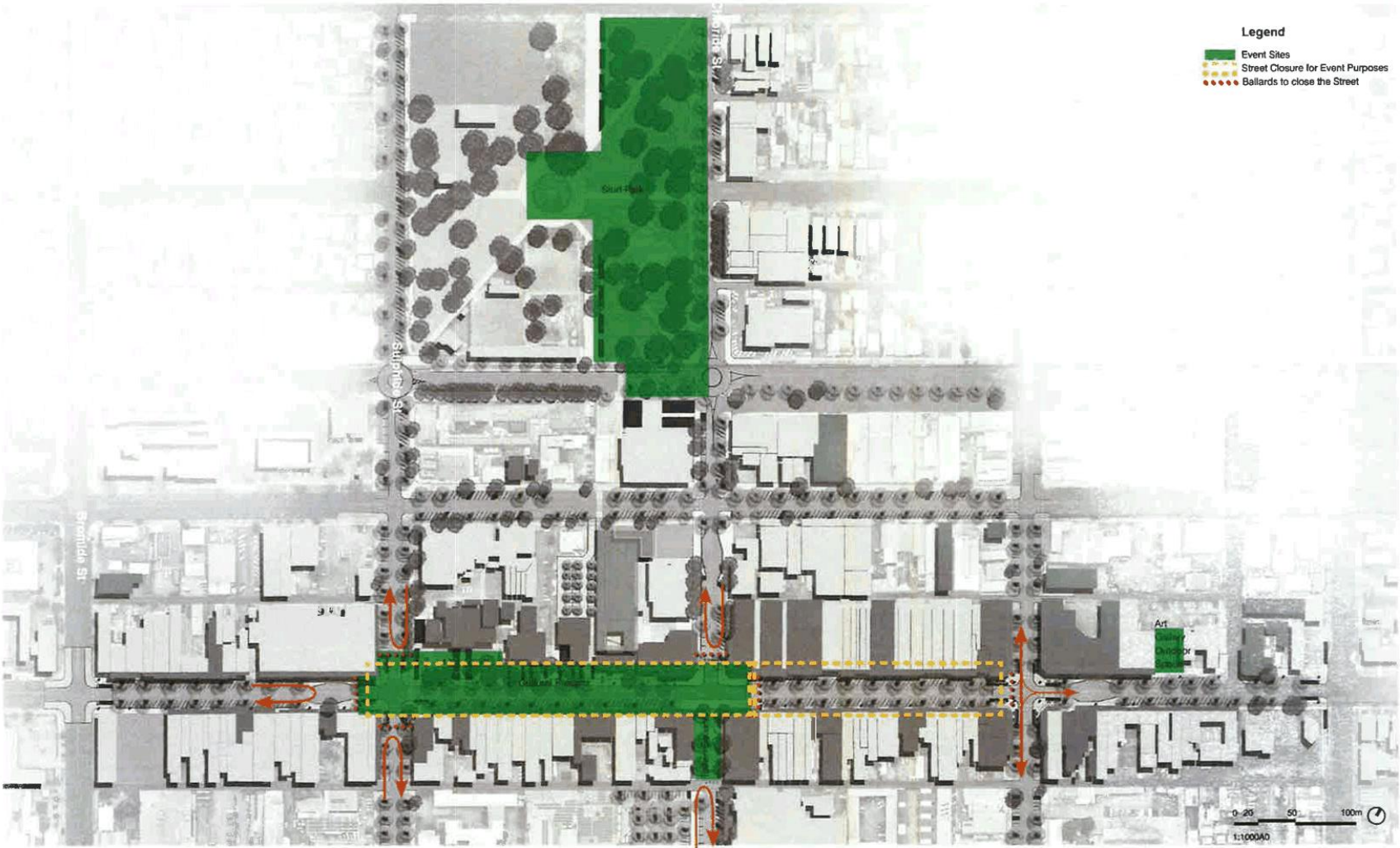
Adjustment Of Bus Bay/Route - Balancing access and spatial impacts



- Consideration of relocating bus stop locations and the bus routes.
- Keeping noisy bus stops out of the cultural precinct and from occupying spaces within the retail strip.



2.2 Event Planning and Management



2.3 Urban

Furniture Palette

Several city locations require the provision of new street furniture to support the business, community and other social gatherings.

A full suite of furniture is proposed for the CBD providing:

- Playful furniture for children and adults to sit, climb and interact.
- Select furniture suitable for people with special requirements (wheelchair accessibility, armrests, move-able).
- Loose furniture that is flexible and can be arranged by nearby traders.
- A variety of seating types.

NOTE:

Furniture to be selected for each site requires a further developed design.



Bench seat with back



Bench seat without back and deck



Pik



Bench seat with back



High table and bar stools



Bar table and bar stools



Chaise Lounge



Cubes



Seat with back without armrests

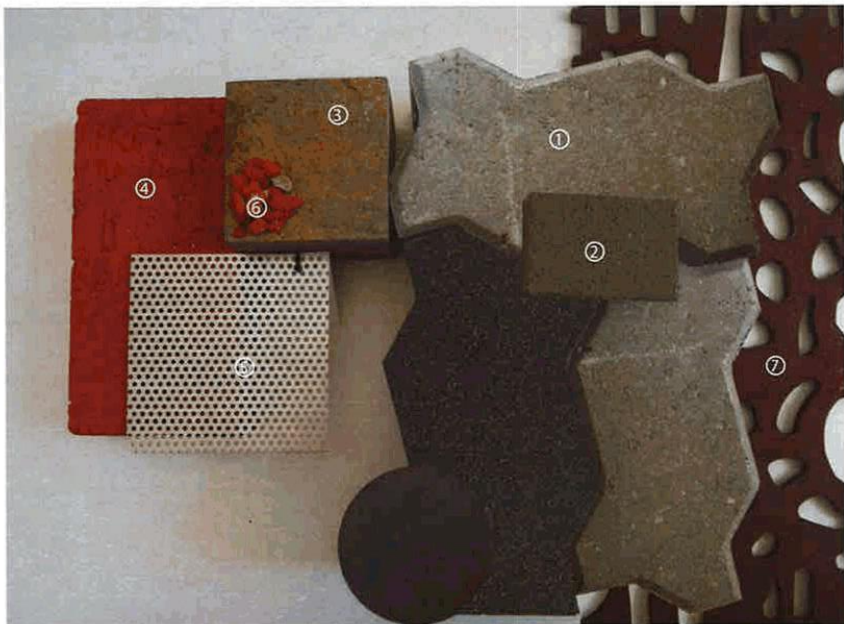


Coffee table and seat with back

Finishes Palette

The below selection of materials is suggested for use within the CBD to ensure a cohesive and consistent appearance. Supporting the existing heritage buildings with these materials will create:

- A high priority public realm.
- A high standard for Broken Hill streets.
- A consistent pavement treatment throughout the city.



- ① Interlocking honed paving (light)
- ② Coloured insitu concrete
- ③ Kanmantoo paving stones
- ④ Recycled redbrick
- ⑤ Galvanised steel
- ⑥ Recycled redbrick gravel
- ⑦ Rusted steel



Weathered hardwood timber
(furniture)



Rusted steel
(edging/ signage/ furniture)

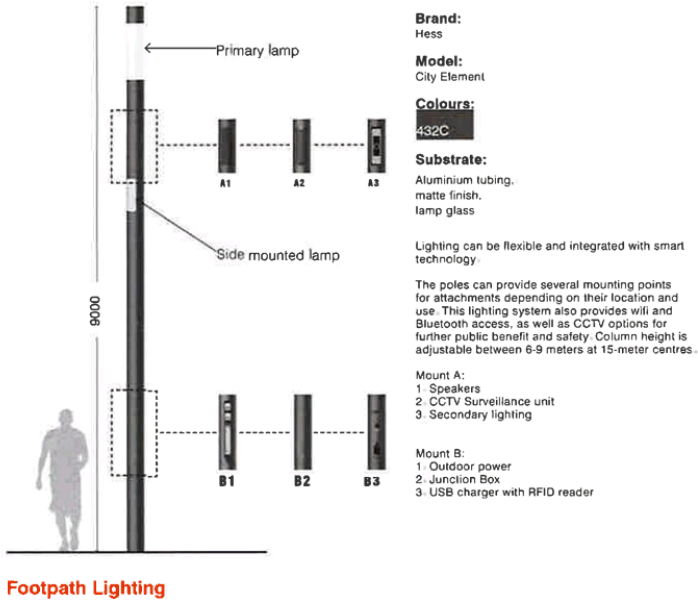


Dulux Narnadji
(furniture/lighting)

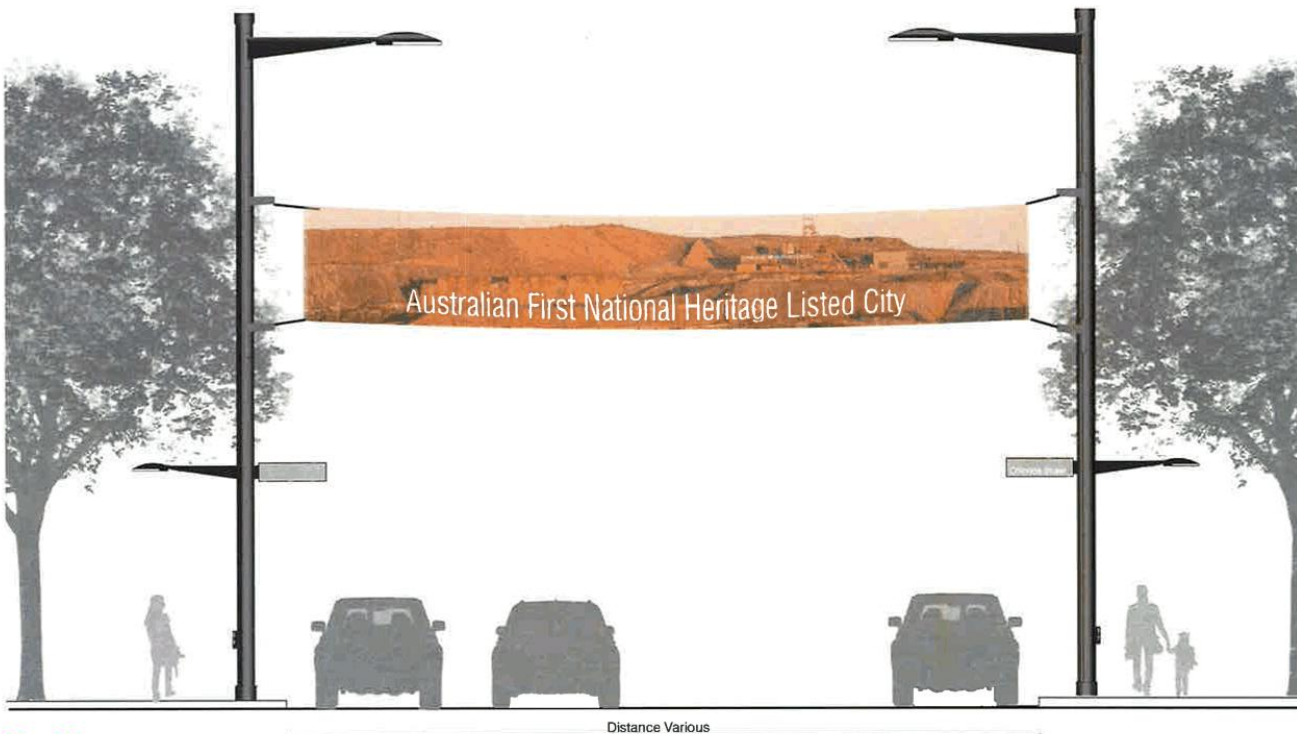


Coloured concrete - Cactus
(ground surface)

Lighting



Marketing Signage



Street Banner

Distance Various

Signage

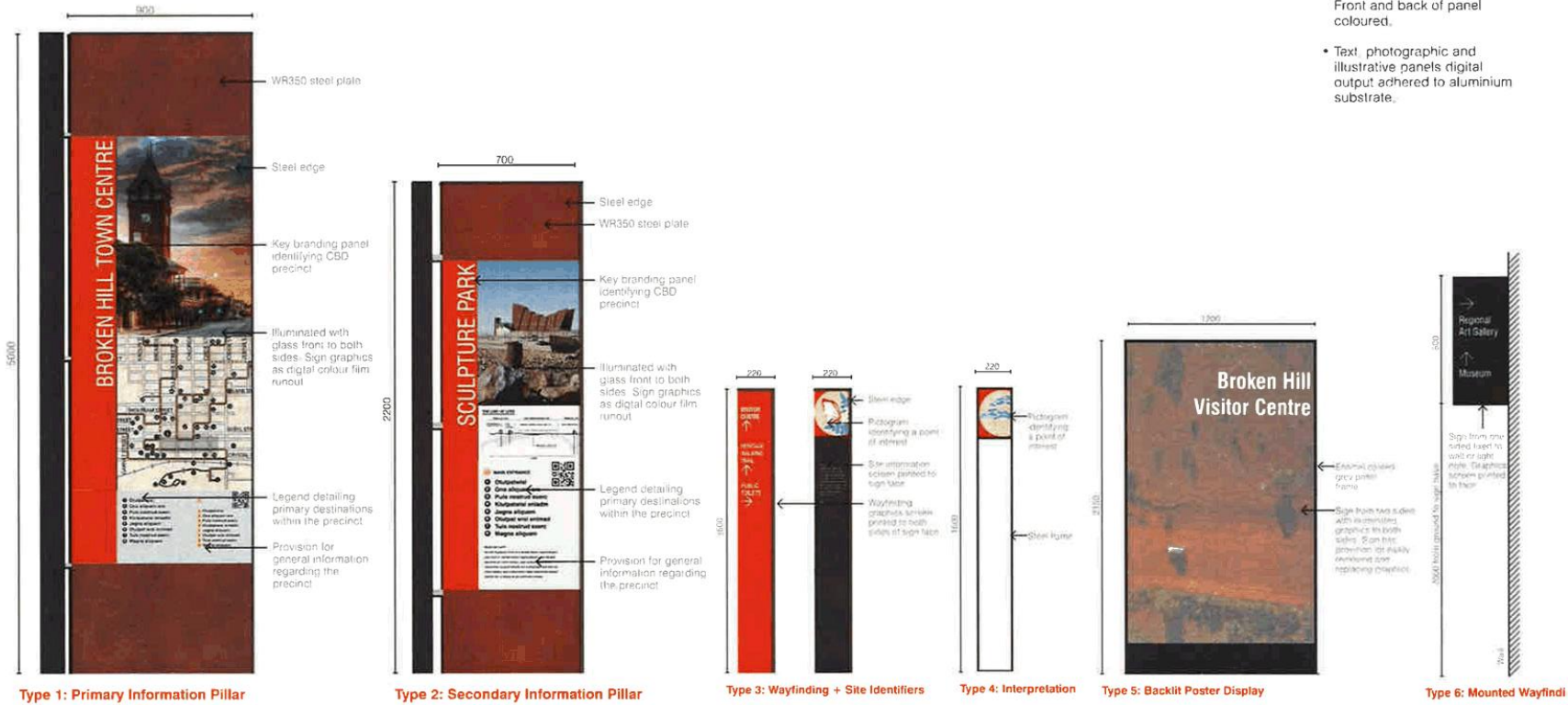
Limited use of signage should be adopted to ensure minimal amount of wayfinding within the CBD, where possible signage should be colocated to reduce clutter.

Colours:

432C 159PC

Substrate:

- Laser cut panels in 6mm steel, Folded ends (50mm).
- Signage panels in 2mm aluminium folded ends (40mm) Front and back of panel coloured.
- Text, photographic and illustrative panels digital output adhered to aluminium substrate.



Heritage Trail Interpretations

Precedent Images

Consideration should be given to revisiting the presentation of the heritage trail installations. Authentic interpretation should be integrated into the built form of the public realm with a focus on personal local stories, engaging the emotions of the audience.



Poetic Messaging Extruded In Landscape
(Canberra Arboretum)



Interactive and Playful Objects
(National Museum of Qatar)



Lookout Displaying Key Themes
(Adelaide Botanic Garden Wetlands)



Sign Post with Laser Cut Motifs
(Tidbinbilla Reserve)



Extruded Words As Furniture
(Risking Reality Exhibition)



(Adelaide Botanic Garden Wetlands)



(Go with God Wall Facade)



Story Telling Information
(Marysville Heart)



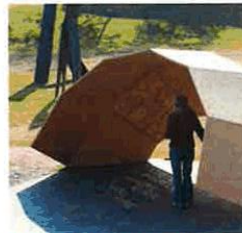
(University of Adelaide Forecourt)



Directional Signage
(National Museum of Qatar)



Engraved Messages In Furniture
(Tidbinbilla Reserve)



Intergrated Messaging In Shelter
(One Day Poem Pavilion)



Engraved Messages In Boardwalk
(Tidbinbilla Reserve)



(Canberra Arboretum)



Heritage Interpretation
(161 Castlereagh Street)



Heritage Interpretation
(St Barnabas Church)

Lighting Objectives & Considerations

The objectives for the lighting within the proposed Broken Hill CBD master plan will enhance the proposed development of the Argent St precinct, surrounding lanes, cultural amenities and urban landscape. A layered approach to lighting treatments, comprising of functional, architectural and feature elements, will enhance a visual hierarchy of lighting and will add depth and richness to the visual scenes. The design strives to enhance the public thoroughfares, emphasise the strong cultural heritage of the town, increase visual interest and activation in the evenings.



Enhance Public Spaces & Night Activation

The lighting should invite residents and visitors alike to engage with the streetscapes during the evenings, encourage gatherings, dining out experiences and increase overall activation within the CBD Precinct.



Promote Intuitive Wayfinding

Providing lit destinations to encourage night time movement e.g. verandahs, shop fronts and feature landscape elements. The lighting should assist intuitive wayfinding and promote exploration of spaces within the Precinct.



Enhance Heritage Architecture

Highlight key architectural features of the numerous heritage buildings of Broken Hill. Utilise a flexible scheme that is both sensitive to permanent installation and create a canvas for cultural events and festivals.



Infrastructure & Future Opportunities

Innovative pole design allows for a host of infrastructure accessories such as CCTV, banners/signage, pedestrian signals or telecommunications. This infrastructure enables the flexibility of locations for pop stalls, outdoor music and events.



Create Visual Interest

Light, shadow, colour and rhythm should be used to create atmosphere and enhance visual interest and excitement in the precinct at night time, rather than focusing solely on illumination levels. Lighting projections or shows can provide additional interest can be introduced during events/ festivals.



Safety & Comfort

The master plan recognises the need for safe movement for both vehicle and pedestrian traffic. The design should be mindful of providing a range of illumination levels/ treatments to ensure comfort for all users. The location of luminaires should be considered. Lighting at a human scale can improve user experience and connection within the spaces.



Luminaire Selection

The selection of luminaires should have suitable lenses/ optic distribution so the light is directed where required and the light spill is minimised. The colour temperature (CCT) of lighting – warmth vs cool - should be applied in a consistent measurement of 3000k throughout the precinct.



Sustainability Through Design

Within the Broken Hill CBD Masterplan, the lighting must be considered within the town's rural location and should strive to preserve the environment. Through the design principle of "just enough" and effective implementation, the CBD can be lit whilst minimising energy waste and maintaining the connection to the night sky.

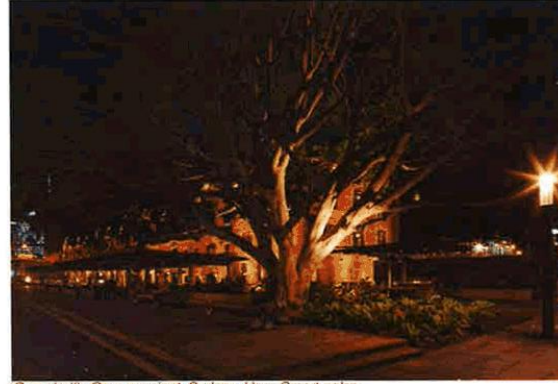
Functional Lighting Principles



City of Newcastle, Smart poles network



Smart pole infrastructure example



Campbell's Cove precinct, Sydney, Hess Smart poles



Sydney, smart pole

Argent St Lighting

Functional road lighting from Smartpole fittings will not only improve the quality and consistency of light but will offer additional infrastructure. Integrated banner mounts, pedestrian lights assisting to minimise visual clutter from additional poles (that will help to make signage fixings as inconspicuous as possible). Additional spotlights for facade or footpath lighting, power for pop up stands, wifi and Bluetooth technology are also available.



Lit tenancy window displays



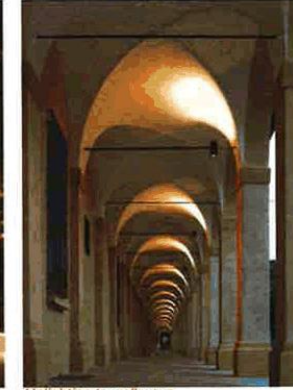
Outdoor dining



Column lighting to enhance rhythm



Processional lighting approach



Uplighting to walkways

Verandah Lighting
Verandah /shop front lighting will assist with nighttime activation, encourage foot traffic and create a desirable ambience for dining.

Architectural Lighting Principles Heritage Facades

Introduce dedicated facade lighting to enhance and accentuate heritage architecture. Using a combination of discreetly integrated fittings and dedicated pole mounted luminaires, the lighting can be applied in a way that will minimise physical impact to heritage fabric. Consideration for the lighting to the façades should consider the following:

Heritage impact

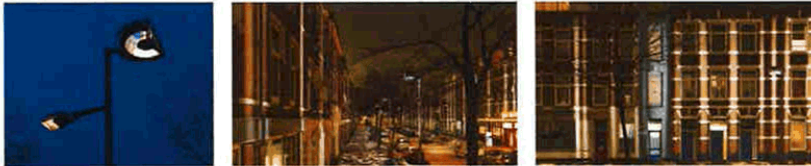
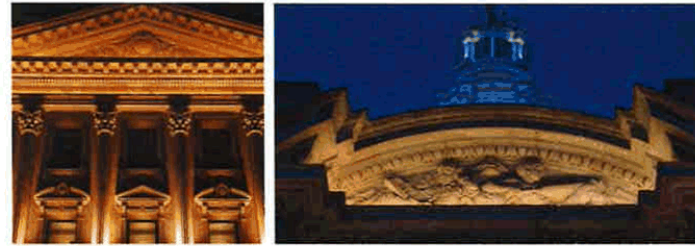
These façades contribute significantly to the historical composition of Broken Hill. The proposed lighting aims to respect and celebrate the respective architectural styles and minimise the visual and physical impact on heritage fabric.

Fitting selection

The luminaire selections consider the physical size and locations with the aim to minimise the visibility of luminaires. Integrated fittings will be matched to the colour of the façades (or chosen in consultation with heritage architect). Fittings mounted to poles will match smart pole colour selection. Luminaires should have good glare control, task-specific optics and up to date LED technology to maximise performance and mitigate light spill.

Location & Reticulation

Spotlights dedicated to facade lighting to be mounted to smart poles in selective locations. For integrated facade lighting, luminaire and cabling will be concealed by ledges or architectural details to minimise visual clutter on the façades. All cable reticulation to be coordinated with heritage architect.



De Kaap, Rotterdam Illumination to both façades and footpath/roads provided by pole mounted spotlights.



Spotlights mounted to smart poles to light onto select heritage façades. Luminaire selection have narrow beam/ asymmetric lens optics to highlight key features of buildings.



Integrated lighting to façades. Luminaires to be concealed on buildings to accent key elements.

Feature Lighting Principles

Precedent Images



Water feature lighting

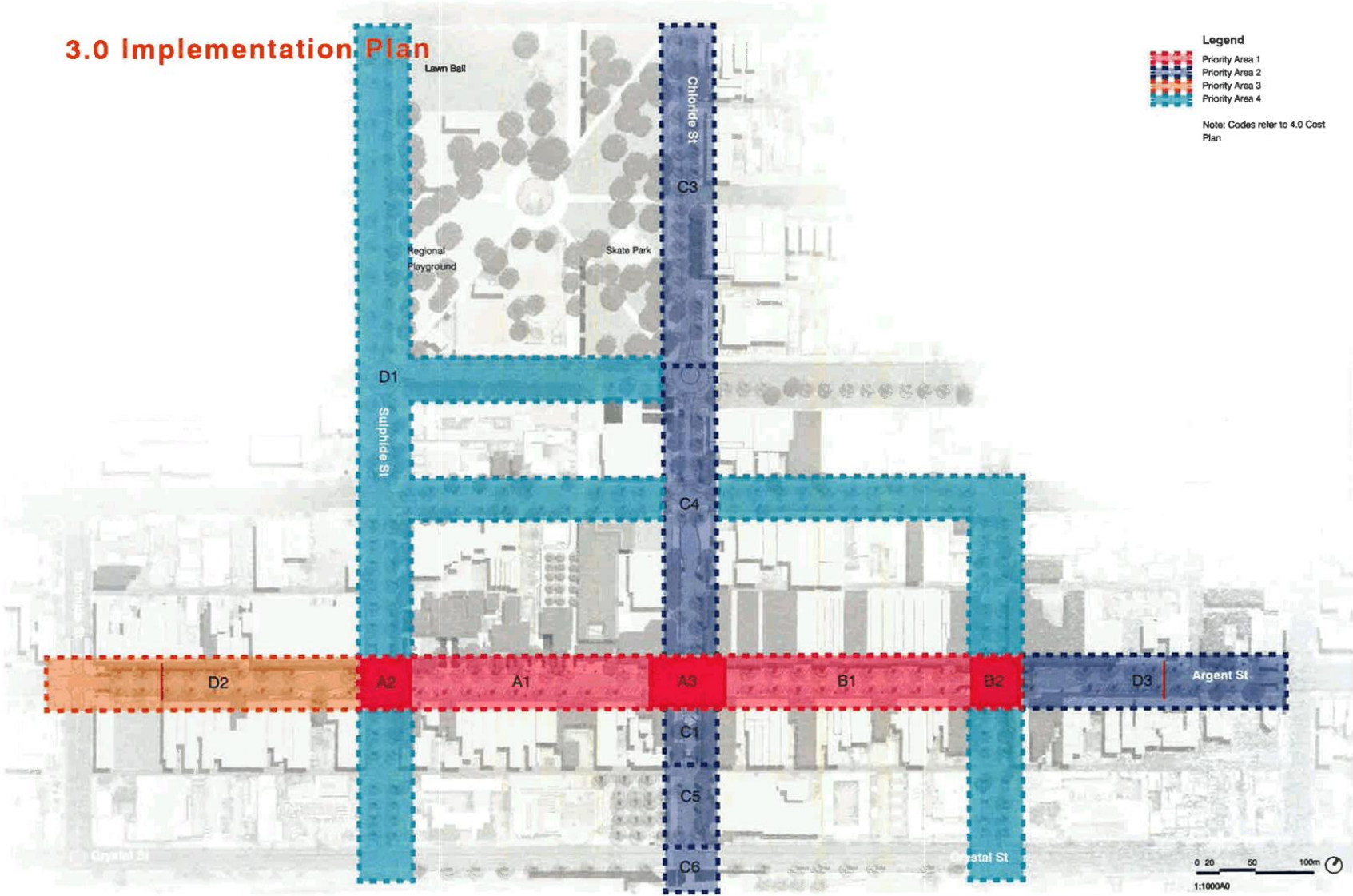


Landscape lighting



Installation lighting

3.0 Implementation Plan



4.0 Cost Plan

LOCATION SUMMARY

Ref	Location	Rates Current At January 2021		SA: Site Area
		SA m ²	SA \$/m ²	Total Cost \$
P1	PRIORITY 1			
A	Cultural Precinct			
A1	Argent Street	8,061	595	4,794,303.22
A2	Argent and Sulphide Street Intersection	2,068	534	1,104,014.34
A3	Argent and Chloride Street Intersection	1,732	653	1,130,912.44
	Cultural Precinct	11,861	593	7,029,230.00
B	Retail Precinct			
B1	Argent Street	5,794	325	1,880,610.63
B2	Argent and Oxide Street Intersection	2,179	610	1,329,008.37
	Retail Precinct	7,973	403	3,209,619.00
F	Wayfinding			
F1	Central Business District			349,500.00
F2	Patton Street Reserve			92,500.00
	Wayfinding			442,000.00
	PRIORITY 1	19,834	539	10,680,849.00
P2	PRIORITY 2			
C	Chloride Street Connector			
C1	Town Square	1,622	752	1,220,024.00
C2	Sturt Park	52,880		Excl.
C3	Chloride Street (Wolfram and Beryl Streets)	6,479	188	1,219,638.50
C4	Chloride Street (Beryl and Argent Streets)	7,337	172	1,259,660.00
C5	Chloride Street (Chrystal Street and Chrystal Lane)	2,743	233	638,102.00
C6	Train Station	1,751	212	370,830.50
	Chloride Street Connector	72,812	65	4,708,255.00
D3	Argent Street: Oxide Street - Barrier Highway	6,476	277	1,795,585.00
	PRIORITY 2	79,288	82	6,503,840.00
P3	PRIORITY 3			
D2	Argent Street: Bromide Street - Sulphide Street	7,626	284	2,164,419.00
E	Patton Street Reserve	1,275	267	340,410.50
	PRIORITY 3	8,901	281	2,504,829.50
P4	PRIORITY 4			
D1	Street Upgrades to Balance of Town Centre	44,984	97	4,343,163.00
	PRIORITY 4	44,984	97	4,343,163.00
	ESTIMATED NET COST	153,007	157	24,032,681.50

MARGINS & ADJUSTMENTS

Professional Fees and Charges				Excl.
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LOCATION SUMMARY

Ref	Location	Rates Current At January 2021		SA: Site Area
		SA m ²	SA \$/m ²	Total Cost \$
MARGINS & ADJUSTMENTS (continued)				
	Escalation Beyond Mid 2021			Excl.
	Goods and Services Tax			Excl.
	ESTIMATED TOTAL COST	153,007	157	24,032,681.50

Priority Area 1

A Cultural Precinct		SA: 8,061 m ² Cost/m ² : 595 Rates Current At January 2021		
Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance	13	103,366.50	
EA	Earthworks	13	107,471.00	
PV	Pavements	70	564,518.50	
LA	Landscaping	44	358,247.00	
FE	Furniture and Equipment	35	279,400.00	
SL	Signage and Linemarking	1	7,000.00	
SS	Structures and Shelters	99	800,000.00	
SW	Stormwater	19	150,000.00	
SV	Services	89	714,400.00	
PA	Public Art	2	15,000.00	
LL	Locality Loading	58	467,205.90	
PR	Contractors Preliminaries	72	579,744.54	
OC	Project On-Costs	80	647,949.78	
ARGENT STREET		595	4,794,303.22	

A Cultural Precinct		SA: 1,732 m ² Cost/m ² : 653 Rates Current At January 2021		
Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance	15	25,529.00	
EA	Earthworks	17	29,547.00	
PV	Pavements	109	189,179.00	
LA	Landscaping	26	45,653.00	
FE	Furniture and Equipment	105	182,600.00	
SL	Signage and Linemarking	3	4,500.00	
SW	Stormwater	29	50,000.00	
SV	Services	118	204,100.00	
PA	Public Art		Excl.	
LL	Locality Loading	64	110,207.66	
PR	Contractors Preliminaries	79	136,754.04	
OC	Project On-Costs	88	152,842.74	
ARGENT AND CHLORIDE STREET INTERSECTION		653	1,130,912.44	

A Cultural Precinct		SA: 2,068 m ² Cost/m ² : 534 Rates Current At January 2021		
Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance	13	26,559.00	
EA	Earthworks	16	33,418.00	
PV	Pavements	139	287,204.50	
LA	Landscaping	23	47,437.50	
FE	Furniture and Equipment	79	162,900.00	
SL	Signage and Linemarking	2	4,500.00	
SW	Stormwater	24	50,000.00	
SV	Services	49	101,700.00	
PA	Public Art		Excl.	
LL	Locality Loading	52	107,586.44	
PR	Contractors Preliminaries	65	133,501.42	
OC	Project On-Costs	72	149,207.48	
ARGENT AND SULPHIDE STREET INTERSECTION		534	1,104,014.34	

B Retail Precinct		SA: 5,794 m ² Cost/m ² : 325 Rates Current At January 2021		
Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance	7	39,920.50	
EA	Earthworks	2	11,025.00	
PV	Pavements	12	70,847.50	
LA	Landscaping	31	178,569.00	
FE	Furniture and Equipment	13	75,000.00	
SL	Signage and Linemarking	1	7,000.00	
SW	Stormwater	13	75,000.00	
SV	Services	129	746,500.00	
PA	Public Art		Excl.	
LL	Locality Loading	31	181,638.16	
PR	Contractors Preliminaries	40	231,442.17	
OC	Project On-Costs	46	263,668.30	
ARGENT STREET		325	1,880,610.63	

B Retail Precinct
B2 Argent and Oxide Street Intersection

SA: 2,179 m² Cost/m²: 610
Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance	13		28,047.00
EA	Earthworks	18		38,206.00
PV	Pavements	130		282,586.00
LA	Landscaping	26		56,718.00
FE	Furniture and Equipment	84		182,600.00
SL	Signage and Linemarking	2		4,500.00
SW	Stormwater	23		50,000.00
SV	Services	96		208,100.00
PA	Public Art			Excl.
LL	Locality Loading	59		128,361.84
PR	Contractors Preliminaries	75		163,557.83
OC	Project On-Costs	86		186,331.70
ARGENT AND OXIDE STREET INTERSECTION				610 1,329,008.37

F Wayfinding
F1 Central Business District

Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
SL	Signage and Linemarking			217,000.00
LL	Locality Loading			35,000.00
PR	Contractors Preliminaries			47,500.00
OC	Project On-Costs			50,000.00
CENTRAL BUSINESS DISTRICT				349,500.00

F Wayfinding
F2 Patton Street Reserve

Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
SL	Signage and Linemarking			51,500.00
LL	Locality Loading			10,000.00
PR	Contractors Preliminaries			16,000.00
OC	Project On-Costs			15,000.00
PATTON STREET RESERVE				92,500.00

Priority Area 2

C Chloride Street Connector
C1 Town Square

SA: 1,622 m² Cost/m²: 752
Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance	20		32,058.00
EA	Earthworks	28		45,825.00
PV	Pavements	72		116,865.00
LA	Landscaping	64		104,476.00
FE	Furniture and Equipment	143		232,300.00
SL	Signage and Linemarking	1		500.00
SW	Stormwater	18		30,000.00
SV	Services	107		173,000.00
PA	Public Art			Excl.
LL	Locality Loading	71		115,000.00
PR	Contractors Preliminaries	105		170,000.00
OC	Project On-Costs	123		200,000.00
TOWN SQUARE				752 1,220,024.00

C Chloride Street Connector
C2 Sturt Park

SA: 52,880 m² Cost/m²:
Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
PV	Pavements			Excl.
STURT PARK				Excl.

C Chloride Street Connector
C3 Chloride Street (Wolfram and Beryl Streets)

SA: 6,479 m² Cost/m²: 188
Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance	10		63,448.50
EA	Earthworks	11		72,415.00
PV	Pavements	66		427,425.00
LA	Landscaping	17		111,350.00
FE	Furniture and Equipment	2		10,000.00
SL	Signage and Linemarking	1		5,000.00
SW	Stormwater	5		30,000.00
SV	Services	2		15,000.00
PA	Public Art			Excl.
LL	Locality Loading	18		115,000.00
PR	Contractors Preliminaries	26		170,000.00
OC	Project On-Costs	31		200,000.00
CHLORIDE STREET (WOLFRAM AND BERYL STREETS)				188 1,219,638.50

C Chloride Street Connector
C4 Chloride Street (Beryl and Argent Streets)

SA: 7,337 m² Cost/m²: 172
Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance	6		44,296.00
EA	Earthworks	6		45,010.00
PV	Pavements	49		356,247.00
LA	Landscaping	22		159,357.00
FE	Furniture and Equipment	16		116,250.00
SL	Signage and Linemarking	1		11,000.00
SS	Structures and Shelters			Excl.
SW	Stormwater	4		30,000.00
SV	Services	1		7,500.00
PA	Public Art			Excl.
LL	Locality Loading	16		120,000.00
PR	Contractors Preliminaries	23		170,000.00
OC	Project On-Costs	27		200,000.00
CHLORIDE STREET (BERYL AND ARGENT STREETS)				172 1,259,660.00

C Chloride Street Connector		SA: 2,743 m ² Cost/m ² : 233	
C5 Chloride Street (Chrystal Street and Chrystal Lane)		Rates Current At January 2021	
Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	8	22,192.50
EA	Earthworks	7	18,123.00
PV	Pavements	65	177,005.50
LA	Landscaping	22	61,281.00
FE	Furniture and Equipment	13	35,000.00
SL	Signage and Linemarking	3	9,500.00
SW	Stormwater	18	50,000.00
SV	Services	5	15,000.00
PA	Public Art		Excl.
LL	Locality Loading	22	60,000.00
PR	Contractors Preliminaries	33	90,000.00
OC	Project On-Costs	36	100,000.00
CHLORIDE STREET (CHRYSTAL STREET AND CHRYSTAL LANE)		233	638,102.00

C Chloride Street Connector		SA: 1,751 m ² Cost/m ² : 212	
C6 Train Station		Rates Current At January 2021	
Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	10	18,320.50
EA	Earthworks	4	6,895.00
PV	Pavements	39	67,964.00
LA	Landscaping	57	99,151.00
FE	Furniture and Equipment	9	15,000.00
SL	Signage and Linemarking	2	3,500.00
SW	Stormwater	9	15,000.00
SV	Services	3	5,000.00
PA	Public Art		Excl.
LL	Locality Loading	20	35,000.00
PR	Contractors Preliminaries	31	55,000.00
OC	Project On-Costs	29	50,000.00
TRAIN STATION		212	370,830.50

D3 Argent Street: Oxide Street - Barrier Highway		SA: 6,470 m ² Cost/m ² : 277	
Rates Current At January 2021			
Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	6	39,315.50
EA	Earthworks	3	21,840.00
PV	Pavements	35	228,097.50
LA	Landscaping	29	186,032.00
FE	Furniture and Equipment	2	15,000.00
SL	Signage and Linemarking	2	10,000.00
SW	Stormwater	8	50,000.00
SV	Services	92	595,300.00
PA	Public Art		Excl.
LL	Locality Loading	27	175,000.00
PR	Contractors Preliminaries	35	225,000.00
OC	Project On-Costs	39	250,000.00
ARGENT STREET: OXIDE STREET - BARRIER HIGHWAY		277	1,795,585.00

D3 Argent Street: Oxide Street - Barrier Highway		SA: 6,470 m ² Cost/m ² : 277	
Rates Current At January 2021			
Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	6	39,315.50
EA	Earthworks	3	21,840.00
PV	Pavements	35	228,097.50
LA	Landscaping	29	186,032.00
FE	Furniture and Equipment	2	15,000.00
SL	Signage and Linemarking	2	10,000.00
SW	Stormwater	8	50,000.00
SV	Services	92	595,300.00
PA	Public Art		Excl.
LL	Locality Loading	27	175,000.00
PR	Contractors Preliminaries	35	225,000.00
OC	Project On-Costs	39	250,000.00
ARGENT STREET: OXIDE STREET - BARRIER HIGHWAY		277	1,795,585.00

Priority Area 3

D2 Argent Street: Bromide Street - Sulphide Street

SA 1,020.111 COSMOS 201
Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance	8		58,186.50
EA	Earthworks	7		53,361.00
PV	Pavements	46		348,307.50
LA	Landscaping	21		161,964.00
FE	Furniture and Equipment	2		15,000.00
SL	Signage and Linemarking	1		7,000.00
SW	Stormwater	7		50,000.00
SV	Services	91		695,600.00
PA	Public Art			Excl.
LL	Locality Loading	28		210,000.00
PR	Contractors Preliminaries	35		265,000.00
OC	Project On-Costs	39		300,000.00
ARGENT STREET: BROMIDE STREET - SULPHIDE STREET				284 2,164,419.00

E Patton Street Reserve

SA 1,410.111 COSMOS 201
Rates Current At January 2021

Ref	Description	%	SA \$/m ²	Total Cost \$
DE	Demolition and Site Clearance	12		14,996.00
EA	Earthworks	8		10,052.00
PV	Pavements	60		76,791.00
LA	Landscaping	43		54,571.50
FE	Furniture and Equipment	16		20,000.00
SL	Signage and Linemarking	3		4,000.00
SW	Stormwater	16		20,000.00
SV	Services	4		5,000.00
PA	Public Art			Excl.
LL	Locality Loading	27		35,000.00
PR	Contractors Preliminaries	39		50,000.00
OC	Project On-Costs	39		50,000.00
PATTON STREET RESERVE				287 340,410.50

Priority Area 4

D1 Street Upgrades to Balance of Town Centre				31.12.2018	31.12.2021
				Rates Current At	January 2021
Ref	Description	%	SA	Total Cost	
			\$/m ²	\$	
DE	Demolition and Site Clearance		5	210,077.00	
EA	Earthworks		3	135,800.00	
PV	Pavements		25	1,140,456.00	
LA	Landscaping		23	1,056,330.00	
FE	Furniture and Equipment		1	20,000.00	
SL	Signage and Linemarking		1	48,000.00	
SW	Stormwater		3	150,000.00	
SV	Services		1	27,500.00	
PA	Public Art			Excl.	
LL	Locality Loading		9	420,000.00	
PR	Contractors Preliminaries		12	535,000.00	
OC	Project On-Costs		13	600,000.00	
STREET UPGRADES TO BALANCE OF TOWN CENTRE			97	4,343,163.00	

D1 Street Upgrades to Balance of Town Centre				31.12.2018	31.12.2021
				Rates Current At	January 2021
Ref	Description	%	SA	Total Cost	
			\$/m ²	\$	
MARGINS & ADJUSTMENTS					
	Professional Fees and Charges				Excl.
	Escalation Beyond Mid 2021				Excl.
	Goods and Services Tax				Excl.
ESTIMATED TOTAL COST				157	24,032,681.50

5.0 Next Steps

Following the approval of the masterplan, the following items should be considered to progress implementation of the design

- Detailed Site Feature Survey key priority area including mapping of underground services
- Detailed concept design phase including
 - Landscape Architecture and Urban Design
 - Civil Engineering
 - Traffic Engineering
 - Service Engineering
 - Electrical Engineering
 - Lighting Design
 - Interpretation Design
 - Wayfinding
 - Cost Planning

6.0 APPENDIX

6.1 Masterplan Context

Regional Context



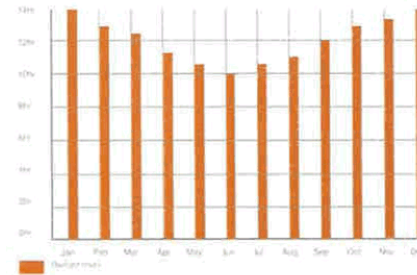
- Cootamundra West - Crystal Brook Freight Train
- Indian Pacific Passenger Train
(Arrive in Broken Hill at 7.30pm and stopping for 2-3 hours, services run 1-2 times a week)
- Highway
A32

Climate Conditions

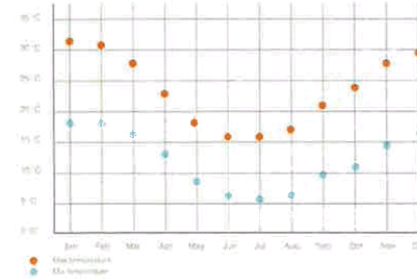
Broken Hill lies on 317m above sea level, and is influenced by the local steppe climate. The average temperature in Broken Hill is 17.3 °C. The rainfall here is around 276 mm per year. Broken Hill does not experience significant seasonal variation in the frequency of wet days.

The best time of year to visit Broken Hill for general outdoor tourist activities is from March to November.

Average Daylight



Average Temperature

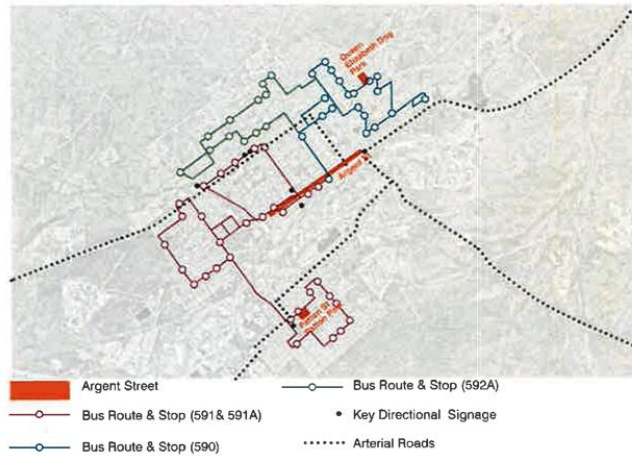


Average Precipitation



CBD Context

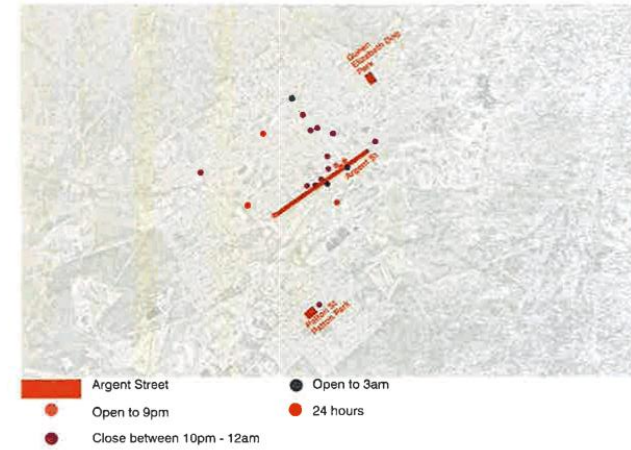
Movement



Urban Precincts



Activation (Night)



Carparking





- Retail
- Food
- Accommodation
- Pub/club
- Green Space
- Hair/beauty
- Professional services
- Legal/education
- Art Gallery
- Empty



The Queen Visited Broken Hill in 1954



Block 10 Mine



Tram Turning Into Argent Street



Post Office



Broken Hill
The Mining City



Argent Street 1912



Broken Hill Town Hall
Prior Demolition in 1972



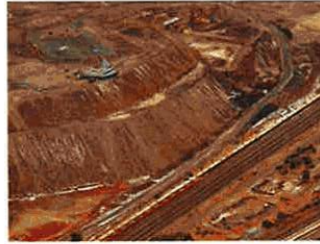
The Palace Hotel 1925



Technical College and Museum



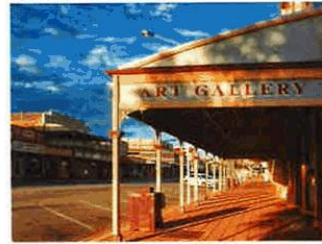
Line of Lode Lookout



Broken Hill
Australia's First National Listed City



Broken Hill Sculpture Park



Broken Hill Art Gallery



Day Dream Mine



Albert Kersten Mining and Minerals Museum



The Palace Hotel



Argent Street Today

Current Wayfinding / Signage Approach

For Heritage Buildings



Broken Hill War Memorial



Broken Hill War Memorial



Oldest Mosque in NSW



St Anne's Nursing Home

For Tourists



Gateway Signage



Welcome Signage



Welcome Signage



Outback Resort Signage

For General Wayfinding



Carparking Signage



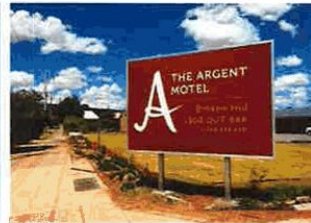
Tourist Park



Street Signage



Street Signage



Hotel Signage



Street and Sighting Signage

Current Events

Major Annual Biannual Events



- Broken Hill Australian Day (Civic Centre)



- Broken Hill Parkrun (Broken Hill Racecourse)



- Broken Hill Community Market (until Nov)
Broken Hill Community Markets are held on the second Saturday of the month, March to November (Centre for Community, 200 Beryl St)
- St Pat's Race Day (Broken Hill Racecourse)
- Perfect Light Film Festival (Sturt Park)



- ANZAC day (Argent St / War Memorial)



- Agfair - Around 300 exhibitors. Participants display/sell a full range of goods and equipment for town and country from all parts of Australia (Broken Hill Racecourse)
- Files Family/Hazel Dell Centenary Reunion (Various Location)



- NAIDOC Family Fun Day (Sturt Park)
- NAIDOC Flag Raising (Civic Centre Plaza)



- Mundi Mundi Bash



- Broken Heel Festival (Town Square / Argent St)
A three day festival which celebrates the theatrical anniversary of "Priscilla Queen of the Desert".
- Pro Hart Outback Art Prize (until Nov) (Regional Art Gallery)
- Clay in Lockdown (366 Argent St)
Exhibition presented by the Broken Hill Potters Society



- Silver City Cup Races (Broken Hill Racecourse)
- Outback Challenge - The Outback Challenge is a seven day event catering to the best off-road vehicles, men and women from around the world.

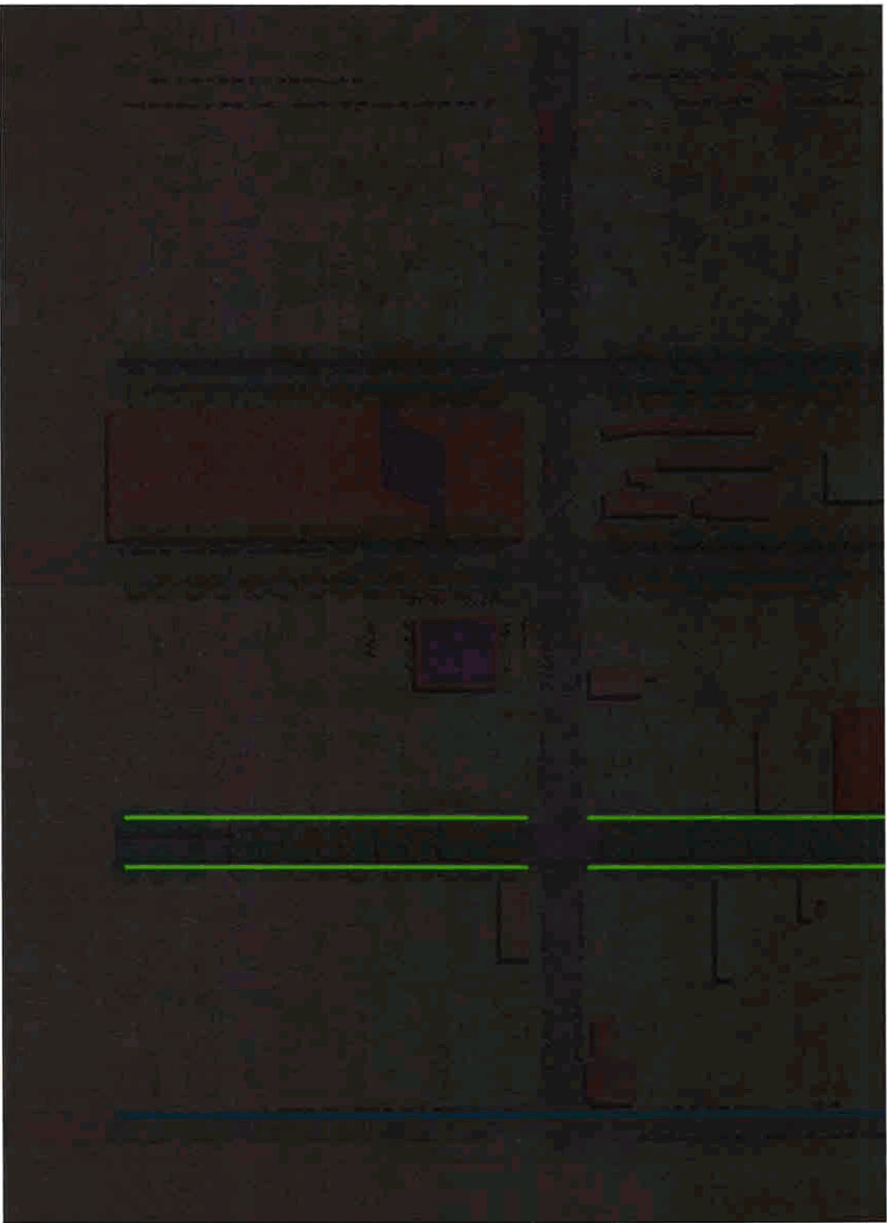


- Far West NSW Excellence in Business Awards
- Gala Night (Whitehouse Convention Centre)
- Garage Sale Trail (Various Location)



- Christmas Pageant (Oxide St / Argent St / Sulphide St & Sturt Park)
- Christmas Pageant After Party (Sturt Park)
- Broken Hill Twilight Market (Sturt Park)
- New Years Eve Celebration (Sturt Park)

Annual Event



Night - Lighting Strategy

Extracted from 'Broken Hill Living Museum Report'.

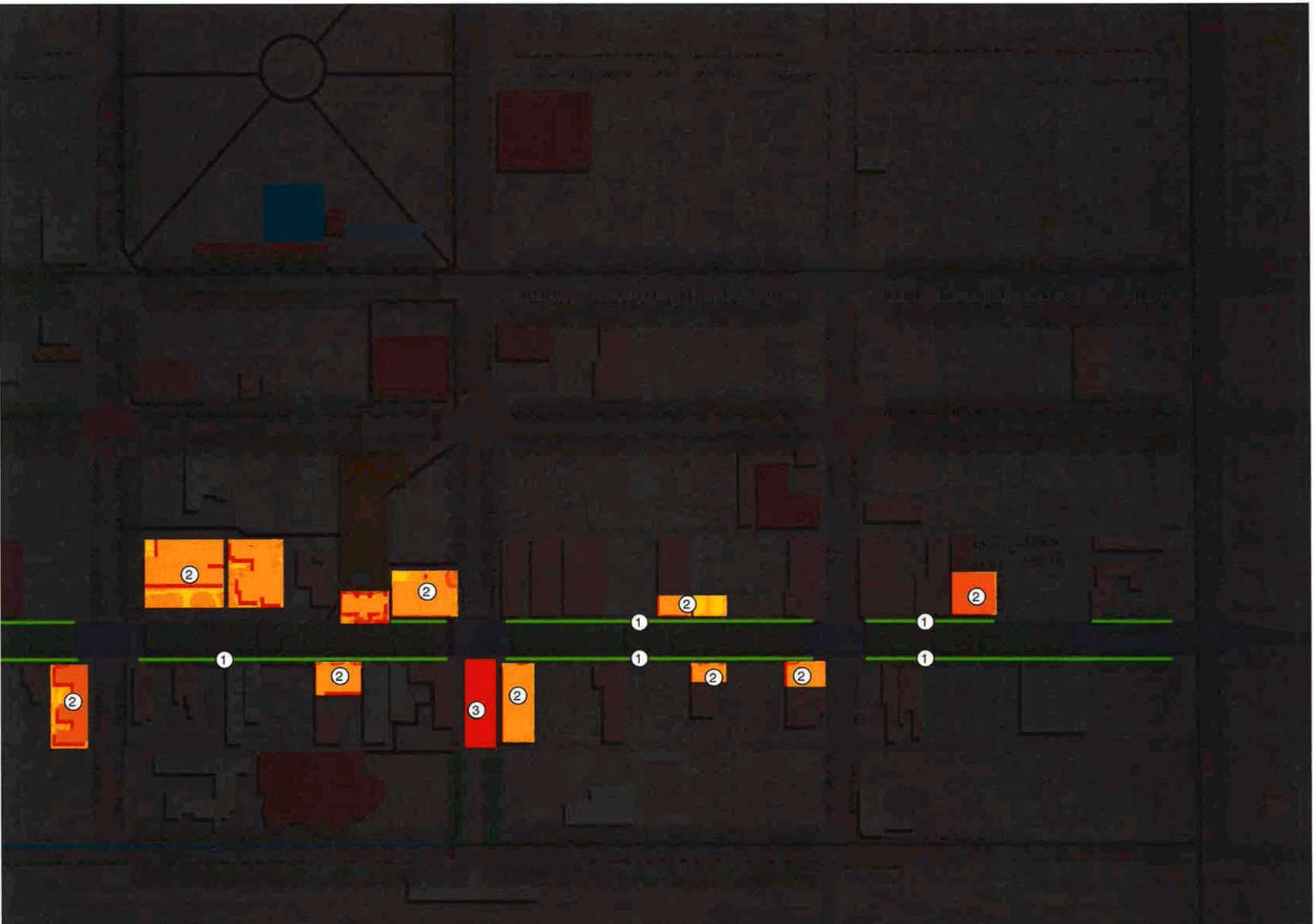
Proposed Actions

- ① Verandah Lighting Zone
- ② Facade Lighting Opportunities
- ③ Town Square - Water and Landscape Feature Lighting Opportunities

Other Actions

- Activation - Shopfront Displays
- Precinct Lighting Guidelines
 - Shopfront displays to be lit at night
 - Recommendations for lighting strategies and lux levels for consistency
- Encourage owners/tenants to create attractive displays that sell their product
- Partnerships with local artists / schools
- Opportunities for engagement with festivals and seasonal events

- Activation - Verandahs + Facades
 - Verandah and facade lighting will increase street activation and create a safe and comfortable environment and increase foot traffic
 - Verandah and facade lighting will create desirable dining ambience
 - Verandah lighting provides opportunities for temporary / pop up street vendors (ice cream stands, hotdog stands etc)
 - Verandah and facade lighting defines the central axis of the City
 - "If you light it.. they will come"



6.2 Consultation Summary

Overview

TCL has been engaged to provide several public consultation sessions to develop the masterplan for the CBD. These sessions are an opportunity for the design team and Broken Hill Council to engage with the community and stakeholder groups and provide feedback on the future of the Broken Hill CBD masterplan.

At the initial consultation session, the focus was on distilling the previous recommendations from earlier reports and presenting them back to the community in a consolidated action plan. This process allowed the community to understand the wealth of information previously recommended and also focus the conversation on the current community values and priorities that they wished to move forward in the masterplan.

The community and stakeholder groups were asked to rank the actions from the list recommended, these were tallied up and produced a top 10 priorities list, with the top action to "provide street tree planting in the public domain to strengthen the connections and cool the streets".

As part of this exercise, TCL was able to present six (6) initial key design principles that came out of the site analysis, reviewing the consolidated action plans of the project design aspirations. These were presented to the community and stakeholder groups who were again asked to rank the importance from their personal/professional experience. The outcome revealed a strong desire to "stimulate the retail precinct" as a priority outcome.

Methodology

Both sessions in Broken Hill followed a similar setup. Our overview of the methodology is summarised below:

- Council publically advised the stakeholder sessions times and open community day.
- Stakeholder Groups
 - A short presentation by TCL was given to stakeholder groups.
 - Round table discussions with large print outs on the tables, sticky notes and questions and answer sheets were provided at each table with a consultant leading the conversation for each group.
- Community Open Day
 - Large print outs on display
 - Drop-in session with a consultant / council staff assisting the discussion material.
 - Opportunity to provide written feedback forms / & sticky notes available
 - Material made publically available via council website and social media.
 - Extended period of time given for an opportunity of further comments, provided directly to council.

Summary of Results

In total, we had a significant increase in attendees at the second round of public consultation session.

- Consultation session 01 (23.10.20) approx 20 comments.
- Consultation session 02 (23.02.21) with comments closed to the public 19.03.21 - approx 120 comments.

Consultation Session 01 (23.10.20)**Top 10 Priorities From The Consolidated Action Plan**

- Street Tree Planting in the public domain to strengthen connections and cool streets (Landscape & The Natural Environment).
- Feature planting & shade trees to Town Square (Wilga or Hill's Fig) and Sturt Park (Landscape & The Natural Environment).
- Widen footpaths at intersections - Improve the width and gradient of tram ramps & Provide bike racks (Public Realm & The Built Form).
- Arrival signage/artwork to signal arrival at rail station & both ends of Argent Street (Public Art, Wayfinding & Lighting).
- Create gateway planting (with potential built form) at Town Centre (Landscape & The Natural Environment).
- New street tree planting on Argent Street to frame civic buildings and provide shade to the footpath where verandahs are not possible (Landscape & The Natural Environment).
- Improve amenity for pedestrians – shade/shelter, safety, comfort. (Public Realm & The Built Form).
- Encourage outdoor dining + extended trading hours. (Activation)
- Activate empty shops and car parks - temporary art and interpretive pop-ups to be lit at night (Activation).
- Develop a curate a public art programme to create interest along Argent Street and laneways (Public Art, Wayfinding & Lighting)

Other initiatives not currently shown in the consolidated actions plan that the community wish to include

- Changes to traffic and roadways.
- Removal of Town Square Mall.
- Open Chloride St from Station to Park.
- Develop a theme and build on that.
- Provide walls for images to be displayed.
- Toilet blocks in Argent St at the Art Gallery end.
- Playground area for smaller children to be entertained so parents will stay and attend a coffee store.
- Crystal Lane 'Art Walk'.
- Façade verandah renewal.
- Beautification Crystal St to give a better picture of Argent St, possibly to traffic/ tourists/ visitors.
- Shaded parking (trees or structure) on Beryl Street.
- Pull up footpath and level.
- Look at making Argent St shops go through to Blende St and take out laneway.
- Authentic heritage streetscapes.
- No more signage (sign pollution).
- Lighting which enhances the 'Dark Skies' initiative.
- Project images of heritage buildings onto newer incongruent buildings.
- Remove new council bins in Argent Street, replace them with more appropriate 'heritage' bins.
- Chloride St – Argent St – Blende St could be a pedestrian plaza.
- Negotiate a shared multi-storey carpark with Muso's club.

**Key moves ranking
(1 being the most important)**

1. Stimulate the retail precinct.
2. Emphasise City Heritage.
3. Enable a diversity of CBD events & activation spaces.
4. Creation of generous promenades.
5. Strengthen the city cultural precinct.
6. Provide comfortable access to car parking & city destinations.

What would you like to see on Argent Street?

- A vibrant street with businesses open, and opening hours to suit locals and visitors.
- Focus a theme, builds on a theme and focus on that. Various themes that has built the town over 130 years.
- I'd like to see heritage style poles along the medium strips that have the capability to hand banners for special events, eg. St Pats, ANZAC Day, Easters, Christmas Broken Hill Festival etc. I'd like to have the ability to play music for special events also.
- More retail shops!!!
- Shading, seating, lighting, Planting whilst maintaining carparks for shoppers/ service workers.
- Nightlife opportunities for dining and extended trading hours in line with community events in the Town Square and cultural precinct.
- Improve wifi access on Main Street.
- Wider footpath ramps to accommodate new mobile scooters.

**Comments from local Indigenous community engagement
(Maureen and Glen O'Donnell from the Wiliyakali nation)**

- Would like to see more shade, more trees, better accessibility to footpaths for mobility-impaired elders to use the CBD, more seating and better water use to counter flooding.

Comments from further 18 businesses

- The public toilets need updating.
- The traffic changes to lanes (no stopping) mean that keg deliveries have to be made utilising the Art Gallery car park.
- Deliveries are impossible for businesses in the CBD. Need parking reform.
- Why don't we just use the town square more.
- How can we better communicate events or activation in the town square to the rest of the CBD? It's dead space at the moment.

Consultation Session 02 (23.02.21)**Community Consultation Open Day**

The summary of feedback provide has been categorised based on the key headings derived in the first round of consultation / Summary of Recommended Actions.

Activation

- Free water play areas for kids. (x2)
- More offerings for kids of different age groups, like in Town Square. (x4)
- If redeveloping the skate park. Have a skate shop where you can hire or buy equipment, and instructors, currently unavailable in town. (x2)
- BH Oasis – indoor gardens, planting, kids area, café, exhibition spaces, suggest Pellew and Moore Building.
- Covid memorial flag on Telstra tower.
- Make rent/premises attractive to lure new business – more clothing store, Greek and more restaurants.

Public Art, Wayfinding and Lighting

- A focus on night activity – like the lighting just completed.
- Incorporate outdoor art, honouring/recognising the unique street names. Eg, minerals in the pavement.
- Display some information on current mining operations on display for the public to read would be helpful and should be an obligation supported by the local mining companies.
- Street lighting needs to be adjustable to allow for nighttime events/ ambience.
- Love the lights in the trees in the Town Square
- Screen / 'sign' possibly put outside the tourist centre, as that's where tourist park.
- More lighting in Argent Street.

Public Realm and the Built Form

- Like the Cultural Precinct, to link the new Library and Argent Street.
- Furniture – placement is crucial.
- Support outdoor dining (x3)
- Are there requirements for it to be on the outside edge of footpaths? this space isn't shaded by our buildings? Ie. Can seating be against the building and push the footpath out?
- Changes to intersection, Sulphide and Argent Street, consider annual use of road closure for Broken Heel Festival with regards to bollards, footpath ramps etc.
- Agree with the idea to get rid of the barriers and stage to Town Square.
- Council to check the location of stormwater pipes down Argent Street.
- Like the idea of extending out from the courthouse.
- Walkability - quality footpath and crossovers, to allow for wheelchairs, mobility scooter, also prams to encourage young families (x5)
- Promote walking – perhaps distance in minutes as it's not very far or won't take that long!
- Love the idea for wider footpaths.
- Skate park to be accessible to all capabilities
- Youth precinct, great idea! More playgrounds to appeal to young families.
- More public seats and tables in Town Square.
- Introduce an open space between the Post Office and the Royal Exchange building (old proposal re-tabled).

Landscape and the Natural Environment

- A balance between greenery and outback charm (x2)
- Love it! but make it durable and lasting quality!
- Would like to see more greening.
- Support Greening the city - More trees & shrubs. (x12)
- Ongoing maintenance – who provides funds??
- Maintenance of trees, ie foliage who cleans this up to ensure no slipping. (x2)
- Planting has to have longevity.
- In selecting appropriate tree species, I believe that the streetscape choice should reflect the unique outback character of Broken Hill by utilizing indigenous species that will showcase the natural heritage of this region and provide a memorable attraction for visitors. Too often in street landscaping, exotic species are utilized that creates a generic urban environment and lack any contribution to a sense of "place". Moreover, in our arid environment, they rarely perform well and require substantially more watering. This will only be exacerbated with greater temperatures and aridity due to climate change. The higher death rate of such trees only leads to additional Council costs in tree replacement.
- By selecting appropriate indigenous species, it reflects pride in our local landscape, the trees are hardier and require less water as well as providing greater habitat opportunity. There are a number of long-lived, aesthetically pleasing species of appropriate height that would perform well in the CBD.
 - concern around roots.
 - Smallish trees on edge of footpaths (shade for cars and shops)
 - Grape vines around the poles offer shade and visual appeal, esp. around cafes, outdoor seating.
 - Love the idea for more trees, can these be natives? Fee the bees! (x2)
 - And ensure factor in the cost of watering is taken into account (x2)
 - Shady spots to sit.
 - Trees in front of Jubilee Oval? Are they too high for Argent Street? Don't need to be too big
 - 2 or 3 large display rocks of zinc ore/minerals, celebrating the 'rich underground forest' & Hard Rock Mining Town. (x2)
 - Banner poles on the median strip (x2)
 - Like getting rid of median strips. (x2)
 - Why do we need poles with banners?

Heritage

- Address the fading murals. (x2)
- Heritage lighting.
- Reintroduce the 'paint' restoration funding for CBD. (x2)
- Focus on the buildings - it doesn't matter how many trees or banner you have!
- Focus on heritage aspects for tourists.
- QR Codes on historical markers, mobile phone walking guide.
- Reintroduce "heritage verandah Restoration funding. This should be concentrated on CBD areas. Business's and owners of buildings need to be encouraged to apply, grants reasonable to apply for & ample \$\$ for heritage upkeep and upgrades.
- We are after ALL heritage listed in the city – and I am very disappointed at the LACK of action and promotion.
- Buildings to Argent Street to have massive upgrade first ie Pirie Building – verandahs, Carrington chambers, to enhance and show the Heritage Buildings. (x2)
- Love the emphasis on increasing the heritage look and feel. Broken Hill has some beautiful old buildings which will attract tourists and create a great environment for locals!

Public Transport, Carparking and accessibility

- Council purchase empty buildings eg. Retro-vision for carpark. And open old laneways.
- More public/private partnerships to develop/upgrade areas ie. Art Gallery space.
- Make the CBD cultural areas more cycling-friendly with bike lanes and racks (x3), note hospital staff regularly ride now.
- Move the bus stops to the town square and post office in Argent Street.
- Better placement of the bus stops instead of in front of Palace Hotel, further down in front of the carpark across the road from Spicers Office Choice. Currently, this bus stop is blocking the application for outdoor dining at the Palace Hotel which is a 7-day trading venue.
- Fewer bus stops and more parking!
- Have one central bus stop at PO.
- Impact on parking reg's along Sulphide Street, will this impact current no limit parking for accommodation guest @ Palace Hotel?
- More open.
- Include midpoint ramps to street blocks to accessible car parks.
- Thorough fairs through to enhance 'older' access points/walkways and open up access to & from Argent Street.
- Parking – BHCC purchase a vacant 'Retrvision' building for car parks.
- Parking – more disability parks.
- Business owners should be fined for parking in the CBD.
- More parking supervision.
- Like the intersections and shorter crossings.
- Why 60° in lieu of 45°?

Other

- Forget 'The Hub'. I believe the dollars could be spent more wisely. The area is smaller and more appropriate. Where are the stats against the dollars? (x2)
- How are the \$5m funds going to used???? (x2)

Key Stakeholder Feedback

- Agree there needs to be a centralised information sign in Argent Street.
- Group consensus to no faux heritage.
- Repaint murals before they are lost (x2)
- Ensure water feature is safe for kids on the road.
- Centralise trees in the existing median strip.
- RV's and caravans need to have parking.
- More parking supervision – fine workers.
- Recommendations to have a centralised business group.
- Fantastic masterplan and we are very supportive.
- Priority is for trees.
- Where does the \$5m go?
- Need to look at extending business hours.
- Investing in buildings ie. Mouldings etc. can there be funding for this?
- The median strip should remain if possible.
- The smart poles should be ideally placed within the median strip and have changing banners and the option to play music. Music will add to a better atmosphere in the area.
- WIFI enabled poles may address the poor signal within business premises.
- The pavers on the median strips and footpaths require maintenance.
- A staff parking area is required to encourage staff to park outside of the CBD. The parking area in Beryl street (between Oxide and Iodide) is continually well received if it was shaded and the route through to the retail precinct of Argent Street was also comfortable.
- Crystal lane and similarly Argent lane require free flow to traffic, allowing large delivery vehicles to deliver to business in a timely manner.
- The public toilets need upgrading and more toilets are required at the Art Gallery end of Argent Street.
- Some consideration of how furniture should be placed must be undertaken with business owners. For some, seating outside of their business stops shoppers.
- To gain more car parks there should be one bus stop on either side of Argent Street only. The post office bus stop should remain and a bus stop created in front of the Town Square. This would create additional parks without having to impact on the median strip.

Councillors Feedback

- Encourage the 'paint' and verandah scheme
- trees are important for cooling,
- consider taking advantage of the median strip &/or outside of verandah areas.
- centralised banners
- carparking is important – unsure about removal to Cultural Precinct.
- bus stops – requires more investigation with patronage and best locations, suggest we all go for a ride!
- Examples of good outcome, Peterborough, Dubbo
- Suggest using raised zebra crossings.

Local Traffic Committee Feedback

- Consideration for the various loading zone at the Street and lanes as business is growing and their requirement is higher (for e.g. Argent lane, Crystal lane)
- Ensure a balanced facility of parking service to the number of business.
- Might discuss on more effective, efficient and safe parking spots considering the available space (May be setting updated time restrictions, priority for disabled, aged persons, encourage shop owners not to use the parking for themselves)
- Traffic/pedestrian information/awareness sessions to safe and efficient use of road and footpaths.
- Can we consider some reduction on speed limit on the Argent Street, or some interim reduction in design speed for initial few months to make road users familiar with the change.
- Can we think of new traffic lights with left turn any time with care, priority for vehicles leaving Argent street or even some speed camera at the major intersection and school areas.
- 90-degree parking should be avoided unless specific situations dictate.
- Some carriageways have parking restricted to one side only. Care should be given as to the attractors that encourage unnecessary pedestrian movements (crossing the roadway).
- A change of CL will have impacts at intersection treatments such as existing roundabouts, existing pavement, drainage and tracking of vehicles.
- Removing centre island from Argent Street
 - A lot of people use this as a refuge. People do not go to the ends of the street to cross at the crossings. Again, an increase for potential pedestrian hit accidents
- Seating/picnic tables the intersection of Argent and Chloride Streets
 - Pointless – no cafes or restaurants here. No-one is going to buy food elsewhere to sit there.
 - The only people who will sit there will be undesirables.
 - There will be no-one to watch over the seating (like when cafes put it out the front, staff watch it and it is reserved for patrons only). Police cannot be there all the time and it will become untidy/rubbished easily.
- Bus stops outside the Demo and Palace
 - Not a desirable location to have a local bus stop and particularly for those getting on the Menindee and Wilcannia buses. I'd suggest these businesses will not want people hanging out in front of their establishments either
- Historic Zone to be used for festivals - In the presentation they gave the example of the Broken Heel putting up a pop-up stage/show/display on the lawn of the courthouse.
 - This is an alcohol-free zone.
 - Court House will not want this attention around their building.
 - Broken Heel is a private event and patrons pay to attend; doubtful the Palace are going to put on free events there when others are paying to go into their event.
 - Police will not support a 'pop-up alcohol' event in this area.

6.3 Detailed Cost Estimate

MASTER PLAN COST ESTIMATE | REVISION 1

PRIORITY 1 SUMMARY

Ref	Location	SA: Site Area		Total Cost
		Rates Current	At January 2021	
		SA m ²	SA \$/m ²	\$
P1 PRIORITY 1				
A Cultural Precinct				
A1	Argent Street	8,061	595	4,794,303.22
A2	Argent and Sulphide Street Intersection	2,068	534	1,104,014.34
A3	Argent and Chloride Street Intersection	1,732	653	1,130,912.44
	Cultural Precinct	11,861	593	7,029,230.00
B Retail Precinct				
B1	Argent Street	5,794	325	1,880,610.63
B2	Argent and Oxide Street Intersection	2,179	610	1,329,008.37
	Retail Precinct	7,973	403	3,209,619.00
F Wayfinding				
F1	Central Business District			349,500.00
F2	Patton Street Reserve			92,500.00
	Wayfinding			442,000.00
	PRIORITY 1	19,834	539	10,680,849.00
	ESTIMATED NET COST	19,834	539	10,680,849.00
MARGINS & ADJUSTMENTS				
	Professional Fees and Charges			Excl.
	Escalation Beyond Mid 2021			Excl.
	Goods and Services Tax			Excl.
	ESTIMATED TOTAL COST	19,834	539	10,680,849.00

PRIORITY 1 - CULTURAL PRECINCT - ARGENT STREET SUMMARY

Ref	Description	Rates Current At January 2021	
		%	Total Cost
			\$
DE	Demolition and Site Clearance	2.2%	103,366.50
EA	Earthworks	2.2%	107,471.00
PV	Pavements	11.8%	564,518.50
LA	Landscaping	7.5%	358,247.00
FE	Furniture and Equipment	5.8%	279,400.00
SL	Signage and Linemarking	0.1%	7,000.00
SS	Structures and Shelters	16.7%	800,000.00
SW	Stormwater	3.1%	150,000.00
SV	Services	14.9%	714,400.00
PA	Public Art	0.3%	15,000.00
LL	Locality Loading	9.7%	467,205.90
PR	Contractors Preliminaries	12.1%	579,744.54
OC	Project On-Costs	13.5%	647,949.78
	ESTIMATED NET COST	100.0%	4,794,303.22
MARGINS & ADJUSTMENTS			
	Professional Fees and Charges		Excl.
	Escalation Beyond Mid 2021		Excl.
	Goods and Services Tax		Excl.
	ESTIMATED TOTAL COST		4,794,303.22

ITEMS

P1 PRIORITY 1
A Cultural Precinct
A1 Argent Street

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			1,500.00
28	Saw cut existing bitumen pavement ready for removal	m	414	18.00	7,452.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m ²	874	15.50	13,547.00
34	Take up existing road asphalt ready for new tree pit and dispose debris off site	m ²	241	22.50	5,422.50
29	Take up existing unit paving and dispose off site	m ²	1,199	17.00	20,383.00
3	Take up existing median unit paving and dispose off site	m ²	289	25.00	7,225.00
30	Take up existing concrete pavement to footpath and dispose off site	m ²	312	23.00	7,176.00
31	Take up existing garden bed / turf and dispose off site	m ²	1,071	9.00	9,639.00
1	Break up existing kerb and gutter and dispose debris off site	m	169	17.00	2,873.00
2	Break up existing median kerb and dispose off site	m	339	16.00	5,424.00
33	Break up existing low height retaining wall / edging to dispose off site	m	205	45.00	9,225.00
38	Allow to remove existing street furniture and return to Council	Item			3,000.00
39	Allow to cut down selected street trees including grubbing up roots - assumed minimal	Item			3,000.00
40	Allowance for sundry and unforeseen demolition	Item			7,500.00
41	No allowance for alterations or demolition of existing War Memorial	Note			Excl.
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
	DEMOLITION AND SITE CLEARANCE				103,366.50
EA EARTHWORKS					
43	Box out existing subgrade ready for new bitumen roadway including disposal of spoil off site	m ²	289	49.00	14,161.00
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m ²	2,666	35.00	93,310.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
	EARTHWORKS				107,471.00
PV PAVEMENTS					
FP New Footpath Pavers					
18	Proof roll and trim subgrade ready for new pavers	m ²	2,666	8.50	22,661.00
19	Supply and place base course to new pavers including trimming and compacting	m ²	2,666	21.50	57,319.00

ITEMS

P1 PRIORITY 1
A Cultural Precinct
A1 Argent Street (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
20	Supply and lay unit pavers on sand base (PC Sum \$60/m2 Supply)	m ²	2,666	117.00	311,922.00
127	Allowance for localised humouring of pavements to suit shop front entries	Item			5,000.00
56	Allow to match new pavers into existing	Item			1,500.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
	New Footpath Pavers				398,402.00
EF Existing Footpath Pavements					
62	Allow to make good existing pavements to remain including selected removal and replacement (allowed up to 10%)	m ²	88	205.00	18,040.00
	Existing Footpath Pavements				18,040.00
BR Bitumen Roadway					
57	Proof roll and trim subgrade ready for new bitumen roadway	m ²	289	10.50	3,034.50
58	Supply and place subbase to new bitumen roadway infills including trimming and compacting	m ²	289	25.00	7,225.00
59	Supply and place base course to new bitumen roadway infills including trimming and compacting	m ²	289	32.00	9,248.00
60	Supply and install bitumen wearing course to new infill	m ²	289	48.00	13,872.00
	Bitumen Roadway				33,379.50
EB Re-Sheet Existing Bitumen Roadway					
35	Profile existing bitumen wearing surface from existing roadway ready for re-sheeting	m ²	1,858	13.50	25,083.00
36	Minor adjustment to existing base course to suit new roadway width	m ²	1,858	5.00	9,290.00
37	Supply and place asphalt wearing course to suit new roadway width	m ²	1,858	35.50	65,959.00
	Re-Sheet Existing Bitumen Roadway				100,332.00
CW Concrete Works					
4	Concrete kerb and gutter	m	169	85.00	14,365.00
128	No allowance to make good or selective replacement of existing kerb and gutter to remain	Note			Excl.
	Concrete Works				14,365.00
	PAVEMENTS				564,518.50
LA LANDSCAPING					
GB Garden Beds					
6	Detailed excavation 300mm deep for new garden beds including disposal of excess spoil off site	m ²	604	25.00	15,100.00

6.3 Detailed Cost Estimate

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A1 Argent Street (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
7	Deep rip subgrade ready for new garden beds	m ²	604	5.50	3,322.00
8	Supply and place 300mm deep imported topsoil to garden beds	m ²	604	35.00	21,140.00
64	Supply and plant 140mm pot shrubs and groundcovers to new garden bed (assumed 3 per m2)	No	1,811	13.00	23,543.00
9	Supply and place 75mm thick mulch garden bed	m ²	604	11.00	6,644.00
75	Feature raised steel or similar edging to garden beds	m	432	110.00	47,520.00
Garden Beds					117,269.00
TF Turf					
11	Detailed excavation and preparation for new turf areas including disposal of excess spoil off site	m ²	882	18.00	15,876.00
12	Deep rip and cultivate subgrade ready for new turf	m ²	882	5.50	4,851.00
13	Supply and place 200mm deep imported topsoil to turf areas	m ²	882	25.00	22,050.00
14	Supply and place instant turf including dynamic lifter	m ²	882	14.00	12,348.00
74	Concrete of similar flush edging to new turf area	m	279	80.00	22,320.00
Turf					77,445.00
TB Tree Planting Bay					
68	Hydrovac or hand excavation for new in road tree planting bay including disposal of spoil off site	m ²	241	150.00	36,150.00
69	Deep rip and cultivate existing subgrade ready for new planting	m ²	241	6.00	1,446.00
70	Supply and place growing medium up to 900mm deep to new tree planting bay	m ²	241	95.00	22,895.00
71	Supply and plant 140mm pot native groundcover to new tree planting bay (assumed 3 plants per m2)	No	722	13.00	9,386.00
72	Concrete flush edge or similar to tree planting bay	m	245	65.00	15,925.00
129	No allowance for structural soils	Note			Excl.
Tree Planting Bay					85,802.00
TP Tree Planting					
23	Supply and plant 100L tree to tree planting bay including preparation works	No	21	450.00	9,450.00
65	Supply and plant 100L tree to garden bed including preparation works	No	2	400.00	800.00
Tree Planting					10,250.00
IR Irrigation					
105	Pop up sprinkler or similar irrigation system to new garden beds	m ²	604	20.00	12,080.00
106	Dripline or similar irrigation system to new turf areas	m ²	882	18.00	15,876.00

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A1 Argent Street (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
107	Irrigation system to new tree planting bays including associated sleeves and conduits	m ²	241	25.00	6,025.00
Irrigation					33,981.00
MC Miscellaneous					
78	Allowance for feature landscaping	Item			15,000.00
77	Allowance for selected pruning and protection of existing trees to remain	Item			2,500.00
76	Allowance for 52 week maintenance period	Item			16,000.00
Miscellaneous					33,500.00
LANDSCAPING					358,247.00
FE FURNITURE AND EQUIPMENT					
25	Supply and install steel framed timber bench seat with back rest	m	124	1,600.00	198,400.00
120	Allow to relocate existing bus stop out of Cultural Precinct (no allowance for new bus shelter)	No	2	3,000.00	6,000.00
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			25,000.00
83	Allowance for sundry bench seating including feature chaise lounge, high tables, single bench seating, etc	Item			50,000.00
84	No allowance for loose tables and chairs	Note			Excl.
FURNITURE AND EQUIPMENT					279,400.00
SL SIGNAGE AND LINEMARKING					
87	Allowance for new road line marking to suit adjusted Argent Street kerb alignment	Item			5,000.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			2,000.00
SIGNAGE AND LINEMARKING					7,000.00
SS STRUCTURES AND SHELTERS					
97	Water feature to 'Cultural Garden' including structure, filters, pumps, controls, etc	Item			800,000.00
96	No allowance for shade structures to 'Cultural Garden'	Note			Excl.
STRUCTURES AND SHELTERS					800,000.00
SW STORMWATER					
114	Allowance for alterations to existing Argent Street stormwater infrastructure to suit new kerb alignment	Item			150,000.00
STORMWATER					150,000.00

ITEMS

P1 PRIORITY 1
A Cultural Precinct
A1 Argent Street (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SV SERVICES					
EL Electrical					
79	Allow to underground existing overhead power line including removal of existing road lighting poles	m	363	800.00	290,400.00
24	Supply and install smart pole outreach road lighting including pedestrian light, banner mount, concrete footings and associated electrical connections	No	11	24,000.00	264,000.00
101	Allowance for facade lighting to selected locations along Argent Street	No	6	12,500.00	75,000.00
98	Extra over allowance for event power outlets to selected smart poles	Item			25,000.00
100	No allowance for Wi-Fi connectivity integrated into public realm - currently available	Note			Excl.
99	No allowance for CCTV or similar security system	Note			Excl.
	Electrical				654,400.00
CM Communications					
121	Allowance for audio facility to selected smart poles	Item			25,000.00
	Communications				25,000.00
WA Water					
123	Allowance for event water supply point including connection to existing infrastructure	Item			10,000.00
104	Allowance for connection of new irrigation system to existing infrastructure	Item			10,000.00
	Water				20,000.00
SW Sewer					
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
	Sewer				Excl.
BW Builders Work in Connection with Specialist Services					
130	Allowance for builders work in connection with services	Item			15,000.00
	Builders Work in Connection with Specialist Services				15,000.00
	SERVICES				714,400.00
PA PUBLIC ART					
132	Allowance to relocate existing sculpture (PC Sum)	Item			15,000.00
113	No allowance for new Public Art	Note			Excl.
	PUBLIC ART				15,000.00

ITEMS

P1 PRIORITY 1
A Cultural Precinct
A1 Argent Street (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
LL LOCALITY LOADING					
131	Allowance for locality loading for construction in Broken Hill	Item			467,205.90
	LOCALITY LOADING				467,205.90
PR CONTRACTORS PRELIMINARIES					
109	Contractors preliminaries and supervision	Item			323,974.90
126	Temporary works allowance	Item			71,615.50
110	Traffic and pedestrian management	Item			184,154.14
	CONTRACTORS PRELIMINARIES				579,744.54
OC PROJECT ON-COSTS					
111	Design Development Contingency	Item			323,974.89
112	Construction Contingency	Item			323,974.89
	PROJECT ON-COSTS				647,949.78
	ARGENT STREET				4,794,303.22

6.3 Detailed Cost Estimate

PRIORITY 1 - CULTURAL PRECINCT - ARGENT AND SULPHIDE STREET INTERSECTION SUMMARY

		Rates Current At January 2021	
Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	2.4%	26,559.00
EA	Earthworks	3.0%	33,418.00
PV	Pavements	26.0%	287,204.50
LA	Landscaping	4.3%	47,437.50
FE	Furniture and Equipment	14.8%	162,900.00
SL	Signage and Linemarking	0.4%	4,500.00
SW	Stormwater	4.5%	50,000.00
SV	Services	9.2%	101,700.00
PA	Public Art		Excl.
LL	Locality Loading	9.7%	107,586.44
PR	Contractors Preliminaries	12.1%	133,501.42
OC	Project On-Costs	13.5%	149,207.48
ESTIMATED NET COST		100.0%	1,104,014.34
MARGINS & ADJUSTMENTS			
	Professional Fees and Charges		Excl.
	Escalation Beyond Mid 2021		Excl.
	Goods and Services Tax		Excl.
ESTIMATED TOTAL COST			1,104,014.34

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A2 Argent and Sulphide Street Intersection

		Rates Current At January 2021			
Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			500.00
28	Saw cut existing bitumen pavement ready for removal	m	170	18.00	3,060.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m ²	650	15.50	10,075.00
29	Take up existing unit paving and dispose off site	m ²	196	17.00	3,332.00
3	Take up existing median unit paving and dispose off site	m ²	37	25.00	925.00
30	Take up existing concrete pavement to footpath and dispose off site	m ²	84	23.00	1,932.00
1	Break up existing kerb and gutter and dispose debris off site	m	111	17.00	1,887.00
2	Break up existing median kerb and dispose off site	m	53	16.00	848.00
38	Allow to remove existing street furniture and return to Council	Item			1,500.00
40	Allowance for sundry and unforeseen demolition	Item			2,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
DEMOLITION AND SITE CLEARANCE					26,559.00
EA EARTHWORKS					
43	Box cut existing subgrade ready for new bitumen roadway including disposal of spoil off site	m ²	37	49.00	1,813.00
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m ²	903	35.00	31,605.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
EARTHWORKS					33,418.00
PV PAVEMENTS					
FP New Footpath Pavers					
18	Proof roll and trim subgrade ready for new pavers	m ²	903	8.50	7,675.50
19	Supply and place base course to new pavers including trimming and compacting	m ²	903	21.50	19,414.50
20	Supply and lay unit pavers on sand base (PC Sum \$60/m2 Supply)	m ²	903	117.00	105,651.00
127	Allowance for localised humouring of pavements to suit shop front entries	Item			1,000.00
56	Allow to match new pavers into existing	Item			500.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
New Footpath Pavers					134,241.00

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A2 Argent and Sulphide Street Intersection (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
BR Bitumen Roadway					
57	Proof roll and trim subgrade ready for new bitumen roadway	m ²	37	10.50	388.50
58	Supply and place subbase to new bitumen roadway infills including trimming and compacting	m ²	37	25.00	925.00
59	Supply and place base course to new bitumen roadway infills including trimming and compacting	m ²	37	32.00	1,184.00
60	Supply and install bitumen wearing course to new infill	m ²	37	48.00	1,776.00
Bitumen Roadway					4,273.50
EB Re-Sheet Existing Bitumen Roadway					
35	Profile existing bitumen wearing surface from existing roadway ready for re-sheeting	m ²	1,160	13.50	15,660.00
36	Minor adjustment to existing base course to suit new roadway width	m ²	1,160	5.00	5,800.00
37	Supply and place asphalt wearing course to suit new roadway width	m ²	1,160	35.50	41,180.00
Re-Sheet Existing Bitumen Roadway					62,640.00
CW Concrete Works					
4	Concrete kerb and gutter	m	170	85.00	14,450.00
63	Concrete pram ramp including tactile indicators	No	8	1,450.00	11,600.00
Concrete Works					26,050.00
MC Miscellaneous					
122	Allowance for feature road pavements, line marking or similar to intersection pedestrian crossing locations (PC Sum)	No	4	15,000.00	60,000.00
Miscellaneous					60,000.00
PAVEMENTS					287,204.50
LA LANDSCAPING					
GB Garden Beds					
6	Detailed excavation 300mm deep for new garden beds including disposal of excess spoil off site	m ²	177	25.00	4,425.00
7	Deep rip subgrade ready for new garden beds	m ²	177	5.50	973.50
8	Supply and place 300mm deep imported topsoil to garden beds	m ²	177	35.00	6,195.00
64	Supply and plant 140mm pot shrubs and groundcovers to new garden bed (assumed 3 per m2)	No	529	13.00	6,877.00
9	Supply and place 75mm thick mulch garden bed	m ²	177	11.00	1,947.00
75	Feature raised steel or similar edging to garden beds	m	178	110.00	19,580.00
Garden Beds					39,997.50

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A2 Argent and Sulphide Street Intersection (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
TP Tree Planting					
23	Supply and plant 100L tree to tree planting bay including preparation works	No	2	450.00	900.00
Tree Planting					900.00
IR Irrigation					
105	Pop up sprinkler or similar irrigation system to new garden beds	m ²	177	20.00	3,540.00
Irrigation					3,540.00
MC Miscellaneous					
76	Allowance for 52 week maintenance period	Item			3,000.00
Miscellaneous					3,000.00
LANDSCAPING					47,437.50
FE FURNITURE AND EQUIPMENT					
27	Supply and install steel framed timber picnic setting or similar	No	14	6,250.00	87,500.00
26	Supply and install fixed umbrella or similar shade shelter to picnic setting	No	14	3,600.00	50,400.00
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			10,000.00
83	Allowance for sundry bench seating including feature chaise lounge, high tables, single bench seating, etc	Item			15,000.00
84	No allowance for loose tables and chairs	Note			Excl.
FURNITURE AND EQUIPMENT					162,900.00
SL SIGNAGE AND LINEMARKING					
86	Allowance for new road line marking to suit adjusted intersection	No	1	3,000.00	3,000.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			1,500.00
SIGNAGE AND LINEMARKING					4,500.00
SW STORMWATER					
114	Allowance for alterations to existing Argent Street stormwater infrastructure to suit new kerb alignment	Item			50,000.00
STORMWATER					50,000.00
SV SERVICES					
EL Electrical					
79	Allow to underground existing overhead power line including removal of existing road lighting poles	m	99	800.00	79,200.00
101	Allowance for facade lighting to selected locations along Argent Street	No	1	12,500.00	12,500.00
Electrical					91,700.00

6.3 Detailed Cost Estimate

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A2 Argent and Sulphide Street Intersection (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SW Sewer					
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
	Sewer				Excl.
BW Builders Work in Connection with Specialist Services					
130	Allowance for builders work in connection with services	Item		10,000.00	
	Builders Work in Connection with Specialist Services				10,000.00
	SERVICES				101,700.00
PA PUBLIC ART					
113	No allowance for new Public Art	Note			Excl.
	PUBLIC ART				Excl.
LL LOCALITY LOADING					
131	Allowance for locality loading for construction in Broken Hill	Item		107,586.44	
	LOCALITY LOADING				107,586.44
PR CONTRACTORS PRELIMINARIES					
109	Contractors preliminaries and supervision	Item		74,603.73	
126	Temporary works allowance	Item		16,491.35	
110	Traffic and pedestrian management	Item		42,406.34	
	CONTRACTORS PRELIMINARIES				133,501.42
OC PROJECT ON-COSTS					
111	Design Development Contingency	Item		74,603.74	
112	Construction Contingency	Item		74,603.74	
	PROJECT ON-COSTS				149,207.48
	ARGENT AND SULPHIDE STREET INTERSECTION				1,104,014.34

PRIORITY 1 - CULTURAL PRECINCT - ARGENT AND CHLORIDE STREET INTERSECTION SUMMARY

Rates Current At January 2021

Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	2.3%	25,529.00
EA	Earthworks	2.6%	29,547.00
PV	Pavements	16.7%	189,179.00
LA	Landscaping	4.0%	45,653.00
FE	Furniture and Equipment	16.1%	182,600.00
SL	Signage and Linemarking	0.4%	4,500.00
SW	Stormwater	4.4%	50,000.00
SV	Services	18.0%	204,100.00
PA	Public Art		Excl.
LL	Locality Loading	9.7%	110,207.66
PR	Contractors Preliminaries	12.1%	136,754.04
OC	Project On-Costs	13.5%	152,842.74
	ESTIMATED NET COST	100.0%	1,130,912.44
MARGINS & ADJUSTMENTS			
	Professional Fees and Charges		Excl.
	Escalation Beyond Mid 2021		Excl.
	Goods and Services Tax		Excl.
	ESTIMATED TOTAL COST		1,130,912.44

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A3 Argent and Chloride Street Intersection

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			500.00
28	Saw cut existing bitumen pavement ready for removal	m	146	18.00	2,628.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m ²	614	15.50	9,517.00
29	Take up existing unit paving and dispose off site	m ²	285	17.00	4,845.00
3	Take up existing median unit paving and dispose off site	m ²	28	25.00	700.00
30	Take up existing concrete pavement to footpath and dispose off site	m ²	32	23.00	736.00
1	Break up existing kerb and gutter and dispose debris off site	m	107	17.00	1,819.00
2	Break up existing median kerb and dispose off site	m	49	16.00	784.00
38	Allow to remove existing street furniture and return to Council	Item			1,500.00
40	Allowance for sundry and unforeseen demolition	Item			2,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
	DEMOLITION AND SITE CLEARANCE				25,529.00
EA EARTHWORKS					
43	Box out existing subgrade ready for new bitumen roadway including disposal of spoil off site	m ²	28	49.00	1,372.00
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m ²	805	35.00	28,175.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
	EARTHWORKS				29,547.00
PV PAVEMENTS					
FP New Footpath Pavers					
18	Proof roll and trim subgrade ready for new pavers	m ²	805	8.50	6,842.50
19	Supply and place base course to new pavers including trimming and compacting	m ²	805	21.50	17,307.50
20	Supply and lay unit pavers on sand base (PC Sum \$60/m2 Supply)	m ²	805	117.00	94,185.00
127	Allowance for localised humouring of pavements to suit shop front entries	Item			1,000.00
56	Allow to match new pavers into existing	Item			500.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
	New Footpath Pavers				119,835.00
BR Bitumen Roadway					
57	Proof roll and trim subgrade ready for new bitumen roadway	m ²	28	10.50	294.00

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A3 Argent and Chloride Street Intersection (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
58	Supply and place subbase to new bitumen roadway infills including trimming and compacting	m ²	28	25.00	700.00
59	Supply and place base course to new bitumen roadway infills including trimming and compacting	m ²	28	32.00	896.00
60	Supply and install bitumen wearing course to new infill	m ²	28	48.00	1,344.00
	Bitumen Roadway				3,234.00
CW Concrete Works					
4	Concrete kerb and gutter	m	146	85.00	12,410.00
63	Concrete pram ramp including tactile indicators	No	6	1,450.00	8,700.00
	Concrete Works				21,110.00
MC Miscellaneous					
122	Allowance for feature road pavements, line marking or similar to intersection pedestrian crossing locations (PC Sum)	No	3	15,000.00	45,000.00
	Miscellaneous				45,000.00
	PAVEMENTS				189,179.00
LA LANDSCAPING					
GB Garden Beds					
6	Detailed excavation 300mm deep for new garden beds including disposal of excess spoil off site	m ²	172	25.00	4,300.00
7	Deep rip subgrade ready for new garden beds	m ²	172	5.50	946.00
8	Supply and place 300mm deep imported topsoil to garden beds	m ²	172	35.00	6,020.00
64	Supply and plant 140mm pot shrubs and groundcovers to new garden bed (assumed 3 per m2)	No	515	13.00	6,695.00
9	Supply and place 75mm thick mulch garden bed	m ²	172	11.00	1,892.00
75	Feature raised steel or similar edging to garden beds	m	176	110.00	19,360.00
	Garden Beds				39,213.00
IR Irrigation					
105	Pop up sprinkler or similar irrigation system to new garden beds	m ²	172	20.00	3,440.00
	Irrigation				3,440.00
MC Miscellaneous					
76	Allowance for 52 week maintenance period	Item			3,000.00
	Miscellaneous				3,000.00
	LANDSCAPING				45,653.00
FE FURNITURE AND EQUIPMENT					
27	Supply and install steel framed timber picnic setting or similar	No	16	6,250.00	100,000.00
26	Supply and install fixed umbrella or similar shade shelter to picnic setting	No	16	3,600.00	57,600.00

6.3 Detailed Cost Estimate

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A3 Argent and Chloride Street Intersection (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			10,000.00
83	Allowance for sundry bench seating including feature chaise lounge, high tables, single bench seating, etc	Item			15,000.00
84	No allowance for loose tables and chairs	Note			Excl.
FURNITURE AND EQUIPMENT					182,600.00
SL SIGNAGE AND LINEMARKING					
86	Allowance for new road line marking to suit adjusted intersection	No	1	3,000.00	3,000.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			1,500.00
SIGNAGE AND LINEMARKING					4,500.00
SW STORMWATER					
114	Allowance for alterations to existing Argent Street stormwater infrastructure to suit new kerb alignment	Item			50,000.00
STORMWATER					50,000.00
SV SERVICES					
EL Electrical					
79	Allow to underground existing overhead power line including removal of existing road lighting poles	m	107	800.00	85,600.00
24	Supply and install smart pole outreach road lighting including pedestrian light, banner mount, concrete footings and associated electrical connections	No	4	24,000.00	96,000.00
101	Allowance for facade lighting to selected locations along Argent Street	No	1	12,500.00	12,500.00
99	No allowance for CCTV or similar security system	Note			Excl.
Electrical					194,100.00
SW Sewer					
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
Sewer					Excl.
BW Builders Work in Connection with Specialist Services					
130	Allowance for builders work in connection with services	Item			10,000.00
Builders Work in Connection with Specialist Services					10,000.00
SERVICES					204,100.00
PA PUBLIC ART					
113	No allowance for new Public Art	Note			Excl.
PUBLIC ART					Excl.

ITEMS

P1 PRIORITY 1

A Cultural Precinct

A3 Argent and Chloride Street Intersection (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
LL LOCALITY LOADING					
131	Allowance for locality loading for construction in Broken Hill	Item			110,207.66
LOCALITY LOADING					110,207.66
PR CONTRACTORS PRELIMINARIES					
109	Contractors preliminaries and supervision	Item			76,421.37
126	Temporary works allowance	Item			16,893.15
110	Traffic and pedestrian management	Item			43,439.52
CONTRACTORS PRELIMINARIES					136,754.04
OC PROJECT ON-COSTS					
111	Design Development Contingency	Item			76,421.37
112	Construction Contingency	Item			76,421.37
PROJECT ON-COSTS					152,842.74
ARGENT AND CHLORIDE STREET INTERSECTION					1,130,912.44

**PRIORITY 1 - RETAIL PRECINCT - ARGENT STREET
SUMMARY**

		Rates Current At January 2021	
Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	2.1%	39,920.50
EA	Earthworks	0.6%	11,025.00
PV	Pavements	3.8%	70,847.50
LA	Landscaping	9.5%	178,569.00
FE	Furniture and Equipment	4.0%	75,000.00
SL	Signage and Linemarking	0.4%	7,000.00
SW	Stormwater	4.0%	75,000.00
SV	Services	39.7%	746,500.00
PA	Public Art		Excl.
LL	Locality Loading	9.7%	181,638.16
PR	Contractors Preliminaries	12.3%	231,442.17
OC	Project On-Costs	14.0%	263,668.30
ESTIMATED NET COST		100.0%	1,880,610.63
MARGINS & ADJUSTMENTS			
	Professional Fees and Charges		Excl.
	Escalation Beyond Mid 2021		Excl.
	Goods and Services Tax		Excl.
ESTIMATED TOTAL COST			1,880,610.63

ITEMS

P1 PRIORITY 1
B Retail Precinct
B1 Argent Street

		Rates Current At January 2021			
Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			1,500.00
28	Saw cut existing bitumen pavement ready for removal	m	430	18.00	7,740.00
34	Take up existing road asphalt ready for new tree pit and dispose debris off site	m ²	403	22.50	9,067.50
3	Take up existing median unit paving and dispose off site	m ²	225	25.00	5,625.00
2	Break up existing median kerb and dispose off site	m	343	16.00	5,488.00
38	Allow to remove existing street furniture and return to Council	Item			3,000.00
40	Allowance for sundry and unforeseen demolition	Item			7,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
DEMOLITION AND SITE CLEARANCE					39,920.50
EA EARTHWORKS					
43	Box out existing subgrade ready for new bitumen roadway including disposal of spoil off site	m ²	225	49.00	11,025.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
EARTHWORKS					11,025.00
PV PAVEMENTS					
FP New Footpath Pavers					
127	Allowance for localised humouring of pavements to suit shop front entries	Item			5,000.00
56	Allow to match new pavers into existing	Item			500.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
New Footpath Pavers					5,500.00
EF Existing Footpath Pavements					
62	Allow to make good existing pavements to remain including selected removal and replacement (allowed up to 10%)	m ²	192	205.00	39,360.00
Existing Footpath Pavements					39,360.00
BR Bitumen Roadway					
57	Proof roll and trim subgrade ready for new bitumen roadway	m ²	225	10.50	2,362.50
58	Supply and place subbase to new bitumen roadway infills including trimming and compacting	m ²	225	25.00	5,625.00
59	Supply and place base course to new bitumen roadway infills including trimming and compacting	m ²	225	32.00	7,200.00

6.3 Detailed Cost Estimate

ITEMS

P1 PRIORITY 1

B Retail Precinct

B1 Argent Street (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
60	Supply and install bitumen wearing course to new infill	m ²	225	48.00	10,800.00
	Bitumen Roadway				25,987.50
	CW Concrete Works				
128	No allowance to make good or selective replacement of existing kerb and gutter to remain	Note			Excl.
	Concrete Works				Excl.
	PAVEMENTS				70,847.50
	LA LANDSCAPING				
	TB Tree Planting Bay				
68	Hydrovac or hand excavation for new in road tree planting bay including disposal of spoil off site	m ²	403	150.00	60,450.00
69	Deep rip and cultivate existing subgrade ready for new planting	m ²	403	6.00	2,418.00
70	Supply and place growing medium up to 900mm deep to new tree planting bay	m ²	403	95.00	38,285.00
71	Supply and plant 140mm pot native groundcover to new tree planting bay (assumed 3 plants per m2)	No	1,207	13.00	15,691.00
72	Concrete flush edge or similar to tree planting bay	m	430	65.00	27,950.00
129	No allowance for structural soils	Note			Excl.
	Tree Planting Bay				144,794.00
	TP Tree Planting				
23	Supply and plant 100L tree to tree planting bay including preparation works	No	26	450.00	11,700.00
	Tree Planting				11,700.00
	IR Irrigation				
107	Irrigation system to new tree planting bays including associated sleeves and conduits	m ²	403	25.00	10,075.00
	Irrigation				10,075.00
	MC Miscellaneous				
76	Allowance for 52 week maintenance period	Item			12,000.00
	Miscellaneous				12,000.00
	LANDSCAPING				178,569.00
	FE FURNITURE AND EQUIPMENT				
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			25,000.00
83	Allowance for sundry bench seating including feature chaise lounge, high tables, single bench seating, etc	Item			50,000.00

ITEMS

P1 PRIORITY 1

B Retail Precinct

B1 Argent Street (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
84	No allowance for loose tables and chairs	Note			Excl.
	FURNITURE AND EQUIPMENT				75,000.00
	SL SIGNAGE AND LINEMARKING				
87	Allowance for new road line marking to suit adjusted Argent Street kerb alignment	Item			5,000.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			2,000.00
	SIGNAGE AND LINEMARKING				7,000.00
	SW STORMWATER				
114	Allowance for alterations to existing Argent Street stormwater infrastructure to suit new kerb alignment	Item			75,000.00
	STORMWATER				75,000.00
	SV SERVICES				
	EL Electrical				
79	Allow to underground existing overhead power line including removal of existing road lighting poles	m	360	800.00	288,000.00
24	Supply and install smart pole outreach road lighting including pedestrian light, banner mount, concrete footings and associated electrical connections	No	14	24,000.00	336,000.00
101	Allowance for facade lighting to selected locations along Argent Street	No	3	12,500.00	37,500.00
98	Extra over allowance for event power outlets to selected smart poles	Item			25,000.00
100	No allowance for Wi-Fi connectivity integrated into public realm - currently available	Note			Excl.
99	No allowance for CCTV or similar security system	Note			Excl.
	Electrical				686,500.00
	CM Communications				
121	Allowance for audio facility to selected smart poles	Item			25,000.00
	Communications				25,000.00
	WA Water				
123	Allowance for event water supply point including connection to existing infrastructure	Item			10,000.00
104	Allowance for connection of new irrigation system to existing infrastructure	Item			10,000.00
	Water				20,000.00

ITEMS

P1 PRIORITY 1
B Retail Precinct
B1 Argent Street (continued)

Ref	Description	Unit	Rates Current At January 2021	
			Qty	Total Cost \$
SW Sewer				
103	No allowance for alterations to existing sewer infrastructure	Note		Excl.
	Sewer			Excl.
BW Builders Work in Connection with Specialist Services				
130	Allowance for builders work in connection with services	Item		15,000.00
	Builders Work in Connection with Specialist Services			15,000.00
	SERVICES			746,500.00
PA PUBLIC ART				
113	No allowance for new Public Art	Note		Excl.
	PUBLIC ART			Excl.
LL LOCALITY LOADING				
131	Allowance for locality loading for construction in Broken Hill	Item		181,638.16
	LOCALITY LOADING			181,638.16
PR CONTRACTORS PRELIMINARIES				
109	Contractors preliminaries and supervision	Item		131,834.15
126	Temporary works allowance	Item		29,296.48
110	Traffic and pedestrian management	Item		70,311.54
	CONTRACTORS PRELIMINARIES			231,442.17
OC PROJECT ON-COSTS				
111	Design Development Contingency	Item		131,834.15
112	Construction Contingency	Item		131,834.15
	PROJECT ON-COSTS			263,668.30
	ARGENT STREET			1,880,610.63

PRIORITY 1 - RETAIL PRECINCT - ARGENT AND OXIDE STREET INTERSECTION SUMMARY

Ref	Description	Rates Current At January 2021	
		%	Total Cost \$
DE	Demolition and Site Clearance	2.1%	28,047.00
EA	Earthworks	2.9%	38,206.00
PV	Pavements	21.3%	282,586.00
LA	Landscaping	4.3%	56,718.00
FE	Furniture and Equipment	13.7%	182,600.00
SL	Signage and Linemarking	0.3%	4,500.00
SW	Stormwater	3.8%	50,000.00
SV	Services	15.7%	208,100.00
PA	Public Art		Excl.
LL	Locality Loading	9.7%	128,361.84
PR	Contractors Preliminaries	12.3%	163,557.83
OC	Project On-Costs	14.0%	186,331.70
	ESTIMATED NET COST	100.0%	1,329,008.37
MARGINS & ADJUSTMENTS			
	Professional Fees and Charges		Excl.
	Escalation Beyond Mid 2021		Excl.
	Goods and Services Tax		Excl.
	ESTIMATED TOTAL COST		1,329,008.37

6.3 Detailed Cost Estimate

ITEMS

P1 PRIORITY 1

B Retail Precinct

B2 Argent and Oxide Street Intersection

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			500.00
28	Saw cut existing bitumen pavement ready for removal	m	191	18.00	3,438.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m ²	746	15.50	11,563.00
29	Take up existing unit paving and dispose off site	m ²	293	17.00	4,981.00
3	Take up existing median unit paving and dispose off site	m ²	34	25.00	850.00
1	Break up existing kerb and gutter and dispose debris off site	m	107	17.00	1,819.00
2	Break up existing median kerb and dispose off site	m	56	16.00	896.00
38	Allow to remove existing street furniture and return to Council	Item			1,500.00
40	Allowance for sundry and unforeseen demolition	Item			2,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
DEMOLITION AND SITE CLEARANCE					28,047.00
EA EARTHWORKS					
43	Box out existing subgrade ready for new bitumen roadway including disposal of spoil off site	m ²	34	49.00	1,666.00
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m ²	1,044	35.00	36,540.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
EARTHWORKS					38,206.00
PV PAVEMENTS					
FP New Footpath Pavers					
18	Proof roll and trim subgrade ready for new pavers	m ²	1,044	8.50	8,874.00
19	Supply and place base course to new pavers including trimming and compacting	m ²	1,044	21.50	22,446.00
20	Supply and lay unit pavers on sand base (PC Sum \$60/m ² Supply)	m ²	1,044	117.00	122,148.00
127	Allowance for localised humouring of pavements to suit shop front entries	Item			1,000.00
56	Allow to match new pavers into existing	Item			500.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
New Footpath Pavers					154,968.00
BR Bitumen Roadway					
57	Proof roll and trim subgrade ready for new bitumen roadway	m ²	34	10.50	357.00

ITEMS

P1 PRIORITY 1

B Retail Precinct

B2 Argent and Oxide Street Intersection (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
58	Supply and place subbase to new bitumen roadway infills including trimming and compacting	m ²	34	25.00	850.00
59	Supply and place base course to new bitumen roadway infills including trimming and compacting	m ²	34	32.00	1,088.00
60	Supply and install bitumen wearing course to new infill	m ²	34	48.00	1,632.00
Bitumen Roadway					3,927.00
EB Re-Sheet Existing Bitumen Roadway					
35	Profile existing bitumen wearing surface from existing roadway ready for re-sheeting	m ²	664	13.50	8,964.00
36	Minor adjustment to existing base course to suit new roadway width	m ²	664	5.00	3,320.00
37	Supply and place asphalt wearing course to suit new roadway width	m ²	664	35.50	23,572.00
Re-Sheet Existing Bitumen Roadway					35,856.00
CW Concrete Works					
4	Concrete kerb and gutter	m	191	85.00	16,235.00
63	Concrete pram ramp including tactile indicators	No	8	1,450.00	11,600.00
Concrete Works					27,835.00
MC Miscellaneous					
122	Allowance for feature road pavements, line marking or similar to intersection pedestrian crossing locations (PC Sum)	No	4	15,000.00	60,000.00
Miscellaneous					60,000.00
PAVEMENTS					282,586.00
LA LANDSCAPING					
GB Garden Beds					
6	Detailed excavation 300mm deep for new garden beds including disposal of excess spoil off site	m ²	222	25.00	5,550.00
7	Deep rip subgrade ready for new garden beds	m ²	222	5.50	1,221.00
8	Supply and place 300mm deep imported topsoil to garden beds	m ²	222	35.00	7,770.00
64	Supply and plant 140mm pot shrubs and groundcovers to new garden bed (assumed 3 per m ²)	No	665	13.00	8,645.00
9	Supply and place 75mm thick mulch garden bed	m ²	222	11.00	2,442.00
75	Feature raised steel or similar edging to garden beds	m	215	110.00	23,650.00
Garden Beds					49,278.00
IR Irrigation					
105	Pop up sprinkler or similar irrigation system to new garden beds	m ²	222	20.00	4,440.00
Irrigation					4,440.00

Master Plan Cost Estimate | Revision 1

ITEMS

P1 PRIORITY 1

B Retail Precinct

B2 Argent and Oxide Street Intersection (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
MC	Miscellaneous				
76	Allowance for 52 week maintenance period	Item			3,000.00
	Miscellaneous				3,000.00
	LANDSCAPING				56,718.00
FE	FURNITURE AND EQUIPMENT				
27	Supply and install steel framed timber picnic setting or similar	No	16	6,250.00	100,000.00
26	Supply and install fixed umbrella or similar shade shelter to picnic setting	No	16	3,600.00	57,600.00
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			10,000.00
83	Allowance for sundry bench seating including feature chaise lounge, high tables, single bench seating, etc	Item			15,000.00
84	No allowance for loose tables and chairs	Note			Excl.
	FURNITURE AND EQUIPMENT				182,600.00
SL	SIGNAGE AND LINEMARKING				
86	Allowance for new road line marking to suit adjusted intersection	No	1	3,000.00	3,000.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			1,500.00
	SIGNAGE AND LINEMARKING				4,500.00
SW	STORMWATER				
114	Allowance for alterations to existing Argent Street stormwater infrastructure to suit new kerb alignment	Item			50,000.00
	STORMWATER				50,000.00
SV	SERVICES				
EL	Electrical				
79	Allow to underground existing overhead power line including removal of existing road lighting poles	m	112	800.00	89,600.00
24	Supply and install smart pole outreach road lighting including pedestrian light, banner mount, concrete footings and associated electrical connections	No	4	24,000.00	96,000.00
101	Allowance for facade lighting to selected locations along Argent Street	No	1	12,500.00	12,500.00
99	No allowance for CCTV or similar security system	Note			Excl.
	Electrical				198,100.00
SW	Sewer				
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
	Sewer				Excl.

ITEMS

P1 PRIORITY 1

B Retail Precinct

B2 Argent and Oxide Street Intersection (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
BW	Builders Work in Connection with Specialist Services				
130	Allowance for builders work in connection with services	Item			10,000.00
	Builders Work in Connection with Specialist Services				10,000.00
	SERVICES				208,100.00
PA	PUBLIC ART				
113	No allowance for new Public Art	Note			Excl.
	PUBLIC ART				Excl.
LL	LOCALITY LOADING				
131	Allowance for locality loading for construction in Broken Hill	Item			128,361.84
	LOCALITY LOADING				128,361.84
PR	CONTRACTORS PRELIMINARIES				
109	Contractors preliminaries and supervision	Item			93,165.85
126	Temporary works allowance	Item			20,703.52
110	Traffic and pedestrian management	Item			49,688.46
	CONTRACTORS PRELIMINARIES				163,557.83
OC	PROJECT ON-COSTS				
111	Design Development Contingency	Item			93,165.85
112	Construction Contingency	Item			93,165.85
	PROJECT ON-COSTS				186,331.70
	ARGENT AND OXIDE STREET INTERSECTION				1,329,008.37

6.3 Detailed Cost Estimate

PRIORITY 1 - WAYFINDING - CENTRAL BUSINESS DISTRICT SUMMARY

Ref	Description	Rates Current At January 2021	
		%	Total Cost \$
SL	Signage and Linemarking	62.1%	217,000.00
LL	Locality Loading	10.0%	35,000.00
PR	Contractors Preliminaries	13.6%	47,500.00
OC	Project On-Costs	14.3%	50,000.00
ESTIMATED NET COST		100.0%	349,500.00
MARGINS & ADJUSTMENTS			
	Professional Fees and Charges		Excl.
	Escalation Beyond Mid 2021		Excl.
	Goods and Services Tax		Excl.
ESTIMATED TOTAL COST			349,500.00

ITEMS

P1 PRIORITY 1

F Wayfinding

F1 Central Business District

Ref	Description	Rates Current At January 2021			
		Unit	Qty	Rate \$	Total Cost \$
SL Signage and Linemarking					
91	Supply and install Primary Information Pillar 5.0m x 0.9m wide comprising laser cut steel plate, front and back signage panels and lighting / digital output (T1)	No	1	40,000.00	40,000.00
92	Supply and install 'Secondary Information Pillar' 2.2m x 0.7m wide comprising laser cut steel plate, front and back signage and lighting / digital output (T2)	No	3	20,000.00	60,000.00
93	Supply and install 'Wall Mounted Wayfinding Sign' 800mm high comprising steel plate, printed graphics and fixed to existing wall (T6)	No	6	1,500.00	9,000.00
15	Allowance for arrival wayfinding signage to both ends of Argent Street (PC Sum)	No	4	12,000.00	48,000.00
94	Supply and install across street banner to smart poles	No	2	5,000.00	10,000.00
16	Allowance for sundry wayfinding signage including site identifiers, interpretation, poster display, etc	Item			50,000.00
95	No allowance for wayfinding signage to Brazil Street	Note			Excl.
Signage and Linemarking					217,000.00
LL Locality Loading					
131	Allowance for locality loading for construction in Broken Hill	Item			35,000.00
Locality Loading					35,000.00
PR Contractors Preliminaries					
109	Contractors preliminaries and supervision	Item			25,000.00
126	Temporary works allowance	Item			7,500.00
110	Traffic and pedestrian management	Item			15,000.00
Contractors Preliminaries					47,500.00
OC Project On-Costs					
111	Design Development Contingency	Item			25,000.00
112	Construction Contingency	Item			25,000.00
Project On-Costs					50,000.00
CENTRAL BUSINESS DISTRICT					349,500.00

**PRIORITY 1 - WAYFINDING - PATTON STREET RESERVE
SUMMARY**

		Rates Current At January 2021	
Ref	Description	%	Total Cost \$
SL	Signage and Linemarking	55.7%	51,500.00
LL	Locality Loading	10.8%	10,000.00
PR	Contractors Preliminaries	17.3%	16,000.00
OC	Project On-Costs	16.2%	15,000.00
ESTIMATED NET COST		100.0%	92,500.00
MARGINS & ADJUSTMENTS			
	Professional Fees and Charges		Excl.
	Escalation Beyond Mid 2021		Excl.
	Goods and Services Tax		Excl.
ESTIMATED TOTAL COST			92,500.00

ITEMS

P1 PRIORITY 1

F Wayfinding

F2 Patton Street Reserve

		Rates Current At January 2021			
Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SL Signage and Linemarking					
92	Supply and install 'Secondary Information Pillar' 2.2m x 0.7m wide comprising laser cut steel plate, front and back signage and lighting / digital output (T2)	No	1	20,000.00	20,000.00
140	Supply and install across street banner including new poles	No	2	15,000.00	30,000.00
16	Allowance for sundry wayfinding signage including site identifiers, interpretation, poster display, etc	Item			1,500.00
Signage and Linemarking					51,500.00
LL Locality Loading					
131	Allowance for locality loading for construction in Broken Hill	Item			10,000.00
Locality Loading					10,000.00
PR Contractors Preliminaries					
109	Contractors preliminaries and supervision	Item			10,000.00
126	Temporary works allowance	Item			2,000.00
110	Traffic and pedestrian management	Item			4,000.00
Contractors Preliminaries					16,000.00
OC Project On-Costs					
111	Design Development Contingency	Item			7,500.00
112	Construction Contingency	Item			7,500.00
Project On-Costs					15,000.00
PATTON STREET RESERVE					92,500.00

6.3 Detailed Cost Estimate

PRIORITY 2 SUMMARY

Ref	Location	SA: Site Area		Total Cost \$
		SA m ²	SA \$/m ²	
P2 PRIORITY 2				
C	Chloride Street Connector			
C1	Town Square	1,622	752	1,220,024.00
C2	Sturt Park	52,880		Excl.
C3	Chloride Street (Wolfram and Beryl Streets)	6,479	188	1,219,638.50
C4	Chloride Street (Beryl and Argent Streets)	7,337	172	1,259,660.00
C5	Chloride Street (Chrystal Street and Chrystal Lane)	2,743	233	638,102.00
C6	Train Station	1,751	212	370,830.50
	Chloride Street Connector	72,812	65	4,708,255.00
D3	Argent Street: Oxide Street - Barrier Highway	6,476	277	1,795,685.00
	PRIORITY 2	79,288	82	6,503,840.00
	ESTIMATED NET COST	79,288	82	6,503,840.00
MARGINS & ADJUSTMENTS				
	Professional Fees and Charges			Excl.
	Escalation Beyond Mid 2021			Excl.
	Goods and Services Tax			Excl.
	ESTIMATED TOTAL COST	79,288	82	6,503,840.00

PRIORITY 2 - CHLORIDE STREET CONNECTOR - TOWN SQUARE SUMMARY

Ref	Description	Rates Current At January 2021	
		%	Total Cost \$
DE	Demolition and Site Clearance	2.6%	32,058.00
EA	Earthworks	3.8%	45,825.00
PV	Pavements	9.6%	116,865.00
LA	Landscaping	8.6%	104,476.00
FE	Furniture and Equipment	19.0%	232,300.00
SL	Signage and Linemarking	0.0%	500.00
SW	Stormwater	2.5%	30,000.00
SV	Services	14.2%	173,000.00
PA	Public Art		Excl.
LL	Locality Loading	9.4%	115,000.00
PR	Contractors Preliminaries	13.9%	170,000.00
OC	Project On-Costs	16.4%	200,000.00
	ESTIMATED NET COST	100.0%	1,220,024.00
MARGINS & ADJUSTMENTS			
	Professional Fees and Charges		Excl.
	Escalation Beyond Mid 2021		Excl.
	Goods and Services Tax		Excl.
	ESTIMATED TOTAL COST		1,220,024.00

ITEMS

P2 PRIORITY 2
C Chloride Street Connector
C1 Town Square

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			1,000.00
29	Take up existing unit paving and dispose off site	m ²	764	17.00	12,988.00
32	Break up existing steps and retaining wall to Town Square and dispose off site	m ²	58	105.00	6,090.00
119	Take down existing stone wall to southern end of Town Square and dispose off site	m	18	110.00	1,980.00
38	Allow to remove existing street furniture and return to Council	Item			3,000.00
39	Allow to cut down selected street trees including grubbing up roots - assumed minimal	Item			2,000.00
40	Allowance for sundry and unforeseen demolition	Item			5,000.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
					32,058.00
DEMOLITION AND SITE CLEARANCE					
EA	EARTHWORKS				
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m ²	795	35.00	27,825.00
44	Allowance for minor earthworks to Town Square to suit new layout	Item			18,000.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
					45,825.00
EARTHWORKS					
PV	PAVEMENTS				
FP	New Footpath Pavers				
18	Proof roll and trim subgrade ready for new pavers	m ²	795	8.50	6,757.50
19	Supply and place base course to new pavers including trimming and compacting	m ²	795	21.50	17,092.50
20	Supply and lay unit pavers on sand base (PC Sum \$60/m2 Supply)	m ²	795	117.00	93,015.00
					116,865.00
					116,865.00
PAVEMENTS					
LA	LANDSCAPING				
GB	Garden Beds				
6	Detailed excavation 300mm deep for new garden beds including disposal of excess spoil off site	m ²	262	25.00	6,550.00
7	Deep rip subgrade ready for new garden beds	m ²	262	5.50	1,441.00
8	Supply and place 300mm deep imported topsoil to garden beds	m ²	262	35.00	9,170.00
64	Supply and plant 140mm pot shrubs and groundcovers to new garden bed (assumed 3 per m2)	No	784	13.00	10,192.00

ITEMS

P2 PRIORITY 2
C Chloride Street Connector
C1 Town Square (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
9	Supply and place 75mm thick mulch garden bed	m ²	262	11.00	2,882.00
75	Feature raised steel or similar edging to garden beds	m	213	110.00	23,430.00
					53,665.00
Garden Beds					
TF	Turf				
11	Detailed excavation and preparation for new turf areas including disposal of excess spoil off site	m ²	222	18.00	3,996.00
12	Deep rip and cultivate subgrade ready for new turf	m ²	222	5.50	1,221.00
13	Supply and place 200mm deep imported topsoil to turf areas	m ²	222	25.00	5,550.00
14	Supply and place instant turf including dynamic lifter	m ²	222	14.00	3,108.00
74	Concrete of similar flush edging to new turf area	m	90	80.00	7,200.00
67	Allow to make good to existing town square turf to remain	Item			2,500.00
					23,575.00
Turf					
IR	Irrigation				
105	Pop up sprinkler or similar irrigation system to new garden beds	m ²	262	20.00	5,240.00
106	Dripline or similar irrigation system to new turf areas	m ²	222	18.00	3,996.00
					9,236.00
Irrigation					
MC	Miscellaneous				
78	Allowance for feature landscaping	Item			10,000.00
77	Allowance for selected pruning and protection of existing trees to remain	Item			2,000.00
76	Allowance for 52 week maintenance period	Item			6,000.00
					18,000.00
Miscellaneous					
LANDSCAPING					
FE	FURNITURE AND EQUIPMENT				
27	Supply and install steel framed timber picnic setting or similar	No	18	6,250.00	112,500.00
26	Supply and install fixed umbrella or similar shade shelter to picnic setting	No	18	3,600.00	64,800.00
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			25,000.00
83	Allowance for sundry bench seating including feature chaise lounge, high tables, single bench seating, etc	Item			30,000.00
84	No allowance for loose tables and chairs	Note			Excl.
					232,300.00
FURNITURE AND EQUIPMENT					
SL	SIGNAGE AND LINEMARKING				
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			500.00
					500.00
SIGNAGE AND LINEMARKING					

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6.3 Detailed Cost Estimate

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C1 Town Square (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SW STORMWATER					
116	Allowance for alterations to existing Town Square stormwater infrastructure to suit upgrade - assumed minor	Item			30,000.00
	STORMWATER				30,000.00
SV SERVICES					
EL Electrical					
80	Supply and install smart pole pedestrian pole top lighting including concrete footings and associated electrical connections	No	6	10,500.00	63,000.00
102	Allowance for feature lighting to Town Square	Item			50,000.00
98	Extra over allowance for event power outlets to selected smart poles	Item			25,000.00
100	No allowance for Wi-Fi connectivity integrated into public realm - currently available	Note			Excl.
99	No allowance for CCTV or similar security system	Note			Excl.
	Electrical				138,000.00
WA Water					
123	Allowance for event water supply point including connection to existing infrastructure	Item			10,000.00
104	Allowance for connection of new irrigation system to existing infrastructure	Item			10,000.00
	Water				20,000.00
SW Sewer					
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
	Sewer				Excl.
BW Builders Work in Connection with Specialist Services					
130	Allowance for builders work in connection with services	Item			15,000.00
	Builders Work in Connection with Specialist Services				15,000.00
	SERVICES				173,000.00
PA PUBLIC ART					
118	No allowance for themed sculptural playground to Town Square	Note			Excl.
	PUBLIC ART				Excl.
LL LOCALITY LOADING					
131	Allowance for locality loading for construction in Broken Hill	Item			115,000.00
	LOCALITY LOADING				115,000.00
PR CONTRACTORS PRELIMINARIES					
109	Contractors preliminaries and supervision	Item			100,000.00
126	Temporary works allowance	Item			20,000.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C1 Town Square (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
110	Traffic and pedestrian management	Item			50,000.00
	CONTRACTORS PRELIMINARIES				170,000.00
OC PROJECT ON-COSTS					
111	Design Development Contingency	Item			100,000.00
112	Construction Contingency	Item			100,000.00
	PROJECT ON-COSTS				200,000.00
	TOWN SQUARE				1,220,024.00

**PRIORITY 2 - CHLORIDE STREET CONNECTOR - STURT
PARK SUMMARY**

Ref	Description	Rates Current At January 2021	
		%	Total Cost \$
PV	Pavements		Excl.
	ESTIMATED NET COST		Excl.
MARGINS & ADJUSTMENTS			
	Professional Fees and Charges		Excl.
	Escalation Beyond Mid 2021		Excl.
	Goods and Services Tax		Excl.
	ESTIMATED TOTAL COST		Excl.

ITEMS

P2 PRIORITY 2
C Chloride Street Connector
C2 Sturt Park

Ref	Description	Rates Current At January 2021			
		Unit	Qty	Rate \$	Total Cost \$
PV	PAVEMENTS				Excl.
MC	Miscellaneous				Excl.
47	No allowance for works to Sturt Park - Out of scope		Note		Excl.
	Miscellaneous				Excl.
	PAVEMENTS				Excl.
	STURT PARK				Excl.

6.3 Detailed Cost Estimate

PRIORITY 2 - CHLORIDE STREET CONNECTOR - CHLORIDE STREET (WOLFRAM TO BERYL STREET) SUMMARY

		Rates Current At January 2021	
Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	5.2%	63,448.50
EA	Earthworks	5.9%	72,415.00
PV	Pavements	35.0%	427,425.00
LA	Landscaping	9.1%	111,350.00
FE	Furniture and Equipment	0.8%	10,000.00
SL	Signage and Linemarking	0.4%	5,000.00
SW	Stormwater	2.5%	30,000.00
SV	Services	1.2%	15,000.00
PA	Public Art		Excl.
LL	Locality Loading	9.4%	115,000.00
PR	Contractors Preliminaries	13.9%	170,000.00
OC	Project On-Costs	16.4%	200,000.00
ESTIMATED NET COST		100.0%	1,219,638.50
MARGINS & ADJUSTMENTS			
Professional Fees and Charges			Excl.
Escalation Beyond Mid 2021			Excl.
Goods and Services Tax			Excl.
ESTIMATED TOTAL COST			1,219,638.50

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C3 Chloride Street (Wolfram and Beryl Streets)

		Rates Current At January 2021			
Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			1,000.00
28	Saw cut existing bitumen pavement ready for removal	m	885	18.00	15,930.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m ²	1,468	15.50	22,754.00
34	Take up existing road asphalt ready for new tree pit and dispose debris off site	m ²	237	22.50	5,332.50
10	Take up existing gravel pavement and dispose debris off site	m ²	332	15.00	4,980.00
1	Break up existing kerb and gutter and dispose debris off site	m	556	17.00	9,452.00
38	Allow to remove existing street furniture and return to Council	Item			1,500.00
40	Allowance for sundry and unforeseen demolition	Item			2,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
DEMOLITION AND SITE CLEARANCE					63,448.50
EA EARTHWORKS					
43	Box out existing subgrade ready for new bitumen roadway including disposal of spoil off site	m ²	510	49.00	24,990.00
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m ²	1,355	35.00	47,425.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
EARTHWORKS					72,415.00
PV PAVEMENTS					
FP New Footpath Pavers					
18	Proof roll and trim subgrade ready for new pavers	m ²	1,355	8.50	11,517.50
19	Supply and place base course to new pavers including trimming and compacting	m ²	1,355	21.50	29,132.50
20	Supply and lay unit pavers on sand base (PC Sum \$60/m2 Supply)	m ²	1,355	117.00	158,535.00
56	Allow to match new pavers into existing	Item			2,500.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
New Footpath Pavers					261,685.00
EF Existing Footpath Pavements					
62	Allow to make good existing pavements to remain including selected removal and replacement (allowed up to 10%)	m ²	113	205.00	23,165.00
Existing Footpath Pavements					23,165.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C3 Chloride Street (Wolfram and Beryl Streets) (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
BR Bitumen Roadway					
57	Proof roll and trim subgrade ready for new bitumen roadway	m ²	510	10.50	5,355.00
58	Supply and place subbase to new bitumen roadway infills including trimming and compacting	m ²	510	25.00	12,750.00
59	Supply and place base course to new bitumen roadway infills including trimming and compacting	m ²	510	32.00	16,320.00
60	Supply and install bitumen wearing course to new infill	m ²	510	48.00	24,480.00
61	Reinstate existing roadway 300mm wide where new kerb installed	m	622	125.00	77,750.00
	Bitumen Roadway				136,655.00
CW Concrete Works					
4	Concrete kerb and gutter	m	622	85.00	52,870.00
63	Concrete pram ramp including tactile indicators	No	9	1,450.00	13,050.00
128	No allowance to make good or selective replacement of existing kerb and gutter to remain	Note			Excl.
	Concrete Works				65,920.00
	PAVEMENTS				427,425.00
LA LANDSCAPING					
TB Tree Planting Bay					
68	Hydrovac or hand excavation for new in road tree planting bay including disposal of spoil off site	m ²	237	150.00	35,550.00
69	Deep rip and cultivate existing subgrade ready for new planting	m ²	237	6.00	1,422.00
70	Supply and place growing medium up to 900mm deep to new tree planting bay	m ²	237	95.00	22,515.00
71	Supply and plant 140mm pot native groundcover to new tree planting bay (assumed 3 plants per m2)	No	711	13.00	9,243.00
72	Concrete flush edge or similar to tree planting bay	m	263	65.00	17,095.00
129	No allowance for structural soils	Note			Excl.
	Tree Planting Bay				85,825.00
TP Tree Planting					
23	Supply and plant 100L tree to tree planting bay including preparation works	No	28	450.00	12,600.00
	Tree Planting				12,600.00
IR Irrigation					
107	Irrigation system to new tree planting bays including associated sleeves and conduits	m ²	237	25.00	5,925.00
	Irrigation				5,925.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C3 Chloride Street (Wolfram and Beryl Streets) (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
MC Miscellaneous					
77	Allowance for selected pruning and protection of existing trees to remain	Item			1,000.00
76	Allowance for 52 week maintenance period	Item			6,000.00
	Miscellaneous				7,000.00
	LANDSCAPING				111,350.00
FE FURNITURE AND EQUIPMENT					
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			10,000.00
84	No allowance for loose tables and chairs	Note			Excl.
	FURNITURE AND EQUIPMENT				10,000.00
SL SIGNAGE AND LINEMARKING					
88	Allowance for new road line marking to suit adjusted Chloride Street kerb alignment	Item			3,500.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			1,500.00
	SIGNAGE AND LINEMARKING				5,000.00
SW STORMWATER					
115	Allowance for alterations to existing Chloride Street stormwater infrastructure to suit new kerb alignment	Item			30,000.00
	STORMWATER				30,000.00
SV SERVICES					
EL Electrical					
99	No allowance for CCTV or similar security system	Note			Excl.
133	No allowance for new smartpoles or similar lighting to Chloride Street	Note			Excl.
	Electrical				Excl.
WA Water					
104	Allowance for connection of new irrigation system to existing infrastructure	Item			10,000.00
	Water				10,000.00
SW Sewer					
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
	Sewer				Excl.

6.3 Detailed Cost Estimate

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C3 Chloride Street (Wolfram and Beryl Streets) (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
BW Builders Work In Connection with Specialist Services					
130	Allowance for builders work in connection with services	Item			5,000.00
	Builders Work in Connection with Specialist Services				5,000.00
	SERVICES				15,000.00
PA PUBLIC ART					
113	No allowance for new Public Art	Note			Excl.
	PUBLIC ART				Excl.
LL LOCALITY LOADING					
131	Allowance for locality loading for construction in Broken Hill	Item			115,000.00
	LOCALITY LOADING				115,000.00
PR CONTRACTORS PRELIMINARIES					
109	Contractors preliminaries and supervision	Item			100,000.00
126	Temporary works allowance	Item			20,000.00
110	Traffic and pedestrian management	Item			50,000.00
	CONTRACTORS PRELIMINARIES				170,000.00
OC PROJECT ON-COSTS					
111	Design Development Contingency	Item			100,000.00
112	Construction Contingency	Item			100,000.00
	PROJECT ON-COSTS				200,000.00
	CHLORIDE STREET (WOLFRAM AND BERYL STREETS)				1,219,638.50

PRIORITY 2 - CHLORIDE STREET CONNECTOR - CHLORIDE STREET (BERYL TO ARGENT STREET) SUMMARY

Rates Current At January 2021

Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	3.5%	44,296.00
EA	Earthworks	3.6%	45,010.00
PV	Pavements	28.3%	356,247.00
LA	Landscaping	12.7%	159,357.00
FE	Furniture and Equipment	9.2%	116,250.00
SL	Signage and Linemarking	0.9%	11,000.00
SS	Structures and Shelters		Excl.
SW	Stormwater	2.4%	30,000.00
SV	Services	0.6%	7,500.00
PA	Public Art		Excl.
LL	Locality Loading	9.5%	120,000.00
PR	Contractors Preliminaries	13.5%	170,000.00
OC	Project On-Costs	15.9%	200,000.00
	ESTIMATED NET COST	100.0%	1,259,660.00
MARGINS & ADJUSTMENTS			
	Professional Fees and Charges		Excl.
	Escalation Beyond Mid 2021		Excl.
	Goods and Services Tax		Excl.
	ESTIMATED TOTAL COST		1,259,660.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C4 Chloride Street (Beryl and Argent Streets)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			1,000.00
28	Saw cut existing bitumen pavement ready for removal	m	585	18.00	10,530.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m ²	1,315	15.50	20,382.50
34	Take up existing road asphalt ready for new tree pit and dispose debris off site	m ²	189	22.50	4,252.50
1	Break up existing kerb and gutter and dispose debris off site	m	243	17.00	4,131.00
38	Allow to remove existing street furniture and return to Council	Item			1,500.00
40	Allowance for sundry and unforeseen demolition	Item			2,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
DEMOLITION AND SITE CLEARANCE					44,296.00
EA EARTHWORKS					
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m ²	1,286	35.00	45,010.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
EARTHWORKS					45,010.00
PV PAVEMENTS					
FP New Footpath Pavers					
18	Proof roll and trim subgrade ready for new pavers	m ²	1,286	8.50	10,931.00
19	Supply and place base course to new pavers including trimming and compacting	m ²	1,286	21.50	27,649.00
20	Supply and lay unit pavers on sand base (PC Sum \$60/m ² Supply)	m ²	1,286	117.00	150,462.00
56	Allow to match new pavers into existing	Item			2,250.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
New Footpath Pavers					191,292.00
EF Existing Footpath Pavements					
62	Allow to make good existing pavements to remain including selected removal and replacement (allowed up to 10%)	m ²	161	205.00	33,005.00
Existing Footpath Pavements					33,005.00
BR Bitumen Roadway					
61	Reinstate existing roadway 300mm wide where new kerb installed	m	375	125.00	46,875.00
Bitumen Roadway					46,875.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C4 Chloride Street (Beryl and Argent Streets) (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
CW Concrete Works					
4	Concrete kerb and gutter	m	375	85.00	31,875.00
63	Concrete pram ramp including tactile indicators	No	16	1,450.00	23,200.00
128	No allowance to make good or selective replacement of existing kerb and gutter to remain	Note			Excl.
Concrete Works					55,075.00
MC Miscellaneous					
122	Allowance for feature road pavements, line marking or similar to intersection pedestrian crossing locations (PC Sum)	No	2	15,000.00	30,000.00
51	No allowance for upgrade to existing pavements to Broken Hill Library entry - Out of Scope	Note			Excl.
143	No allowance for new round about to Chloride Street and Beryl Street intersection	Note			Excl.
Miscellaneous					30,000.00
PAVEMENTS					356,247.00
LA LANDSCAPING					
GB Garden Beds					
6	Detailed excavation 300mm deep for new garden beds including disposal of excess spoil off site	m ²	302	25.00	7,550.00
7	Deep rip subgrade ready for new garden beds	m ²	302	5.50	1,661.00
8	Supply and place 300mm deep imported topsoil to garden beds	m ²	302	35.00	10,570.00
64	Supply and plant 140mm pot shrubs and groundcovers to new garden bed (assumed 3 per m ²)	No	904	13.00	11,752.00
9	Supply and place 75mm thick mulch garden bed	m ²	302	11.00	3,322.00
75	Feature raised steel or similar edging to garden beds	m	244	110.00	26,840.00
Garden Beds					61,695.00
TB Tree Planting Bay					
68	Hydrovac or hand excavation for new in road tree planting bay including disposal of spoil off site	m ²	189	150.00	28,350.00
69	Deep rip and cultivate existing subgrade ready for new planting	m ²	189	6.00	1,134.00
70	Supply and place growing medium up to 900mm deep to new tree planting bay	m ²	189	95.00	17,955.00
71	Supply and plant 140mm pot native groundcover to new tree planting bay (assumed 3 plants per m ²)	No	566	13.00	7,358.00
72	Concrete flush edge or similar to tree planting bay	m	210	65.00	13,650.00
129	No allowance for structural soils	Note			Excl.
Tree Planting Bay					68,447.00

6.3 Detailed Cost Estimate

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C4 Chloride Street (Beryl and Argent Streets) (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
TP Tree Planting					
23	Supply and plant 100L tree to tree planting bay including preparation works	No	11	450.00	4,950.00
65	Supply and plant 100L tree to garden bed including preparation works	No	10	400.00	4,000.00
Tree Planting					8,950.00
IR Irrigation					
105	Pop up sprinkler or similar irrigation system to new garden beds	m ²	302	20.00	6,040.00
107	Irrigation system to new tree planting bays including associated sleeves and conduits	m ²	189	25.00	4,725.00
Irrigation					10,765.00
MC Miscellaneous					
77	Allowance for selected pruning and protection of existing trees to remain	Item			500.00
76	Allowance for 52 week maintenance period	Item			9,000.00
50	No allowance for upgrade to existing Broken Hill Library entry garden - Out of Scope	Note			Excl.
Miscellaneous					9,500.00
LANDSCAPING					159,357.00
FE FURNITURE AND EQUIPMENT					
27	Supply and install steel framed timber picnic setting or similar	No	17	6,250.00	106,250.00
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			10,000.00
84	No allowance for loose tables and chairs	Note			Excl.
FURNITURE AND EQUIPMENT					116,250.00
SL SIGNAGE AND LINEMARKING					
86	Allowance for new road line marking to suit adjusted intersection	No	2	3,000.00	6,000.00
88	Allowance for new road line marking to suit adjusted Chloride Street kerb alignment	Item			3,500.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			1,500.00
SIGNAGE AND LINEMARKING					11,000.00
SS STRUCTURES AND SHELTERS					
49	No allowance for upgrade of existing Public Toilet to Broken Hill Library entry - Out of Scope	Note			Excl.
STRUCTURES AND SHELTERS					Excl.

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C4 Chloride Street (Beryl and Argent Streets) (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SW STORMWATER					
115	Allowance for alterations to existing Chloride Street stormwater infrastructure to suit new kerb alignment	Item			30,000.00
STORMWATER					30,000.00
SV SERVICES					
EL Electrical					
99	No allowance for CCTV or similar security system	Note			Excl.
133	No allowance for new smartpoles or similar lighting to Chloride Street	Note			Excl.
Electrical					Excl.
WA Water					
104	Allowance for connection of new irrigation system to existing infrastructure	Item			2,500.00
Water					2,500.00
SW Sewer					
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
Sewer					Excl.
BW Builders Work in Connection with Specialist Services					
130	Allowance for builders work in connection with services	Item			5,000.00
Builders Work in Connection with Specialist Services					5,000.00
SERVICES					7,500.00
PA PUBLIC ART					
113	No allowance for new Public Art	Note			Excl.
PUBLIC ART					Excl.
LL LOCALITY LOADING					
131	Allowance for locality loading for construction in Broken Hill	Item			120,000.00
LOCALITY LOADING					120,000.00
PR CONTRACTORS PRELIMINARIES					
109	Contractors preliminaries and supervision	Item			100,000.00
126	Temporary works allowance	Item			20,000.00
110	Traffic and pedestrian management	Item			50,000.00
CONTRACTORS PRELIMINARIES					170,000.00
OC PROJECT ON-COSTS					
111	Design Development Contingency	Item			100,000.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C4 Chloride Street (Beryl and Argent Streets) (continued)

Ref	Description	Unit	Qty	Rates Current At January 2021	
				Rate \$	Total Cost \$
112	Construction Contingency	Item			100,000.00
	PROJECT ON-COSTS				200,000.00
	CHLORIDE STREET (BERYL AND ARGENT STREETS)				1,259,660.00

**PRIORITY 2 - CHLORIDE STREET CONNECTOR -
CHLORIDE STREET (CHYSTAL STREET TO CHRYSTAL
LANE) SUMMARY**

Ref	Description	Rates Current At January 2021	
		%	Total Cost \$
DE	Demolition and Site Clearance	3.5%	22,192.50
EA	Earthworks	2.8%	18,123.00
PV	Pavements	27.7%	177,005.50
LA	Landscaping	9.6%	61,281.00
FE	Furniture and Equipment	5.5%	35,000.00
SL	Signage and Linemarking	1.5%	9,500.00
SW	Stormwater	7.8%	50,000.00
SV	Services	2.4%	15,000.00
PA	Public Art		Excl.
LL	Locality Loading	9.4%	60,000.00
PR	Contractors Preliminaries	14.1%	90,000.00
OC	Project On-Costs	15.7%	100,000.00
	ESTIMATED NET COST	100.0%	638,102.00

MARGINS & ADJUSTMENTS

Professional Fees and Charges	Excl.
Escalation Beyond Mid 2021	Excl.
Goods and Services Tax	Excl.
ESTIMATED TOTAL COST	638,102.00

6.3 Detailed Cost Estimate

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C5 Chloride Street (Chrystal Street and Chrystal Lane)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			750.00
28	Saw cut existing bitumen pavement ready for removal	m	218	18.00	3,924.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m ²	519	15.50	8,044.50
34	Take up existing road asphalt ready for new tree pit and dispose debris off site	m ²	58	22.50	1,305.00
3	Take up existing median unit paving and dispose off site	m ²	37	25.00	925.00
1	Break up existing kerb and gutter and dispose debris off site	m	132	17.00	2,244.00
38	Allow to remove existing street furniture and return to Council	Item			1,500.00
39	Allow to cut down selected street trees including grubbing up roots - assumed minimal	Item			1,000.00
40	Allowance for sundry and unforeseen demolition	Item			2,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
DEMOLITION AND SITE CLEARANCE					22,192.50
EA EARTHWORKS					
43	Box out existing subgrade ready for new bitumen roadway including disposal of spoil off site	m ²	37	49.00	1,813.00
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m ²	466	35.00	16,310.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
EARTHWORKS					18,123.00
PV PAVEMENTS					
FP New Footpath Pavers					
18	Proof roll and trim subgrade ready for new pavers	m ²	466	8.50	3,961.00
19	Supply and place base course to new pavers including trimming and compacting	m ²	466	21.50	10,019.00
20	Supply and lay unit pavers on sand base (PC Sum \$60/m ² Supply)	m ²	466	117.00	54,522.00
56	Allow to match new pavers into existing	Item			1,000.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
New Footpath Pavers					69,502.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C5 Chloride Street (Chrystal Street and Chrystal Lane) (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
EF Existing Footpath Pavements					
62	Allow to make good existing pavements to remain including selected removal and replacement (allowed up to 10%)	m ²	75	205.00	15,375.00
Existing Footpath Pavements					15,375.00
BR Bitumen Roadway					
57	Proof roll and trim subgrade ready for new bitumen roadway	m ²	37	10.50	388.50
58	Supply and place subbase to new bitumen roadway infills including trimming and compacting	m ²	37	25.00	925.00
59	Supply and place base course to new bitumen roadway infills including trimming and compacting	m ²	37	32.00	1,184.00
60	Supply and install bitumen wearing course to new infill	m ²	37	48.00	1,776.00
Bitumen Roadway					4,273.50
EB Re-Sheet Existing Bitumen Roadway					
35	Profile existing bitumen wearing surface from existing roadway ready for re-sheeting	m ²	1,225	13.50	16,537.50
36	Minor adjustment to existing base course to suit new roadway width	m ²	1,225	5.00	6,125.00
37	Supply and place asphalt wearing course to suit new roadway width	m ²	1,225	35.50	43,487.50
Re-Sheet Existing Bitumen Roadway					66,150.00
CW Concrete Works					
4	Concrete kerb and gutter	m	153	85.00	13,005.00
63	Concrete pram ramp including tactile indicators	No	6	1,450.00	8,700.00
128	No allowance to make good or selective replacement of existing kerb and gutter to remain	Note			Excl.
Concrete Works					21,705.00
MC Miscellaneous					
53	No allowance for upgrade to existing Musicians Club Carpark pavements - Out of Scope	Note			Excl.
Miscellaneous					Excl.
PAVEMENTS					177,905.50
LA LANDSCAPING					
GB Garden Beds					
6	Detailed excavation 300mm deep for new garden beds including disposal of excess spoil off site	m ²	142	25.00	3,550.00
7	Deep rip subgrade ready for new garden beds	m ²	142	5.50	781.00
8	Supply and place 300mm deep imported topsoil to garden beds	m ²	142	35.00	4,970.00
64	Supply and plant 140mm pot shrubs and groundcovers to new garden bed (assumed 3 per m ²)	No	426	13.00	5,538.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C5 Chloride Street (Chrystal Street and Chrystal Lane) (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
9	Supply and place 75mm thick mulch garden bed	m ²	142	11.00	1,562.00
75	Feature raised steel or similar edging to garden beds	m	133	110.00	14,630.00
	Garden Beds				31,031.00
	Tree Planting Bay				
68	Hydrovac or hand excavation for new in road tree planting bay including disposal of spoil off site	m ²	58	150.00	8,700.00
69	Deep rip and cultivate existing subgrade ready for new planting	m ²	58	6.00	348.00
70	Supply and place growing medium up to 900mm deep to new tree planting bay	m ²	58	95.00	5,510.00
71	Supply and plant 140mm pot native groundcover to new tree planting bay (assumed 3 plants per m2)	No	174	13.00	2,262.00
72	Concrete flush edge or similar to tree planting bay	m	66	65.00	4,290.00
129	No allowance for structural soils	Note			Excl.
	Tree Planting Bay				21,110.00
	Tree Planting				
23	Supply and plant 100L tree to tree planting bay including preparation works	No	1	450.00	450.00
65	Supply and plant 100L tree to garden bed including preparation works	No	1	400.00	400.00
	Tree Planting				850.00
	Irrigation				
105	Pop up sprinkler or similar irrigation system to new garden beds	m ²	142	20.00	2,840.00
107	Irrigation system to new tree planting bays including associated sleeves and conduits	m ²	58	25.00	1,450.00
	Irrigation				4,290.00
	Miscellaneous				
77	Allowance for selected pruning and protection of existing trees to remain	Item			1,000.00
76	Allowance for 52 week maintenance period	Item			3,000.00
54	No allowance for upgrade of existing Musicians Club carpark - Out of Scope	Note			Excl.
	Miscellaneous				4,000.00
	LANDSCAPING				61,281.00
	FURNITURE AND EQUIPMENT				
27	Supply and install steel framed timber picnic setting or similar	No	4	6,250.00	25,000.00
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			10,000.00
84	No allowance for loose tables and chairs	Note			Excl.
	FURNITURE AND EQUIPMENT				35,000.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C5 Chloride Street (Chrystal Street and Chrystal Lane) (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
	SIGNAGE AND LINEMARKING				
89	Allowance for new road line marking to suit Chloride Street parking adjustments	Item			8,000.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			1,500.00
	SIGNAGE AND LINEMARKING				9,500.00
	STORMWATER				
115	Allowance for alterations to existing Chloride Street stormwater infrastructure to suit new kerb alignment	Item			50,000.00
	STORMWATER				50,000.00
	SERVICES				
99	No allowance for CCTV or similar security system	Note			Excl.
133	No allowance for new smartpoles or similar lighting to Chloride Street	Note			Excl.
	Electrical				Excl.
	Water				
104	Allowance for connection of new irrigation system to existing infrastructure	Item			10,000.00
	Water				10,000.00
	Sewer				
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
	Sewer				Excl.
	Builders Work in Connection with Specialist Services				
130	Allowance for builders work in connection with services	Item			5,000.00
	Builders Work in Connection with Specialist Services				5,000.00
	SERVICES				15,000.00
	PUBLIC ART				
113	No allowance for new Public Art	Note			Excl.
	PUBLIC ART				Excl.
	LOCALITY LOADING				
131	Allowance for locality loading for construction in Broken Hill	Item			60,000.00
	LOCALITY LOADING				60,000.00
	CONTRACTORS PRELIMINARIES				
109	Contractors preliminaries and supervision	Item			50,000.00

6.3 Detailed Cost Estimate

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C5 Chloride Street (Chrystal Street and Chrystal Lane) (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
110	Traffic and pedestrian management	Item			30,000.00
CONTRACTORS PRELIMINARIES					90,000.00
OC PROJECT ON-COSTS					
111	Design Development Contingency	Item			50,000.00
112	Construction Contingency	Item			50,000.00
PROJECT ON-COSTS					100,000.00
CHLORIDE STREET (CHRYSTAL STREET AND CHRYSTAL LANE)					638,102.00

PRIORITY 2 - CHLORIDE STREET CONNECTOR - TRAIN STATION SUMMARY

Rates Current At January 2021

Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	4.9%	18,320.50
EA	Earthworks	1.9%	6,895.00
PV	Pavements	18.3%	67,964.00
LA	Landscaping	26.7%	99,151.00
FE	Furniture and Equipment	4.0%	15,000.00
SL	Signage and Linemarking	0.9%	3,500.00
SW	Stormwater	4.0%	15,000.00
SV	Services	1.3%	5,000.00
PA	Public Art		Excl.
LL	Locality Loading	9.4%	35,000.00
PR	Contractors Preliminaries	14.8%	55,000.00
OC	Project On-Costs	13.5%	50,000.00
ESTIMATED NET COST		100.0%	370,830.50

MARGINS & ADJUSTMENTS

Professional Fees and Charges	Excl.
Escalation Beyond Mid 2021	Excl.
Goods and Services Tax	Excl.
ESTIMATED TOTAL COST	370,830.50

ITEMS

P2 PRIORITY 2
C Chloride Street Connector
C6 Train Station

Ref	Description	Unit	Qty	Rates Current At January 2021	
				Rate \$	Total Cost \$
DE DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			1,000.00
28	Saw cut existing bitumen pavement ready for removal	m	63	18.00	1,134.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m ²	243	15.50	3,766.50
30	Take up existing concrete pavement to footpath and dispose off site	m ²	300	23.00	6,900.00
1	Break up existing kerb and gutter and dispose debris off site	m	60	17.00	1,020.00
38	Allow to remove existing street furniture and return to Council	Item			2,000.00
40	Allowance for sundry and unforeseen demolition	Item			2,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
	DEMOLITION AND SITE CLEARANCE				18,320.50
EA EARTHWORKS					
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m ²	197	35.00	6,895.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
	EARTHWORKS				6,895.00
PV PAVEMENTS					
FP New Footpath Pavers					
18	Proof roll and trim subgrade ready for new pavers	m ²	197	8.50	1,674.50
19	Supply and place base course to new pavers including trimming and compacting	m ²	197	21.50	4,235.50
20	Supply and lay unit pavers on sand base (PC Sum \$60/m2 Supply)	m ²	197	117.00	23,049.00
56	Allow to match new pavers into existing	Item			750.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
	New Footpath Pavers				29,709.00
CW Concrete Works					
4	Concrete kerb and gutter	m	63	85.00	5,355.00
63	Concrete pram ramp including tactile indicators	No	2	1,450.00	2,900.00
128	No allowance to make good or selective replacement of existing kerb and gutter to remain	Note			Excl.
	Concrete Works				8,255.00

ITEMS

P2 PRIORITY 2
C Chloride Street Connector
C6 Train Station (continued)

Ref	Description	Unit	Qty	Rates Current At January 2021	
				Rate \$	Total Cost \$
MC Miscellaneous					
122	Allowance for feature road pavements, line marking or similar to intersection pedestrian crossing locations (PC Sum)	No	2	15,000.00	30,000.00
	Miscellaneous				30,000.00
PAVEMENTS					
67,964.00					
LA LANDSCAPING					
GB Garden Beds					
6	Detailed excavation 300mm deep for new garden beds including disposal of excess spoil off site	m ²	308	25.00	7,700.00
7	Deep rip subgrade ready for new garden beds	m ²	308	5.50	1,694.00
8	Supply and place 300mm deep imported topsoil to garden beds	m ²	308	35.00	10,780.00
64	Supply and plant 140mm pot shrubs and groundcovers to new garden bed (assumed 3 per m2)	No	923	13.00	11,999.00
9	Supply and place 75mm thick mulch garden bed	m ²	308	11.00	3,388.00
75	Feature raised steel or similar edging to garden beds	m	129	110.00	14,190.00
	Garden Beds				49,751.00
TB Tree Planting Bay					
129	No allowance for structural soils	Note			Excl.
	Tree Planting Bay				Excl.
TP Tree Planting					
65	Supply and plant 100L tree to garden bed including preparation works	No	4	400.00	1,600.00
	Tree Planting				1,600.00
IR Irrigation					
105	Pop up sprinkler or similar irrigation system to new garden beds	m ²	308	20.00	6,160.00
	Irrigation				6,160.00
MC Miscellaneous					
124	Allow to update existing train station garden bed including plant replacement, new mulch, etc	m ²	741	40.00	29,640.00
76	Allowance for 52 week maintenance period	Item			12,000.00
	Miscellaneous				41,640.00
LANDSCAPING					
					99,151.00
FE FURNITURE AND EQUIPMENT					
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			15,000.00
84	No allowance for loose tables and chairs	Note			Excl.
	FURNITURE AND EQUIPMENT				15,000.00

6.3 Detailed Cost Estimate

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C6 Train Station (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SL SIGNAGE AND LINEMARKING					
86	Allowance for new road line marking to suit adjusted intersection	No	1	3,000.00	3,000.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			500.00
	SIGNAGE AND LINEMARKING				3,500.00
SW STORMWATER					
115	Allowance for alterations to existing Chloride Street stormwater infrastructure to suit new kerb alignment	Item			15,000.00
	STORMWATER				15,000.00
SV SERVICES					
EL Electrical					
133	No allowance for new smartpoles or similar lighting to Chloride Street	Note			Excl.
	Electrical				Excl.
SW Sewer					
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
	Sewer				Excl.
BW Builders Work in Connection with Specialist Services					
130	Allowance for builders work in connection with services	Item			5,000.00
	Builders Work in Connection with Specialist Services				5,000.00
	SERVICES				5,000.00
PA PUBLIC ART					
113	No allowance for new Public Art	Note			Excl.
	PUBLIC ART				Excl.
LL LOCALITY LOADING					
131	Allowance for locality loading for construction in Broken Hill	Item			35,000.00
	LOCALITY LOADING				35,000.00
PR CONTRACTORS PRELIMINARIES					
109	Contractors preliminaries and supervision	Item			25,000.00
126	Temporary works allowance	Item			10,000.00
110	Traffic and pedestrian management	Item			20,000.00
	CONTRACTORS PRELIMINARIES				55,000.00
OC PROJECT ON-COSTS					
111	Design Development Contingency	Item			25,000.00

ITEMS

P2 PRIORITY 2

C Chloride Street Connector

C6 Train Station (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
112	Construction Contingency	Item			25,000.00
	PROJECT ON-COSTS				50,000.00
	TRAIN STATION				370,830.50

**PRIORITY 2 - ARGENT STREET: OXIDE STREET - BARRIER
HIGHWAY SUMMARY**

		Rates Current At January 2021	
Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	2.2%	39,315.50
EA	Earthworks	1.2%	21,840.00
PV	Pavements	12.7%	228,097.50
LA	Landscaping	10.4%	186,032.00
FE	Furniture and Equipment	0.8%	15,000.00
SL	Signage and Linemarking	0.6%	10,000.00
SW	Stormwater	2.8%	50,000.00
SV	Services	33.2%	595,300.00
PA	Public Art		Excl.
LL	Locality Loading	9.7%	175,000.00
PR	Contractors Preliminaries	12.5%	225,000.00
OC	Project On-Costs	13.9%	250,000.00
ESTIMATED NET COST		100.0%	1,795,585.00
MARGINS & ADJUSTMENTS			
	Professional Fees and Charges		Excl.
	Escalation Beyond Mid 2021		Excl.
	Goods and Services Tax		Excl.
ESTIMATED TOTAL COST			1,795,585.00

ITEMS

P2 PRIORITY 2

D3 Argent Street: Oxide Street - Barrier Highway

		Rates Current At January 2021			
Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			1,250.00
28	Saw cut existing bitumen pavement ready for removal	m	587	18.00	10,566.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m ²	734	15.50	11,377.00
34	Take up existing road asphalt ready for new tree pit and dispose debris off site	m ²	339	22.50	7,627.50
3	Take up existing median unit paving and dispose off site	m ²	5	25.00	125.00
1	Break up existing kerb and gutter and dispose debris off site	m	186	17.00	3,162.00
2	Break up existing median kerb and dispose off site	m	13	16.00	208.00
38	Allow to remove existing street furniture and return to Council	Item			1,500.00
39	Allow to cut down selected street trees including grubbing up roots - assumed minimal	Item			1,000.00
40	Allowance for sundry and unforeseen demolition	Item			2,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
DEMOLITION AND SITE CLEARANCE					39,315.50
EA EARTHWORKS					
43	Box out existing subgrade ready for new bitumen roadway including disposal of spoil off site	m ²	5	49.00	245.00
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m ²	617	35.00	21,595.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
EARTHWORKS					21,840.00
PV PAVEMENTS					
FP New Footpath Pavers					
18	Proof roll and trim subgrade ready for new pavers	m ²	617	8.50	5,244.50
19	Supply and place base course to new pavers including trimming and compacting	m ²	617	21.50	13,265.50
20	Supply and lay unit pavers on sand base (PC Sum \$60/m2 Supply)	m ²	617	117.00	72,189.00
56	Allow to match new pavers into existing	Item			750.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
New Footpath Pavers					91,449.00

6.3 Detailed Cost Estimate

ITEMS

P2 PRIORITY 2

D3 Argent Street: Oxide Street - Barrier Highway (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
EF Existing Footpath Pavements					
62	Allow to make good existing pavements to remain including selected removal and replacement (allowed up to 10%)	m ²	209	205.00	42,845.00
Existing Footpath Pavements					42,845.00
BR Bitumen Roadway					
57	Proof roll and trim subgrade ready for new bitumen roadway	m ²	5	10.50	52.50
58	Supply and place subbase to new bitumen roadway infills including trimming and compacting	m ²	5	25.00	125.00
59	Supply and place base course to new bitumen roadway infills including trimming and compacting	m ²	5	32.00	160.00
60	Supply and install bitumen wearing course to new infill	m ²	5	48.00	240.00
61	Reinstate existing roadway 300mm wide where new kerb installed	m	241	125.00	30,125.00
Bitumen Roadway					30,702.50
EB Re-Sheet Existing Bitumen Roadway					
35	Profile existing bitumen wearing surface from existing roadway ready for re-sheeting	m ²	404	13.50	5,454.00
36	Minor adjustment to existing base course to suit new roadway width	m ²	404	5.00	2,020.00
37	Supply and place asphalt wearing course to suit new roadway width	m ²	404	35.50	14,342.00
Re-Sheet Existing Bitumen Roadway					21,816.00
CW Concrete Works					
4	Concrete kerb and gutter	m	241	85.00	20,485.00
63	Concrete pram ramp including tactile indicators	No	4	1,450.00	5,800.00
128	No allowance to make good or selective replacement of existing kerb and gutter to remain	Note			Excl.
Concrete Works					26,285.00
MC Miscellaneous					
122	Allowance for feature road pavements, line marking or similar to intersection pedestrian crossing locations (PC Sum)	No	1	15,000.00	15,000.00
Miscellaneous					15,000.00
PAVEMENTS					228,097.50
LA LANDSCAPING					
GB Garden Beds					
6	Detailed excavation 300mm deep for new garden beds including disposal of excess spoil off site	m ²	162	25.00	4,050.00
7	Deep rip subgrade ready for new garden beds	m ²	162	5.50	891.00
8	Supply and place 300mm deep imported topsoil to garden beds	m ²	162	35.00	5,670.00

ITEMS

P2 PRIORITY 2

D3 Argent Street: Oxide Street - Barrier Highway (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
64	Supply and plant 140mm pot shrubs and groundcovers to new garden bed (assumed 3 per m2)	No	485	13.00	6,305.00
9	Supply and place 75mm thick mulch garden bed	m ²	162	11.00	1,782.00
75	Feature raised steel or similar edging to garden beds	m	138	110.00	15,180.00
Garden Beds					33,878.00
TB Tree Planting Bay					
68	Hydrovac or hand excavation for new in road tree planting bay including disposal of spoil off site	m ²	339	150.00	50,850.00
69	Deep rip and cultivate existing subgrade ready for new planting	m ²	339	6.00	2,034.00
70	Supply and place growing medium up to 900mm deep to new tree planting bay	m ²	339	95.00	32,205.00
71	Supply and plant 140mm pot native groundcover to new tree planting bay (assumed 3 plants per m2)	No	1,015	13.00	13,195.00
72	Concrete flush edge or similar to tree planting bay	m	347	65.00	22,555.00
129	No allowance for structural soils	Note			Excl.
Tree Planting Bay					120,839.00
TP Tree Planting					
23	Supply and plant 100L tree to tree planting bay including preparation works	No	16	450.00	7,200.00
65	Supply and plant 100L tree to garden bed including preparation works	No	1	400.00	400.00
Tree Planting					7,600.00
IR Irrigation					
105	Pop up sprinkler or similar irrigation system to new garden beds	m ²	162	20.00	3,240.00
107	Irrigation system to new tree planting bays including associated sleeves and conduits	m ²	339	25.00	8,475.00
Irrigation					11,715.00
MC Miscellaneous					
77	Allowance for selected pruning and protection of existing trees to remain	Item			1,000.00
76	Allowance for 52 week maintenance period	Item			11,000.00
55	No allowance for new park next to the Art Gallery - Out of Scope	Note			Excl.
Miscellaneous					12,000.00
LANDSCAPING					186,032.00
FE FURNITURE AND EQUIPMENT					
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			15,000.00

ITEMS

P2 PRIORITY 2

D3 Argent Street: Oxide Street - Barrier Highway (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
84	No allowance for loose tables and chairs	Note			Excl.
	FURNITURE AND EQUIPMENT				15,000.00
SL	SIGNAGE AND LINEMARKING				
86	Allowance for new road line marking to suit adjusted intersection	No	2	3,000.00	6,000.00
87	Allowance for new road line marking to suit adjusted Argent Street kerb alignment	Item			3,000.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			1,000.00
	SIGNAGE AND LINEMARKING				10,000.00
SW	STORMWATER				
117	Allowance for sundry roadway stormwater alterations to suit new kerb build-outs and tree planting bays	Item			50,000.00
	STORMWATER				50,000.00
SV	SERVICES				
EL	Electrical				
79	Allow to underground existing overhead power line including removal of existing road lighting poles	m	386	800.00	308,800.00
24	Supply and install smart pole outreach road lighting including pedestrian light, banner mount, concrete footings and associated electrical connections	No	11	24,000.00	264,000.00
101	Allowance for facade lighting to selected locations along Argent Street	No	1	12,500.00	12,500.00
99	No allowance for CCTV or similar security system	Note			Excl.
	Electrical				585,300.00
WA	Water				
104	Allowance for connection of new irrigation system to existing infrastructure	Item			2,500.00
	Water				2,500.00
SW	Sewer				
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
	Sewer				Excl.
BW	Builders Work in Connection with Specialist Services				
130	Allowance for builders work in connection with services	Item			7,500.00
	Builders Work in Connection with Specialist Services				7,500.00
	SERVICES				595,300.00
PA	PUBLIC ART				
113	No allowance for new Public Art	Note			Excl.
	PUBLIC ART				Excl.

ITEMS

P2 PRIORITY 2

D3 Argent Street: Oxide Street - Barrier Highway (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
LL	LOCALITY LOADING				
131	Allowance for locality loading for construction in Broken Hill	Item			175,000.00
	LOCALITY LOADING				175,000.00
PR	CONTRACTORS PRELIMINARIES				
109	Contractors preliminaries and supervision	Item			125,000.00
126	Temporary works allowance	Item			30,000.00
110	Traffic and pedestrian management	Item			70,000.00
	CONTRACTORS PRELIMINARIES				225,000.00
OC	PROJECT ON-COSTS				
111	Design Development Contingency	Item			125,000.00
112	Construction Contingency	Item			125,000.00
	PROJECT ON-COSTS				250,000.00
	ARGENT STREET: OXIDE STREET - BARRIER HIGHWAY				1,795,585.00

6.3 Detailed Cost Estimate

PRIORITY 3 SUMMARY

Ref	Location	SA: Site Area		Total Cost \$
		SA m ²	SA \$/m ²	
P3	PRIORITY 3			
D2	Argent Street: Bromide Street - Sulphide Street	7,626	284	2,164,419.00
E	Patton Street Reserve	1,275	267	340,410.50
	PRIORITY 3	8,901	281	2,504,829.50
	ESTIMATED NET COST	8,901	281	2,504,829.50
MARGINS & ADJUSTMENTS				
	Professional Fees and Charges			Excl.
	Escalation Beyond Mid 2021			Excl.
	Goods and Services Tax			Excl.
	ESTIMATED TOTAL COST	8,901	281	2,504,829.50

PRIORITY 3 - ARGENT STREET: BROMIDE STREET - SULPHIDE STREET SUMMARY

Ref	Description	Rates Current At January 2021	
		%	Total Cost \$
DE	Demolition and Site Clearance	2.7%	58,186.50
EA	Earthworks	2.5%	53,361.00
PV	Pavements	16.1%	348,307.50
LA	Landscaping	7.5%	161,964.00
FE	Furniture and Equipment	0.7%	15,000.00
SL	Signage and Linemarking	0.3%	7,000.00
SW	Stormwater	2.3%	50,000.00
SV	Services	32.1%	695,600.00
PA	Public Art		Excl.
LL	Locality Loading	9.7%	210,000.00
PR	Contractors Preliminaries	12.2%	265,000.00
OC	Project On-Costs	13.9%	300,000.00
	ESTIMATED NET COST	100.0%	2,164,419.00
MARGINS & ADJUSTMENTS			
	Professional Fees and Charges		Excl.
	Escalation Beyond Mid 2021		Excl.
	Goods and Services Tax		Excl.
	ESTIMATED TOTAL COST		2,164,419.00

ITEMS**P3 PRIORITY 3**

D2 Argent Street: Bromide Street - Sulphide Street

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			1,250.00
28	Saw cut existing bitumen pavement ready for removal	m	639	18.00	11,502.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m ²	1,048	15.50	16,244.00
34	Take up existing road asphalt ready for new tree pit and dispose debris off site	m ²	341	22.50	7,672.50
3	Take up existing median unit paving and dispose off site	m ²	289	25.00	7,225.00
1	Break up existing kerb and gutter and dispose debris off site	m	205	17.00	3,485.00
2	Break up existing median kerb and dispose off site	m	363	16.00	5,808.00
38	Allow to remove existing street furniture and return to Council	Item			1,500.00
39	Allow to cut down selected street trees including grubbing up roots - assumed minimal	Item			1,000.00
40	Allowance for sundry and unforeseen demolition	Item			2,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
DEMOLITION AND SITE CLEARANCE					58,186.50
EA EARTHWORKS					
43	Box out existing subgrade ready for new bitumen roadway including disposal of spoil off site	m ²	289	49.00	14,161.00
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m ²	1,120	35.00	39,200.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
EARTHWORKS					53,361.00
PV PAVEMENTS					
FP New Footpath Pavers					
18	Proof roll and trim subgrade ready for new pavers	m ²	1,120	8.50	9,520.00
19	Supply and place base course to new pavers including trimming and compacting	m ²	1,120	21.50	24,080.00
20	Supply and lay unit pavers on sand base (PC Sum \$60/m ² Supply)	m ²	1,120	117.00	131,040.00
56	Allow to match new pavers into existing	Item			750.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
New Footpath Pavers					165,390.00

ITEMS**P3 PRIORITY 3**

D2 Argent Street: Bromide Street - Sulphide Street (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
EF Existing Footpath Pavements					
62	Allow to make good existing pavements to remain including selected removal and replacement (allowed up to 10%)	m ²	196	205.00	40,180.00
Existing Footpath Pavements					40,180.00
BR Bitumen Roadway					
57	Proof roll and trim subgrade ready for new bitumen roadway	m ²	289	10.50	3,034.50
58	Supply and place subbase to new bitumen roadway infills including trimming and compacting	m ²	289	25.00	7,225.00
59	Supply and place base course to new bitumen roadway infills including trimming and compacting	m ²	289	32.00	9,248.00
60	Supply and install bitumen wearing course to new infill	m ²	289	48.00	13,872.00
61	Reinstate existing roadway 300mm wide where new kerb installed	m	301	125.00	37,625.00
Bitumen Roadway					71,004.50
EB Re-Sheet Existing Bitumen Roadway					
35	Profile existing bitumen wearing surface from existing roadway ready for re-sheeting	m ²	362	13.50	4,887.00
36	Minor adjustment to existing base course to suit new roadway width	m ²	362	5.00	1,810.00
37	Supply and place asphalt wearing course to suit new roadway width	m ²	362	35.50	12,851.00
Re-Sheet Existing Bitumen Roadway					19,548.00
CW Concrete Works					
4	Concrete kerb and gutter	m	301	85.00	25,585.00
63	Concrete pram ramp including tactile indicators	No	8	1,450.00	11,600.00
128	No allowance to make good or selective replacement of existing kerb and gutter to remain	Note			Excl.
Concrete Works					37,185.00
MC Miscellaneous					
122	Allowance for feature road pavements, line marking or similar to intersection pedestrian crossing locations (PC Sum)	No	1	15,000.00	15,000.00
Miscellaneous					15,000.00
PAVEMENTS					348,307.50
LA LANDSCAPING					
GB Garden Beds					
6	Detailed excavation 300mm deep for new garden beds including disposal of excess spoil off site	m ²	56	25.00	1,400.00
7	Deep rip subgrade ready for new garden beds	m ²	56	5.50	308.00
8	Supply and place 300mm deep imported topsoil to garden beds	m ²	56	35.00	1,960.00

6.3 Detailed Cost Estimate

ITEMS

P3 PRIORITY 3

D2 Argent Street: Bromide Street - Sulphide Street (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
64	Supply and plant 140mm pot shrubs and groundcovers to new garden bed (assumed 3 per m2)	No	166	13.00	2,158.00
9	Supply and place 75mm thick mulch garden bed	m ²	56	11.00	616.00
75	Feature raised steel or similar edging to garden beds	m	53	110.00	5,830.00
Garden Beds					12,272.00
TB Tree Planting Bay					
68	Hydrovac or hand excavation for new in road tree planting bay including disposal of spoil off site	m ²	341	150.00	51,150.00
69	Deep rip and cultivate existing subgrade ready for new planting	m ²	341	6.00	2,046.00
70	Supply and place growing medium up to 900mm deep to new tree planting bay	m ²	341	95.00	32,395.00
71	Supply and plant 140mm pot native groundcover to new tree planting bay (assumed 3 plants per m2)	No	1,022	13.00	13,286.00
72	Concrete flush edge or similar to tree planting bay	m	338	65.00	21,970.00
129	No allowance for structural soils	Note			Excl.
Tree Planting Bay					120,847.00
TP Tree Planting					
23	Supply and plant 100L tree to tree planting bay including preparation works	No	16	450.00	7,200.00
Tree Planting					7,200.00
IR Irrigation					
105	Pop up sprinkler or similar irrigation system to new garden beds	m ²	56	20.00	1,120.00
107	Irrigation system to new tree planting bays including associated sleeves and conduits	m ²	341	25.00	8,525.00
Irrigation					9,645.00
MC Miscellaneous					
77	Allowance for selected pruning and protection of existing trees to remain	Item			1,000.00
76	Allowance for 52 week maintenance period	Item			11,000.00
52	No allowance for new public space to Western end of Argent Street - Out of Scope	Note			Excl.
Miscellaneous					12,000.00
LANDSCAPING					161,964.00
FE FURNITURE AND EQUIPMENT					
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			15,000.00
84	No allowance for loose tables and chairs	Note			Excl.
FURNITURE AND EQUIPMENT					15,000.00

ITEMS

P3 PRIORITY 3

D2 Argent Street: Bromide Street - Sulphide Street (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SL SIGNAGE AND LINEMARKING					
86	Allowance for new road line marking to suit adjusted intersection	No	1	3,000.00	3,000.00
87	Allowance for new road line marking to suit adjusted Argent Street kerb alignment	Item			3,000.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			1,000.00
SIGNAGE AND LINEMARKING					7,000.00
SW STORMWATER					
117	Allowance for sundry roadway stormwater alterations to suit new kerb build-outs and tree planting bays	Item			50,000.00
STORMWATER					50,000.00
SV SERVICES					
EL Electrical					
79	Allow to underground existing overhead power line including removal of existing road lighting poles	m	407	800.00	325,600.00
24	Supply and install smart pole outreach road lighting including pedestrian light, banner mount, concrete footings and associated electrical connections	No	15	24,000.00	360,000.00
99	No allowance for CCTV or similar security system	Note			Excl.
Electrical					685,600.00
WA Water					
104	Allowance for connection of new irrigation system to existing infrastructure	Item			2,500.00
Water					2,500.00
SW Sewer					
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
Sewer					Excl.
BW Builders Work in Connection with Specialist Services					
130	Allowance for builders work in connection with services	Item			7,500.00
Builders Work in Connection with Specialist Services					7,500.00
SERVICES					695,600.00
PA PUBLIC ART					
113	No allowance for new Public Art	Note			Excl.
PUBLIC ART					Excl.
LL LOCALITY LOADING					
131	Allowance for locality loading for construction in Broken Hill	Item			210,000.00
LOCALITY LOADING					210,000.00

ITEMS

P3 PRIORITY 3

D2 Argent Street: Bromide Street - Sulphide Street (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
PR	CONTRACTORS PRELIMINARIES				
109	Contractors preliminaries and supervision	Item			150,000.00
126	Temporary works allowance	Item			35,000.00
110	Traffic and pedestrian management	Item			80,000.00
	CONTRACTORS PRELIMINARIES				265,000.00
OC	PROJECT ON-COSTS				
111	Design Development Contingency	Item			150,000.00
112	Construction Contingency	Item			150,000.00
	PROJECT ON-COSTS				300,000.00
	ARGENT STREET: BROMIDE STREET - SULPHIDE STREET				2,164,419.00

PRIORITY 3 - PATTON STREET RESERVE SUMMARY

Rates Current At January 2021

Ref	Description	%	Total Cost \$
DE	Demolition and Site Clearance	4.4%	14,996.00
EA	Earthworks	3.0%	10,052.00
PV	Pavements	22.6%	76,791.00
LA	Landscaping	16.0%	54,571.50
FE	Furniture and Equipment	5.9%	20,000.00
SL	Signage and Linemarking	1.2%	4,000.00
SW	Stormwater	5.9%	20,000.00
SV	Services	1.5%	5,000.00
PA	Public Art		Excl.
LL	Locality Loading	10.3%	35,000.00
PR	Contractors Preliminaries	14.7%	50,000.00
OC	Project On-Costs	14.7%	50,000.00
	ESTIMATED NET COST	100.0%	340,410.50

MARGINS & ADJUSTMENTS

Professional Fees and Charges	Excl.
Escalation Beyond Mid 2021	Excl.
Goods and Services Tax	Excl.
ESTIMATED TOTAL COST	340,410.50

6.3 Detailed Cost Estimate

ITEMS

P3 PRIORITY 3

E Patton Street Reserve

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			750.00
28	Saw cut existing bitumen pavement ready for removal	m	135	18.00	2,430.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m ²	192	15.50	2,976.00
134	Take up existing footpath asphalt pavement and dispose off site	m ²	255	15.00	3,825.00
1	Break up existing kerb and gutter and dispose debris off site	m	45	17.00	765.00
38	Allow to remove existing street furniture and return to Council	Item			750.00
39	Allow to cut down selected street trees including grubbing up roots - assumed minimal	Item			1,000.00
40	Allowance for sundry and unforeseen demolition	Item			2,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
DEMOLITION AND SITE CLEARANCE					14,996.00
EA EARTHWORKS					
43	Box out existing subgrade ready for new bitumen roadway including disposal of spoil off site	m ²	8	49.00	392.00
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m ²	276	35.00	9,660.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
EARTHWORKS					10,052.00
PV PAVEMENTS					
FP New Footpath Pavers					
18	Proof roll and trim subgrade ready for new pavers	m ²	276	8.50	2,346.00
19	Supply and place base course to new pavers including trimming and compacting	m ²	276	21.50	5,934.00
20	Supply and lay unit pavers on sand base (PC Sum \$60/m ² Supply)	m ²	276	117.00	32,292.00
56	Allow to match new pavers into existing	Item			750.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
New Footpath Pavers					41,322.00
EF Existing Footpath Pavements					
62	Allow to make good existing pavements to remain including selected removal and replacement (allowed up to 10%)	m ²	17	205.00	3,485.00
Existing Footpath Pavements					3,485.00
BR Bitumen Roadway					
57	Proof roll and trim subgrade ready for new bitumen roadway	m ²	8	10.50	84.00

ITEMS

P3 PRIORITY 3

E Patton Street Reserve (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
58	Supply and place subbase to new bitumen roadway infills including trimming and compacting	m ²	8	25.00	200.00
59	Supply and place base course to new bitumen roadway infills including trimming and compacting	m ²	8	32.00	256.00
60	Supply and install bitumen wearing course to new infill	m ²	8	48.00	384.00
61	Reinstate existing roadway 300mm wide where new kerb installed	m	134	125.00	16,750.00
Bitumen Roadway					17,674.00
EB Re-Sheet Existing Bitumen Roadway					
135	No allowance for asphalt re-sheet to Patton Street	Note			Excl.
Re-Sheet Existing Bitumen Roadway					Excl.
CW Concrete Works					
4	Concrete kerb and gutter	m	58	85.00	4,930.00
136	Concrete median kerb	m	81	80.00	6,480.00
63	Concrete pram ramp including tactile indicators	No	2	1,450.00	2,900.00
128	No allowance to make good or selective replacement of existing kerb and gutter to remain	Note			Excl.
Concrete Works					14,310.00
PAVEMENTS					76,791.00
LA LANDSCAPING					
GB Garden Beds					
6	Detailed excavation 300mm deep for new garden beds including disposal of excess spoil off site	m ²	165	25.00	4,125.00
7	Deep rip subgrade ready for new garden beds	m ²	165	5.50	907.50
8	Supply and place 300mm deep imported topsoil to garden beds	m ²	165	35.00	5,775.00
64	Supply and plant 140mm pot shrubs and groundcovers to new garden bed (assumed 3 per m ²)	No	493	13.00	6,409.00
9	Supply and place 75mm thick mulch garden bed	m ²	165	11.00	1,815.00
75	Feature raised steel or similar edging to garden beds	m	184	110.00	20,240.00
Garden Beds					39,271.50
TP Tree Planting					
65	Supply and plant 100L tree to garden bed including preparation works	No	4	400.00	1,600.00
137	Supply and plant 100L tree to median garden bed including preparation works	No	4	425.00	1,700.00
66	Supply and plant 100L tree to existing verge planting including excavation and preparation works	No	2	850.00	1,700.00
Tree Planting					5,000.00
IR Irrigation					
105	Pop up sprinkler or similar irrigation system to new garden beds	m ²	165	20.00	3,300.00

ITEMS

P3 PRIORITY 3

E Patton Street Reserve (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
108	No allowance for irrigation system to trees within existing verge planting	Note			Excl.
	Irrigation				3,300.00
MC	Miscellaneous				
77	Allowance for selected pruning and protection of existing trees to remain	Item			1,000.00
76	Allowance for 52 week maintenance period	Item			6,000.00
73	No allowance for new works to Patton Park - Out of Scope	Note			Excl.
	Miscellaneous				7,000.00
	LANDSCAPING				54,571.50
FE	FURNITURE AND EQUIPMENT				
138	Allowance for benches, bike racks, bins, bollards, etc to upgraded Patton Street	Item			20,000.00
84	No allowance for loose tables and chairs	Note			Excl.
	FURNITURE AND EQUIPMENT				20,000.00
SL	SIGNAGE AND LINEMARKING				
139	Allowance for new road line marking to suit Patton Street kerb adjustments	Item			3,000.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			1,000.00
	SIGNAGE AND LINEMARKING				4,000.00
SW	STORMWATER				
141	Allowance for alterations to existing Patton Street stormwater infrastructure to suit new kerb alignment	Item			20,000.00
	STORMWATER				20,000.00
SV	SERVICES				
EL	Electrical				
99	No allowance for CCTV or similar security system	Note			Excl.
142	No allowance for new smartpoles or similar lighting to Patton Street	Note			Excl.
	Electrical				Excl.
WA	Water				
104	Allowance for connection of new irrigation system to existing infrastructure	Item			5,000.00
	Water				5,000.00
SW	Sewer				
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
	Sewer				Excl.
	SERVICES				5,000.00

ITEMS

P3 PRIORITY 3

E Patton Street Reserve (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
PA	PUBLIC ART				
113	No allowance for new Public Art	Note			Excl.
	PUBLIC ART				Excl.
LL	LOCALITY LOADING				
131	Allowance for locality loading for construction in Broken Hill	Item			35,000.00
	LOCALITY LOADING				35,000.00
PR	CONTRACTORS PRELIMINARIES				
109	Contractors preliminaries and supervision	Item			25,000.00
126	Temporary works allowance	Item			5,000.00
110	Traffic and pedestrian management	Item			20,000.00
	CONTRACTORS PRELIMINARIES				50,000.00
OC	PROJECT ON-COSTS				
111	Design Development Contingency	Item			25,000.00
112	Construction Contingency	Item			25,000.00
	PROJECT ON-COSTS				50,000.00
	PATTON STREET RESERVE				340,410.50

6.3 Detailed Cost Estimate

PRIORITY 4 SUMMARY

Ref	Location	SA: Site Area		Total Cost
		SA m ²	SA \$/m ²	
Rates Current At January 2021				
P4	PRIORITY 4			
D1	Street Upgrades to Balance of Town Centre	44,984	97	4,343,163.00
	PRIORITY 4	44,984	97	4,343,163.00
	ESTIMATED NET COST	44,984	97	4,343,163.00
MARGINS & ADJUSTMENTS				
	Professional Fees and Charges			Excl.
	Escalation Beyond Mid 2021			Excl.
	Goods and Services Tax			Excl.
	ESTIMATED TOTAL COST	44,984	97	4,343,163.00

PRIORITY 4 - STREET UPGRADES TO BALANCE OF TOWN CENTRE SUMMARY

Ref	Description	Rates Current At January 2021	
		%	Total Cost
Rates Current At January 2021			
DE	Demolition and Site Clearance	4.8%	210,077.00
EA	Earthworks	3.1%	135,800.00
PV	Pavements	26.3%	1,140,456.00
LA	Landscaping	24.3%	1,056,330.00
FE	Furniture and Equipment	0.5%	20,000.00
SL	Signage and Linemarking	1.1%	48,000.00
SW	Stormwater	3.5%	150,000.00
SV	Services	0.6%	27,500.00
PA	Public Art		Excl.
LL	Locality Loading	9.7%	420,000.00
PR	Contractors Preliminaries	12.3%	535,000.00
OC	Project On-Costs	13.8%	600,000.00
	ESTIMATED NET COST	100.0%	4,343,163.00
MARGINS & ADJUSTMENTS			
	Professional Fees and Charges		Excl.
	Escalation Beyond Mid 2021		Excl.
	Goods and Services Tax		Excl.
	ESTIMATED TOTAL COST		4,343,163.00

ITEMS**P4 PRIORITY 4**

D1 Street Upgrades to Balance of Town Centre

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
DE DEMOLITION AND SITE CLEARANCE					
125	Allow for removal of general debris and rubbish from site	Item			3,500.00
28	Saw cut existing bitumen pavement ready for removal	m	3,866	18.00	69,588.00
5	Take up existing road asphalt to suit realigned kerb and dispose debris off site	m ²	3,617	15.50	56,063.50
34	Take up existing road asphalt ready for new tree pit and dispose debris off site	m ²	2,377	22.50	53,482.50
1	Break up existing kerb and gutter and dispose debris off site	m	879	17.00	14,943.00
38	Allow to remove existing street furniture and return to Council	Item			2,000.00
39	Allow to cut down selected street trees including grubbing up roots - assumed minimal	Item			3,000.00
40	Allowance for sundry and unforeseen demolition	Item			7,500.00
42	No allowance for alterations or demolition to existing shop fronts and verandahs	Note			Excl.
DEMOLITION AND SITE CLEARANCE					210,077.00
EA EARTHWORKS					
43	Box out existing subgrade ready for new bitumen roadway including disposal of spoil off site	m ²	30	49.00	1,470.00
17	Box out existing subgrade ready for new unit pavers including disposal of spoil off site	m ²	3,838	35.00	134,330.00
45	No allowance for excavation in rock	Note			Excl.
46	No allowance for remediation or removal of contaminated material	Note			Excl.
EARTHWORKS					135,800.00
PV PAVEMENTS					
FP New Footpath Pavers					
18	Proof roll and trim subgrade ready for new pavers	m ²	3,838	8.50	32,623.00
19	Supply and place base course to new pavers including trimming and compacting	m ²	3,838	21.50	82,517.00
20	Supply and lay unit pavers on sand base (PC Sum \$60/m2 Supply)	m ²	3,838	117.00	449,046.00
56	Allow to match new pavers into existing	Item			4,000.00
21	No allowance to seal unit pavers	Note			Excl.
22	No allowance for concrete slab below footpath pavers	Note			Excl.
New Footpath Pavers					568,186.00
EF Existing Footpath Pavements					
62	Allow to make good existing pavements to remain including selected removal and replacement (allowed up to 10%)	m ²	1,093	205.00	224,065.00
Existing Footpath Pavements					224,065.00

ITEMS**P4 PRIORITY 4**

D1 Street Upgrades to Balance of Town Centre (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
BR Bitumen Roadway					
57	Proof roll and trim subgrade ready for new bitumen roadway	m ²	30	10.50	315.00
58	Supply and place subbase to new bitumen roadway infills including trimming and compacting	m ²	30	25.00	750.00
59	Supply and place base course to new bitumen roadway infills including trimming and compacting	m ²	30	32.00	960.00
60	Supply and install bitumen wearing course to new infill	m ²	30	48.00	1,440.00
61	Reinstate existing roadway 300mm wide where new kerb installed	m	1,324	125.00	165,500.00
Bitumen Roadway					168,965.00
CW Concrete Works					
4	Concrete kerb and gutter	m	1,324	85.00	112,540.00
63	Concrete pram ramp including tactile indicators	No	46	1,450.00	66,700.00
128	No allowance to make good or selective replacement of existing kerb and gutter to remain	Note			Excl.
Concrete Works					179,240.00
MC Miscellaneous					
48	No allowance for laneway link between Blende and Beryl Streets - Out of Scope	Note			Excl.
144	No allowance for new round about to Sulphide Street and Beryl Street intersection	Note			Excl.
Miscellaneous					Excl.
PAVEMENTS					
LA LANDSCAPING					
TF Turf					
11	Detailed excavation and preparation for new turf areas including disposal of excess spoil off site	m ²	346	18.00	6,228.00
12	Deep rip and cultivate subgrade ready for new turf	m ²	346	5.50	1,903.00
13	Supply and place 200mm deep imported topsoil to turf areas	m ²	346	25.00	8,650.00
14	Supply and place instant turf including dynamic lifter	m ²	346	14.00	4,844.00
74	Concrete of similar flush edging to new turf area	m	118	80.00	9,440.00
Turf					31,065.00
TB Tree Planting Bay					
68	Hydrovac or hand excavation for new in road tree planting bay including disposal of spoil off site	m ³	2,377	150.00	356,550.00
69	Deep rip and cultivate existing subgrade ready for new planting	m ²	2,377	6.00	14,262.00
70	Supply and place growing medium up to 900mm deep to new tree planting bay	m ²	2,377	95.00	225,815.00
71	Supply and plant 140mm pot native groundcover to new tree planting bay (assumed 3 plants per m2)	No	7,130	13.00	92,690.00

6.3 Detailed Cost Estimate

ITEMS

P4 PRIORITY 4

D1 Street Upgrades to Balance of Town Centre (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
72	Concrete flush edge or similar to tree planting bay	m	2,543	65.00	165,295.00
129	No allowance for structural soils	Note			Excl.
	Tree Planting Bay				854,612.00
	TP Tree Planting				
23	Supply and plant 100L tree to tree planting bay including preparation works	No	135	450.00	60,750.00
66	Supply and plant 100L tree to existing verge planting including excavation and preparation works	No	25	850.00	21,250.00
	Tree Planting				82,000.00
	IR Irrigation				
106	Dripline or similar irrigation system to new turf areas	m ²	346	18.00	6,228.00
107	Irrigation system to new tree planting bays including associated sleeves and conduits	m ²	2,377	25.00	59,425.00
108	No allowance for irrigation system to trees within existing verge planting	Note			Excl.
	Irrigation				65,653.00
	MC Miscellaneous				
77	Allowance for selected pruning and protection of existing trees to remain	Item			3,000.00
76	Allowance for 52 week maintenance period	Item			20,000.00
	Miscellaneous				23,000.00
	LANDSCAPING				1,056,330.00
	FE FURNITURE AND EQUIPMENT				
82	Allowance for bollards, bins, bike racks, etc to upgraded streetscapes	Item			20,000.00
84	No allowance for loose tables and chairs	Note			Excl.
	FURNITURE AND EQUIPMENT				20,000.00
	SL SIGNAGE AND LINEMARKING				
86	Allowance for new road line marking to suit adjusted intersection	No	8	3,000.00	24,000.00
90	Allowance for sundry road line marking to suit new tree pits, parking bay adjustments and kerb realignment	Item			20,000.00
85	Allowance for statutory signage to upgraded streetscape including parking and road signage adjustments	Item			4,000.00
	SIGNAGE AND LINEMARKING				48,000.00
	SW STORMWATER				
117	Allowance for sundry roadway stormwater alterations to suit new kerb build-outs and tree planting bays	Item			150,000.00
	STORMWATER				150,000.00

ITEMS

P4 PRIORITY 4

D1 Street Upgrades to Balance of Town Centre (continued)

Rates Current At January 2021

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
	SV SERVICES				
	EL Electrical				
81	No allowance for new lighting to Sulphide, Blende, Beryl, Oxide, Crystal and Bromide Streets - existing to remain	Note			Excl.
99	No allowance for CCTV or similar security system	Note			Excl.
	Electrical				Excl.
	WA Water				
104	Allowance for connection of new irrigation system to existing infrastructure	Item			12,500.00
	Water				12,500.00
	SW Sewer				
103	No allowance for alterations to existing sewer infrastructure	Note			Excl.
	Sewer				Excl.
	BW Builders Work in Connection with Specialist Services				
130	Allowance for builders work in connection with services	Item			15,000.00
	Builders Work in Connection with Specialist Services				15,000.00
	SERVICES				27,500.00
	PA PUBLIC ART				
113	No allowance for new Public Art	Note			Excl.
	PUBLIC ART				Excl.
	LL LOCALITY LOADING				
131	Allowance for locality loading for construction in Broken Hill	Item			420,000.00
	LOCALITY LOADING				420,000.00
	PR CONTRACTORS PRELIMINARIES				
109	Contractors preliminaries and supervision	Item			300,000.00
126	Temporary works allowance	Item			65,000.00
110	Traffic and pedestrian management	Item			170,000.00
	CONTRACTORS PRELIMINARIES				535,000.00
	OC PROJECT ON-COSTS				
111	Design Development Contingency	Item			300,000.00
112	Construction Contingency	Item			300,000.00
	PROJECT ON-COSTS				600,000.00
	STREET UPGRADES TO BALANCE OF TOWN CENTRE				4,343,163.00

T.C.L

109 Grote Street
Adelaide, SA 5000
Australia

T: +61 8 8223 7533
E: adel@tcl.net.au

tcl.net.au

ORDINARY MEETING OF THE COUNCIL

April 15, 2021

ITEM 6BROKEN HILL CITY COUNCIL REPORT NO. 56/21SUBJECT: DRAFT TREE MANAGEMENT PLAN 13/163**Recommendation**

1. That Broken Hill City Council Report No. 56/21 dated April 15, 2021, be received.
2. That the Draft Tree Management Plan be exhibited for public comment for a period of not less than 28 days.
3. That a further report be presented to Council following the public exhibition for Councils consideration and adoption.

Executive Summary:

The purpose of the Draft Tree Management Plan is to provide a comprehensive framework for the conservation and management of street, roadside and parkland trees within the Local Government area.

The plan is to proposed to be reviewed at the start of each term following the Local Government Elections, or as required to ensure that it meets the legislation requirements and needs of Council and the Community.

Report:

This plan provides the framework for the ongoing maintenance, protection, renewal and risk management of Broken Hill City Council trees. It is aligned with the Tree Management Policy and the proposed Parks and Open Spaces Asset Management Plan both of which recognises that Council trees are a significant asset that are of high value to the environment and community and contribute greatly to the liveability of the city.

It applies to all trees under Council's management within the City's Local Government Boundaries.

The presence of trees in public areas can present a degree of risk to people, property and services and the benefits provided by these trees comes at a considerable cost in terms of installation, maintenance and impacts on infrastructure such as drainage, roads and footpaths. This plan documents the management strategies that Broken Hill City Council either has currently in place or are proposed to be implemented to ensure the longevity and quality of trees within the Councils urban environments and the risk management practices used to ensure minimal adverse impact on both Council and private property due to the presence of Council managed trees.

Trees are an asset valued by the community. As such, it is recommended that Council adopt a plan that provides guidelines to staff and the community about how best to manage, protect and preserve the life of trees within Broken Hill.

In accordance with Section 160 of the Local Government Act 19934, the Draft Tree Management Plan will be placed on public exhibition for a period of 28 days, during which submissions may be made to the Council.

Community Engagement:

The draft Tree Management Plan will be placed on public exhibition for a period of 28 days

Strategic Direction:

Key Direction:		3. Our Environment
Objective:		3.2 A Community that understands and respects Broken Hill's unique natural environment
Strategy:		3.2.1 Develop a community education program to encourage residents and visitors to Broken Hill to reduce their impact on the environment including the management of pests and weeds.

Relevant Legislation:

Local Government Act 1993

Financial Implications:

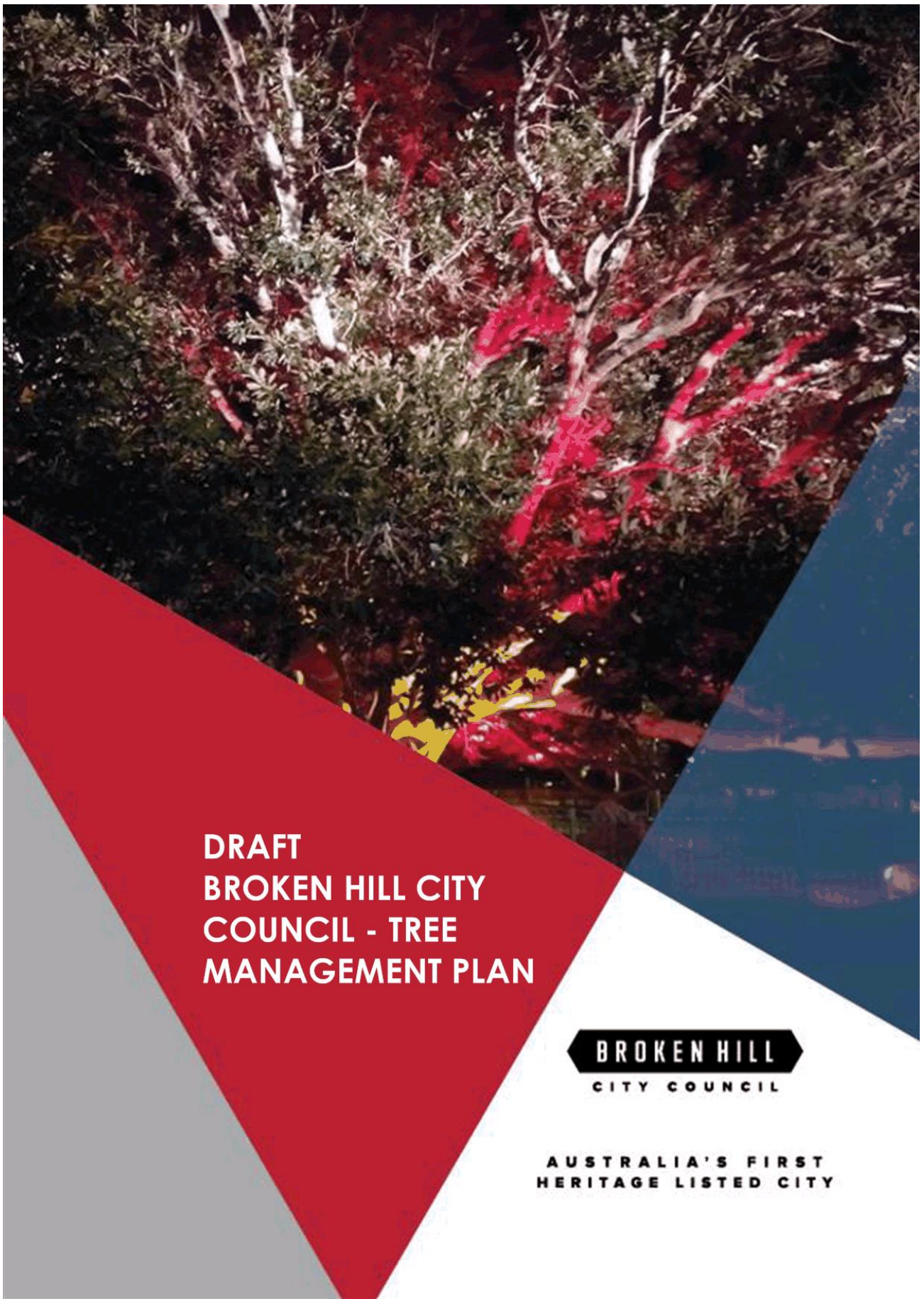
Funding for the implementation of the plan will be an ongoing cost detailed in the annual operational budget. Effective street and parkland tree management will ensure the efficient use of Councils resources in the area of street and parkland tree management.

Attachments

1. [↓](#) Draft Tree Management plan

SIMON BROWN
ACTING CHIEF FINANCIAL OFFICER

JAY NANKIVELL
GENERAL MANAGER



**DRAFT
BROKEN HILL CITY
COUNCIL - TREE
MANAGEMENT PLAN**



**AUSTRALIA'S FIRST
HERITAGE LISTED CITY**



QUALITY CONTROL		
EDRMS REFERENCE	13/163	FILE REFERENCE D21/15820
RESPONSIBLE POSITION	Strategic Asset Manager	
APPROVED BY	General Manager	
REVIEW DATE	9 April 2022	
EFFECTIVE DATE	ACTION	ENDORSED BY
NOTES		
ASSOCIATED DOCUMENTS		

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Revision No.	Revised by	Comments
1.0	CF	Initial Draft
1.1	CF	Internal Review CH, KG, JV, A
1.2	CF	ELT review

EXECUTIVE SUMMARY

This plan provides the framework for the ongoing maintenance, protection, renewal and risk management of Broken Hill City Council trees. It is aligned with the Tree Management Policy and the proposed Parks and Open Spaces Asset Management Plan both of which recognises that Council trees are a significant asset that are of high value to the environment and community and contribute greatly to the liveability of the city.

It applies to all trees under Council's management within the 40 km to 80 km per hour speed limit zones.

The presence of trees in public areas can present a degree of risk to people, property and services and the benefits provided by these trees comes at a considerable cost in terms of installation, maintenance and impacts on infrastructure such as drainage, roads and footpaths. This plan documents the management strategies that Broken Hill City Council either has currently in place or are proposed to be implemented to ensure the longevity and quality of trees within the Councils urban environments and the risk management practices used to ensure minimal adverse impact on both Council and private property due to the presence of Council managed trees.

PURPOSE

The purpose of this plan is to;

- Provide a comprehensive framework for the conservation and management of street, roadside and parkland trees within the Councils boundary to ensure the long-term protection and enhancement of the urban forest and maximise the benefits of an existing asset.
- Provide a clear and consistent method for managing trees including maintenance and condition inspection schedules, replacement planning and the ongoing development of township streetscapes in alignment with proposed Cultural Master Plan.
- Determine priorities for maintenance, removal, replanting and associated works.
- Ensure the accurate, informative and easily understood information is available to Council staff and contractors, the local community, service providers and local government organisations.

RELEVANT DOCUMENTS

- *Electricity Supply Act 1995*
- Electricity Supply (General) Regulation 2014
- *Environmental Planning & Assessment Act 1979 No 203*
- *Heritage Act 1977*
- *Road Act 1993 No 33*
- BHCC Proposed Parks and Open Spaces Asset Management Plan
- Australian Standard AS4373-2007 Pruning of Amenity Trees
- Australian Standard AS 4970 2009 – Protection of Trees on Development Sites
- Essential Energy Vegetation Plan 2019

COMMUNICATIONS PLAN – TREE MANAGEMENT			
Where	What	Frequency/When	Measure
Social Media	Concerned about a tree? Outline the process for raising concerns about street trees.	As resource allow	Annual completion.
Social Media	Tree work in your area.	Ongoing	Consistency of completion.
Council Newsletter	Tree management update and reminder of reporting process.	Annually	Annual completion.
Council Website	'Report an Issue'.	Ongoing	Timely receipt and response to requests.
Road Show	Tree management process, service levels for trees.	The first year of incoming council	
Customer Request Module (Civica)	Customer requests received by phone are recorded and actioned according to tree management plan processes.	Ongoing	Timely response to request.
Various	Landcare to provide a means of communication and link to interested parties in consultation with Council.	Ongoing consultation with Council	Requested responded.

DEFINITIONS**Street Tree:**

- A plant that is at least three metres high.
- Has a canopy spread of at least two metres.
- Has a trunk circumference of at least 300 mm measured at 1.5 m above ground level.
- Located on a road reserve within the 40 km – 80 km speed limit zones.

Significant Tree:

- As defined by the National Trust four criteria Horticulture, Social, Aesthetic and Cultural.
- A mature native plant that is at least five metres high;
- Has a canopy spread of at least four metres;
- Has a trunk circumference of at least one metre measured at 1.5m above ground Level; or
- A mature established exotic species located in a high risk area council;
- And/or whose planting can be linked to a significant event or person;
- A tree nominated as significant and approved by Council by a member of the Broken Hill City Council community.

Significant Tree Avenue:

- A series of trees planted in a symmetrical formation along an urban roadside.

High Risk Areas:

An area in which Broken Hill City Council is the responsible authority or the designated committee of management and is of high use by the public on either a regular or one off basis. These areas may include but are not limited to;

- Shopping precincts, excluding privately owned and developed.
- Playgrounds.
- Parks and gardens.
- Swimming pools.
- Recreation and sports facilities.
- Lookouts.
- Reserves.

Reactive Response:

Inspection and/or maintenance of trees prompted by a resident or staff request.

Proactive Maintenance:

Regular planned maintenance to mitigate risk to trees, infrastructure and citizens.

Tree Management Responsibilities:

The tree management responsibilities defined within this document are applicable only to those areas directly under the control of Council.

Plan Review and Amendment:

This Tree Management Plan is open to the process of continuous improvement and will be reviewed every four years.

1. INTRODUCTION

1.1 Council Plan

Council's Asset Management Strategy and Tree Management Policy includes the following relevant asset management objectives:

- Prepare an Parks and Open Spaces Asset Management Plan (inclusive of trees).
- Prepare an Trees Asset Management Plan, this has been update to Tree Management Plan.
- Review the method of performing condition assessments.
- Complete condition assessments for road and non-road asset.
- Develop Tree Asset Inventory database.

1.2 Benefits of Trees

Trees are an essential part of the urban and rural fabric, providing significant economic, social and ecological benefits.

Trees:

- Create more desirable streetscapes and recreation areas.
- Provide the opportunity to establish regional presence and a distinct neighbourhood character.
- Assist in creating a unique identity and structure to town and with inclusion into the Nation Heritage List.
- Ameliorate the extremes of noise, temperature, air pollution and climate change.
- Maintain important habitats particularly for native birds and small mammals utilising the use of tree hollows.
- Form corridors for movement and refuges for native wildlife.
- Reduce the impacts of rainfall and run-off and reduce erosion.
- Contribute top the overall livability of the city.
- Act as a carbon sink in lessing the effcet of the urban environment.

1.3 Tree Management Issues

Trees are not transitory and should not be subject solely to the preferences of the residents or individuals of the time. Decisions made today are going to determine the quality of the urban environment for several generations to come. They do not behave evenly over their life and are prone to many factors outside the control of the tree owner/steward such as drought, weather, disease and ageing. They take many years to develop to maturity and provide maximum benefits. Climate variation and extremes have substantial impact on the health of trees in urban areas.

Given that trees may live for a period of up to one hundred years or more, pre-empting possible changes is important. Controlling the diversity in age and species is very important in creating a 'sustained amenity' approach and future proofing the amenity of streetscapes. Reviewing the species that were planted locally and their performance over time provides useful data on which to evaluate the future use of these species or alternate similar species.

A programmed approach to managing an asset is essential. Residents expect a professional level of response to tree problems or requests. Weather and vehicle accidents for example can also create a need for unplanned tree works. Proactive and reactive maintenance will always be present and needs to be managed carefully when the level of resources is limited.

Risk mitigation is the determining factor in balancing proactive versus reactive works. Power line works, infrastructure development, disease, climate and tree maturity are all factors.

2. TREE MANAGEMENT

Trees provide net benefits to communities and form an essential part of existing and newly developed areas. Public trees can however conflict with other essential infrastructure. General infrastructure management must serve to minimise these conflicts without serious detriment to the tree assets. Trees are just one component within a network of assets that Council has management responsibility for. Many activities or works can significantly affect the condition of the public tree assets.

All works within or adjacent to public land needs to be properly planned and implemented to avoid or minimize any detrimental impacts on public trees.

2.1 Policy

Broken Hill City Council (Council) has a designated Tree Management Policy which can be accessed separately to this document upon request to Customer Service or the Council's Website

3. RISK MANAGEMENT

The Council has a designated Enterprise Risk Management Policy, which can be accessed separately from this document upon request from Customer Services or the Council's Website.

Any tree asset comes with a level of inherent risk. Identifying and managing (minimising) that risk is essential.

In urban environments in particular, people, buildings and other infrastructure will be in close proximity to trees. In public areas containing trees Council and some other authorities, have a duty of care to provide residents and visitors with a safe environment. The risk associated with trees is a combination of the condition of the tree and the use around and in the vicinity of the tree including bushfire management strategies and overlays.

Council has a duty of care to reduce the level of risk to the public and potential financial burden on ratepayers.

Insurance companies require a certain standard for identifying all trees and their hazards, recording information and developing tree management strategies, plans and maintenance programs. The cost to Council of not correctly managing their various assets can be significant. Insurance premiums and legal duty of care responsibilities have the potential to impact significantly on the finances of Council.

Trees in high risk areas correspond to areas where members of the public congregate such as such shopping precincts, swimming pools, parks, playgrounds, lookouts, Council controlled sports grounds, Council maintained reserves, kindergartens, school bus stops and significant walking tracks. A risk analysis is completed as part of regular tree condition assessments.

Risk assessment/potential is the overriding factor in determining priority for works and allocating resources. Risks include hazardous trees, deadwood, falling items, sight and distance issues and powerlines clearance.

All trees reported as being unsafe or of concern by the public or identified as being of concern by staff are to be inspected by an appropriate staff member as a level one visual inspection and an assessment report provided to the Strategic Asset Manager within one week of notification. The results of the report will determine whether further external investigation and action is required. **Appendix 1:** Tree inspection report, hazard rating section should be used for these purposes.

Requests should be actioned in these time frames.

4. TREE INSPECTIONS AND ASSESSMENTS

Risk level	Recommended Time Frame for Remedial Action	Maximum time frame for remedial action based on resource availability
Critical	Within 12 hours	Within 24 hours
Urgent	Within 24 hours	Within 48 hours
High	Within 3 days	Within 5 days
Medium	Within 1 month	Within 2 months
Low	Within 3 months	Within 6 months
Negligible	No work required, monitored as per inspection schedule	No work required, monitored as per inspection schedule

Council trees are inspected and assessed on a regular basis. The frequency of these inspections is determined by the location of the trees and their potential for public risk.

Tree type	Inspection frequency	Inspection type
High Risk Areas	Every six months	Proactive level 1 internal
	Every five years	External inspection
Significant Trees	Every six months	Proactive level 1 internal
	Every five years	External inspection
Significant Tree Avenues	Every 12 months	Proactive level 1 internal
	Every five years	External inspection
Street Trees	Every two years	Proactive level 1 internal
All trees	By customer or internal request	Reactive inspection only

Inspections and Risk Assessments are conducted according to the standardised and documented procedures within this Plan.

Inspections are undertaken as per the inspection frequencies above. A level one inspection consists of a visual inspection from the ground only. This inspection regime is intended to satisfy Council's risk management responsibilities, develop a proactive management strategy and tree replacement program.

The Council personnel conducting the tree assessments will be inducted in Council's Tree Assessment and Inspection processes as per this document. At any time deemed necessary by Council inspection, an Arborist will be engaged to conduct follow up investigations and remedial works that are beyond the scope of Council employees. Every five years an external expert will be engaged to conduct inspections of High Risk Areas, Significant Trees and Street Trees Data on Council's trees is to be collected and recorded in the Tree Inventory database. The same issues have been identified and recorded as part of the the Tree Inspection Report.

This information has been used to inform the prioritisation of works, replacement planning and selection of suitable tree species.

It is proposed that the Council tree database includes the following data for each tree:

- Inspected by
- Date inspected
- Tree number
- Location
- Botanical Name
- Common Name
- Ownership
- Age
- Diameter at Breast Height (DBH)
- Height
- Structure
- Health
- Risk Category
- Type of Work Undertaken
- Date Work Completed
- Works Completed by
- Works Priority

Existing and proposed walking tracks should be maintained to ensure that the outer reaches of any trees canopy do not extend within one meter of the edge of the track. This is especially important where Eucalyptus are present due to the tendency for them to drop limbs.

All trees overhanging footpaths or pathways should be under pruned to a minimum height of 2.1m from ground level.

5. TREE SELECTION

Street, parkland and roadside tree planting is best done in a programmed and sustainable manner. This approach is sound both environmentally and economically. It is also necessary to pre-plan what tree stock will be needed to be assured of obtaining the good quality stock of the right species at the right time.

A 'Sustained Amenity' approach to provide a balanced diversity of tree ages and sizes should be followed to achieve long term stability of the tree population and landscape character.

The right mix of species and age diversity are vital components of a sustainable tree population. A general methodology for achieving this is for no particular Genera to make up a predominant percentage of the whole tree population. The age of the trees should also be spread evenly across concentrated planting areas to lessen the impact of the removal of whole areas of trees.

5.1 Priority for tree planting should be given to:

- Sites where trees have been removed.
- High profile and high use areas.
- Areas where there are high percentages of old aged trees, low species diversity and/or trees in poor condition.
- Areas with a lack of trees.
- Areas where residents or community groups have requested trees and are prepared to be involved in tree establishment and after-planting care.
- New developments.

Selection of tree species should take advantage of the wide range now available. A diversity of species spread across the Council has multiple benefits eg disease tolerance, visual and seasonal variation, lower maintenance and habitat creation and diversity.

When selecting tree species for street, parkland and roadside tree planting the following factors must be considered:

- Adopted Master plans, strategies, planning overlays and development plans.
- The significance of previous history of tree planting.
- Anticipated ongoing maintenance requirements.
- Drought tolerance/water usage.
- Longevity, durability, hardiness and amenity.
- Growth habit, size and structural integrity.
- Tolerance to harsh urban or structural environments.
- Soil type.
- Root growth characteristics and tolerances.
- Pruning requirements.
- Amount and type of organic debris shed.
- Proximity and form of surrounding existing and future infrastructure.
- Solar radiation/orientation.
- Pests & Disease susceptibility or tolerance.
- Existing and future use of the surrounding area.
- Environmental and Habitat value.
- Possible poisonous or health effects.
- Weed potential.

Only high quality tree stock should be used and planted correctly as substandard trees or planting can increase maintenance costs significantly and conversely good quality stock and planting techniques dramatically increases establishment rates and the community's appreciation of trees.

Council must be consulted and give approval for any tree planting within road reserves, nature strips, parklands and roadsides it controls or will take control of as Council ultimately becomes responsible for the ongoing tree maintenance and any conflict with Council and private assets.

The following guidelines will govern tree selection:

- **Appendix 5A** provides a list of tree species deemed suitable for planting within the areas covered in this plan. Other species may be considered upon approval of the appropriate Strategic Asset Management staff member.
- Council will consider trials of other species to determine their suitability for planting in order to expand the range of urban trees available given the increasingly challenging climatic conditions
- Annual tree planting programs undertaken for Broken Hill (to be developed).
- Tree planting programs developed for specific areas to achieve sufficient numbers of trees in one area over time.
- Trees needed to make up the shortfall in desired total numbers.
- Replacements for trees removed.
- Estimated useful life (whichever is greater).
- An extra 20 percent to allow for expected losses from vandalism and natural attrition.
- Master planning and town beautification documents.
- No more than two different species generally to be used in any one street, or specific and definable sections of the street.

- For the overall urban Council tree population: aim to have any one genus limited to no more than 30% and have an even spread of 'age' classifications. One general exception to this policy is the genus Eucalyptus owing to their natural dominance in the area.
- Trees to be planted in conformance with the Councils proposed 'Tree Planting procedure'.
- The species selected for planting should have as large a mature size as possible within the constraints of the site to create a definite visual impact on the site and provide for the necessary physical clearances as well as providing maximum canopy benefits of shade, carbon sequestration and habitat.
- The provision of tree planting and establishment, for a minimum period of five years, to be at the developers cost.
- Any person or organisation wishing to plant trees, shrubs, herbaceous plants, or undertake any landscaping within a road reserve, park or other land under the control of Council must have permission in writing from Council.
- Any trees or shrubs planted without Council permission and not in conformance with Section 6, Guidelines for Tree Planting on Council Managed Land, principles and policies will be removed in accordance with Council's Tree Removal Procedure (refer Section 7).
- All tree planting within a Transport for NSW (TfNSW) controlled road to be undertaken in consultation with TfNSW and as far as practical comply with their planting procedures and within the *Transport Administration Act, 1988* (NSW).

5.2 Street Trees

Uniform tree planting within a street or block, in terms of species, age and spacing, provides the most appropriate planting within the central and older urban areas. Trees should generally be centred on each building lot and planted opposite one another. The planting of deciduous trees, rather than evergreen, should be considered in east-west streets to allow solar access and summer shade for north facing houses.

Planting in streets should be confined to trees only, not shrubs, to be able to satisfy clearance or set-back requirements. Generally speaking trees should be selected and maintained to provide a clear single trunk (Excurrent Form) for approximately two metres. Multi-stemmed (Decurrent or Deliquescent Form) trees are also viable in the appropriate context.

The location and selection of street trees needs to take into account the possible effect on all other infrastructure and services. It is essential that the trees proximity to electricity lines is considered for the whole of its useful life.

Street trees provide many benefits and establish much quicker and grow faster when residents take responsibility for their care in the early stages. Residents are encouraged to be involved in the maintaining of new trees eg by watering, mulch (not weed clippings) and weed control.

New or replacement street trees should be an integral component of any new development or subdivision site. Council and developers need to work together to determine the appropriate tree planting and implementation programs. Generally tree planting should be done at the earliest practical stage of any project/ development to get the maximum benefit.

5.3 Park Trees

Park tree planting should not take place without proper consideration and consultation with Heritage Overlays and user groups; for major parks and reserves this ideally should be in the form of a site-specific Master plan. Proposed and existing Master plan's, historic evidence and various precedents or existing management plans are to be used to guide tree planting, species selection, locations and priorities.

Parks should contain large growing trees as large trees provide the most environmental and cultural benefits. A mixture of deciduous and evergreen should also be encouraged. Parks are one of the few spaces within urban environments where there is sufficient space to grow large trees to offer cultural, historic, botanic and local amenity whilst minimising conflicts with other infrastructure.

Tree planting in parklands is becoming more important to ameliorate effects of climate change eg increased temperatures and solar radiation. Provision of adequate shaded areas in high use areas should be a priority. Tree planting in parklands is also important to maintain, uphold and promote botanical, historical and cultural diversity.

6. GUIDELINES FOR TREE PLANTING ON COUNCIL MANAGED LANDS

6.1 Location

- Tree planting includes the preparation of planting areas, the planting of a specified quantity, size and approved quality plant species.
- All trees to be supplied shall be first approved by the Strategic Asset Manager.
- Tree planting in streets will be as in the Tree Planting Detail and Diagram **Appendix 9** or as directed by the Team Leader.
- Trees will be planted only in locations designated by a member of Asset Planner Parks and Open Space.
- All roads, street and car park designs should include capacity for tree planting whilst minimizing conflicts with other infrastructure to the satisfaction of Council.
- All new development sites incorporate new tree planting within the adjoining street frontages and any open space areas where appropriate subject to the approval of Council.

The location of new trees is to be determined by distance and existing features;

a) Distance Apart

Trees should be located as per the following criteria:

- the total number of trees on any section of nature strip (including existing trees) does not exceed two for each property frontage, except where the General Manager may determine that additional trees are warranted, where the property frontage is significantly longer than normal or other unusual circumstances exist.

b) Existing Features

Trees shall be located as per the following criteria:

- Minimum of 2.5m from driveways.
- Minimum of 3.0m from electricity poles.
- Minimum of 10.0m from corner of property boundary at intersections.
- Minimum of 2.0m from hydrants.
- Minimum of 3.0m from vertically underneath service wires.
- Minimum of 2.5m from a property boundaries or over incoming gas and existing water service.
- Minimum of 1.0m from kerb and gutter.

6.2 Tree Planting and Establishment Specification

a) Streets and Parks

- Council will nominate/approve all viable tree-planting sites.
- The Contractor/Council is responsible for the preparation of planting areas, the planting of a specified quantity, size and approved quality plant species.
- All trees to be supplied shall be first approved by the Strategic Asset Manager. The Contractor/Council are to provide a storage site for the plants.
- Tree planting in streets will be as in the Tree Planting Detail and Diagram.

6.3 Tree Planting Detail

a) All Trees

- Crown growth shall be vigorous and well formed. Variation of crown bulk on opposite sides of any stem axis shall not exceed 10%.
- Trees shall have straight trunks. Trees with co-dominant stems shall not be used.
- Tree stems shall have a good even taper.
- Trees shall have healthy, vigorous, well developed root systems and shall not be pot-bound, ie no coiling of the main structural roots, less than 10% coiling of the fibrous roots and the root system not being matted to the extent that it is retarding tree vigour.
- Unless otherwise specified by the Work Manager, all trees shall be a minimum two metres high (excluding root ball).

6.4 Excavation

- Prior to any works commencing 'Dial Before you dig' process is to be undertaken with any identified underground utility services marked for the proposed dig site.
- The Contractor/Council shall excavate the tree planting hole either physically or mechanically ensuring no underground services are damaged. The hole shall be square and of the diameter no less than two times the diameter of the root ball width and a depth of equal to the tree root ball.
- Sides of the hole, near the top, shall be tapered to better accommodate the horizontal growth pattern of the tree's root system. In poorly drained clay soils, the planting hole shall be 50mm shallower, so that the root ball is slightly above grade. Sides of the hole should be thoroughly scarified before the tree is planted to avoid glazing of the planting hole.

6.5 Planting

- If the root ball is contained, it shall be removed from the pot, spring ring or hessian wrap ensuring all ties, strings and bindings are removed from the root ball.
- Any girdling roots are to be teased out or cut upon placement into the planting hole to interrupt the growth pattern.
- The tree, when in the hole, should be level with the natural ground level or, in poorly drained sites, up to 25mm above the natural ground level.
- The tree shall be able to stand in a straight, vertical position without support. Any soil that has been placed under the root ball of the tree to position the tree at the right height shall be firmed to ensure that no sinkage occurs after the planting process has been completed.
- All tree shall have installed a water well or root director installed as part of the planting process.

6.6 Irrigation Tube

This applies to Street Trees only or as required by the Works Manager;

- As part of the planting process place a 1.5 m length of AgFlow pipe, coiled around the root ball, with one end of the pipe protruding no more than 50mm above the soil level on the road side of the tree hole.

Tree Type	Root Ball Diameter mm	Pipe Diameter mm
Advanced trees	>100	500
Street trees	<75	500

6.7 Backfilling

The planting hole shall be backfilled with indigenous soil removed from the tree planting hole. Backfill is not to be incorporated with any other materials such as sawdust, bark, potting mix or similar. If backfill other than indigenous soil is required, the soil texture shall be consistent with that of the indigenous soil.

Where excavated soil is heavily compacted, clods shall be broken up to approximately a 25mm maximum diameter prior to backfilling. The backfill shall be lightly firmed to eliminate any voids or air pockets and to ensure close contact with the tree's root mass and soil.

All new planting shall have 'water wells' or 'root' directors installed as part of the process.

6.8 Stacking and Tying

Supply and install two hardwood tree stakes. These stakes shall be positioned either side of the tree so that they are parallel with the side of the road - street trees only. The stakes shall be driven into the soil at the side of the root ball and not driven into the root ball mass. A tree tie of black plastic or rubber material, no less than 50 mm diameter will be stapled or nailed with galvanised clouts to the stake and wrapped around the trunk to allow sufficient freedom of movement (100mm) after staking.

Guy wires are not acceptable.

6.9 Mulching

Mulch, approved by the Supervisor shall be spread around the entire area of the planting hole to a minimum compacted depth of 75mm and a maximum compacted depth of 100mm. Mulch should not be in direct contact with the main stem to avoid the risk of collar rot.

6.10 Watering

Water all newly planted trees within 24 hours of planting taking place.

6.11 Formative Pruning

Prune the tree immediately after planting in order to remove any broken or damaged branches or unwanted lateral growth or twin leaders within the crown.

6.12 Site Clean-Up

The site shall be left in a clean, tidy manner, safe for pedestrians and road users. All debris, soil and rubble is to be removed from site and all paved areas, kerbs, footpaths and roads swept clean of clay and soil.

7. GUIDELINES FOR REMOVAL OF TREES ON COUNCIL MANAGED LAND (PARKS, RESERVES AND ROAD RESERVES)

7.1 Introduction

Trees are a valuable asset and should only be removed as a last resort.

Tree removal can affect significant and non significant trees.

Removal can be necessary for reasons such as, poor condition, risk management, traffic hazards, access problems,

These guidelines are to enable decisions to be made in a fair and consistent manner.

7.2 Structure of Procedure

Strategic Asset Manager may authorise the removal of:

- Trees that are **Non-significant**.
- Trees identified as **Significant** after referral to Executive Leadership Team (ELT).

7.3 Definitions

- **Dead** – greater than 50% of the crown dead.
- **Hazardous** – may cause injury or property damage if not removed.
- **Structurally unsound** – high chance of failure within the next 5 years, (eg Bifurcation – V Crotch - excessive borer activity).
- **Exposed roots** – high potential as a trip hazard.
- **Inappropriately located** trees inside distance and existing features restrictions defined in the Guidelines for Street Tree Planting whose form cannot be corrected by pruning (eg tall species with structural defects under wires, a tree leaning over road/paths)
- **Major damage to infrastructure** – significant interference to Council, public utility or private infrastructure services.

7.4 Procedures

Assessments will be by visual inspection using a standard inspection sheet in digital form and is to be based on the individual merits of the situation. These situations will involve judgment based on a combination of the related arboriculture issues combined with such factors as safety, political, social, historical, economic, budgetary or environmental considerations.

Removal is to be the last resort when alleviating tree related problems. Other options are to be assessed and considered in preference to removal wherever reasonable (eg root barriers, pruning, sweeper services, drain cleaning, infrastructure modification, identification of the issue with a CCTV camera or other management programs).

Examples for considering alternative treatments include:

- Where a tree is significant to the area, but it has some structural defects that cannot be remedially pruned, yet may not cause significant problems for a number of years.
- Where a tree is frequently affected by disease or pests (sooty mould, root fungus, borers, and psyllids) that are obviously affecting the health of the tree.
- Where a tree is shedding levels of leaves, bark, fruit or seed-pods seasonally and causing significant general litter problems far in excess of that expected from a tree of the species and size.
- Where tree roots are causing significant damage to Council, public utility or private infrastructure services and where this has the potential to increase significantly.

7.5 Removal of Non-Significant Trees

Standard inspection and determination based on the merits of the case.

7.6 Removal of Significant Trees

- Refer to register of significant trees **Appendix 6A**.
- Standard inspection and determination based on the merits of the case.
- All trees, assessed as being significant, are to be photographed and archived.
 - with a written assessment provided.
- An Arborists report will be prepared when deemed necessary by Strategic Asset Manager.
- Advise ELT (Executive Leadership Team) of the proposal.

7.7 Notification of Works

Parties likely to be affected by the works being undertaken are to be given no less than four days written notice of the proposed action, including arrangements for stump removal, reinstatement and tree replacement.

In emergency situations notification prior to removal may not be possible, but follow-up advice, including notification details, must occur within the following 48 hours.

7.8 Procedures to be Followed

- **Stump removal** - within 6-8 weeks of tree removal.
- **Tree replacements** – as soon as possible the following planting season, depending on practicality/availability.
- No works related to Council trees are to be undertaken by staff on private property unless appropriate permission or disclaimer has been approved by the property owner.
- Where removal of a tree is on private land approval and advice is to be sought from the Councils Planning Department.

7.9 Appeal

Where a resident, committee of management or member of the public insists on the removal or retention of a tree following notification of tree removal.

The Strategic Asset Manager will refer the matter to the ELT. The referral will include;

- A brief 'over-view' report and recommendation for action.
- Any independent report from a qualified Arborist that may have been obtained.
- Details of reasons for the objection.
- Any other information relevant to the request.

The Strategic Asset Manager will write to the resident to;

- Advise the decision on the matter.
- Invite the resident to obtain alternative independent advice at their own cost in order to have the matter reconsidered.

8. TREE VALUATION

When the removal of a public tree is deemed necessary for construction, development or works, all costs associated with its removal and replacement must be paid by the property owner, utility or developer prior to removal. See Tree Valuation Annexure 13.

8.1 Tree Removal

Costs - The costs associated with the removal of a public tree include:

- a) Tree Amenity Value - Calculated in accordance with the revised Maurer-Hoffman method adapted for Council.
- b) Removal Costs - Costs associated with the removal of the tree including stumps, disposal of debris and any community engagement.
- c) Tree Replacement Costs - Costs associated with the suitable replacement of the tree being removed. The level of reinstatement required will be determined by the City and include a 24-month maintenance period. Opportunities to improve soil conditions and increased water capture will be explored.

A Tree amenity value **a)** will not be charged in the following instances;

- Trees that are dead (except in cases of intentional vandalism or poisoning).
- Trees with a ULE of less than five years.
- Where the tree is a declared weed species for a particular location.
- Trees that have been assessed by a qualified arborist that pose a medium, high or very high level of residual risk in accordance with the Council's risk management framework (Based on Australian Standard for Risk Management ISO 31000:2009).
- Trees proven to be causing damage to private infrastructure or services where all interventions to retain the tree have been exhausted.
- Trees proven to be causing damage to private infrastructure or services where all interventions to retain the tree have been exhausted.

9. TREE PROTECTION

Trees and infrastructure are essential items in a modern environment. Trees are regularly subject to damage from civil works. When civil works are proposed in the vicinity of trees an assessment and works plan is necessary to ensure tree damage is avoided or minimised. There are various guidelines for determining what can be classed as in the 'vicinity' of a tree. The age, size and/or vigour of the tree are usually the determining factor. For example, guidelines to avoid unacceptable root damage may include 'exclusion zones' equal to a radius 12 times the trunk diameter or the area contained within the 'Drip line' of the tree.

All protection issues should be identified at the design stage with any protection plans finalised prior to any works commencing. Successful protection of trees relies on a commitment from all parties involved in the project. Council will not accept the responsibility for any trees below an acceptable condition/standard. Any development or works within a street, parkland or roadside should take all practical steps to preserve existing trees in a healthy and safe condition. Trees growing beyond the 'scope of works', due to the potential extent of their root system and changes to drainage patterns, can be seriously damaged. Capital and maintenance works should be designed and managed to avoid private trees being impacted by Council works and Council trees being impacted by private works.

Many authorities and private contractors have responsibility for conducting works adjacent to Council trees, particularly in streets. All parties need to give due consideration to all tree assets that they are likely to impact upon.

Overhead electrical cables have the greatest impact on trees. The issues involved are complex and are covered in Section 10.

- All works likely to impact on Council trees are to be referred to the Strategic Asset Manager at the planning/design stage.
- All works likely to impact on Council trees should be identified in the Development Application.
- Tree condition information including photos is to be provided for all Council projects where trees (public and private) may be impacted by works.

- A 'Tree Protection Plan' may need to be provided at the request of the Strategic Asset Manager and implemented to the satisfaction of Council for all projects likely to impact on trees. All works within the vicinity of a Council tree (or trees that will become the responsibility of Council) should include actions to minimise any negative impact to the tree.
- Trees identified to be retained and that are damaged either deliberately or through neglect or by works be rectified where practicable and as soon as possible. Costs associated with this are the responsibility of the person/contractor who caused the damage and will be subject to compensation where applicable.

10. INFRASTRUCTURE PROTECTION

- All proposed tree planting or tree maintenance works likely to impact on, or affect, Council infrastructure, must be referred to Council's Strategic Asset Manager for comment at the design or planning stage.
- All tree selection and planting programs must conform to the *Guidelines for tree planting on Council Managed Land Principles* listed in Section 6 and the Nominated Species List **Appendix 5A**.
- Any person or organisation wishing to plant trees, shrubs, herbaceous plants, or undertake any landscaping within a road reserve, park or other land under the control of Council must have permission in writing from Council. Refer to the Landscaping on Nature Strip Policy a copy of which may be source from Customer Service.
- All designs for roads, streets, and/or parklands under, or that will become under the control of Council, must include adequate capacity for tree planting and growth whilst minimising conflicts with other infrastructure to the satisfaction of Council.
- Where it is cost effective in the long term, infrastructure is to be selected and/or constructed to a standard that is capable of withstanding damage from existing and any future trees for example the installation of trip stops in foot path joints and root barriers to encourage a preferred root growth direction.

10.1 Tree Root Complaints

Refer to Guidelines for Issues Related to Trees Roots on Council Managed Land **Appendix 11** for further details.

Typical Responses:

Should tree roots from a tree planted on public or Council owned land encroach into a private residence, the rate payer will be required to submit a report of the alleged damage so that a Council Officer can assess the situation and determine the appropriate course of action. Such action may include tree root extraction or, where there is no other option, the removal of the tree.

Where the damage is to sewerage pipework the responsibility for the rectification works is between the relevant Water Authority and the resident.

Any claim for damage to private property from tree roots will, in the first instance, need to be submitted to the property owners insurer.

10.2 Fallen Tree/Branch Complaint

- a) Identify tree in question.
- b) Obtain Arborist's Report which should include:
 - cause of fallen tree/branch (ie storm);
 - details of tree maintenance program and inspection program;
 - tree healthy or diseased;
 - if diseased - would defect have been evident on routine external inspection;
 - weather conditions on day of incident;

- previous complaints regarding tree;
- street tree, reserve tree or private property;
- photographs (before repairs are started);
- signed by a suitably qualified Arborist.

Respond to customer by telephone and follow up letter to be issued within five days of initial investigation.

10.3 Typical Responses

If a Council tree has caused the problem either within the road reserve or on private property then repair damage to drainage infrastructure is between the relevant Water Authority and the resident.

If the investigation report identifies a non council tree as causing the damage then issue a letter to the customer stating that an investigation has been completed and detail the findings.

11. ELECTRIC LINE CLEARANCE

The Council is not the responsible body for power-line clearance works. There are no declared zones/areas within the Council where Council is responsible.

Requests for power-line clearance should be forwarded to the responsible authority/party.

Namely Essential Energy for the majority of power-line clearance requests in public areas and property owners are responsible for clearance around the section of service lines within their property.

Refer to Work near overhead power lines – Essential Energy.
[Work near overhead powerlines - Essential Energy](#)

12. GUIDELINES FOR TREE MAINTENANCE ON COUNCIL MANAGED LANDS

The maintenance of trees in Broken Hill City Council is to ensure that the areas designated and maintained for regular public use will remain as safe as practicable. These guidelines apply to all of the Parks, Reserves and Road Reserves managed by Council for regular public use.

Definition

Hazardous trees – trees with deadwood greater than 30mm in diameter , poor structural form, major cavities and other defects. The location of the tree and the extent of the defects will determine the hazard potential and priority rating of the tree.

Responsibility

- The Parks and Opens Space Planner is to ensure that the annual maintenance program is adopted and periodically reviewed.
- The development and co-ordination of the maintenance program will be the responsibility of the designated Team Leader Parks and Open Spaces. The Parks and Gardens team members are to complete the designated works within the specific time and to the required standards directed by instruction on the issued work order.

Guidelines

- All dead branches, with a diameter of 30mm or greater, are to be removed when overhanging pathways, roads, park furniture and playgrounds.
- In relation to pathways – all trees are to be remedially pruned where their height and physical characteristics could threaten designated path and track users (see pruning of trees – statutory/distance pro-forma).
- In relation to seats, tables play areas and other park facilities and designated car parking areas – all trees for a distance of five meters from the outer edge of any single item/area to be remedially pruned depending on their height and physical characteristics.

13. PEST AND DISEASE CONTROL

Trees are subject to a range of pests and diseases. The concept of eradication is not practical in most cases and harm minimization should be seen as the best approach.

Pests and diseases do not recognise boundaries so a co-operative approach is required between land owners/managers. Where pests and diseases have the potential to affect Council's tree asset or 'Significant Trees' Council should seek to assist residents and other land managers where possible in being aware of potential problems and control options.

Many of the surrounding Councils and local communities deal with similar issues and opportunities to assist each other should be explored. For example Elm Leaf Beetles, white ants do not respect boundaries, wildlife corridors should not stop at boundaries, Land Care and community groups do not limit themselves to Council boundaries.

White ant treatments for trees are delivered on request following the inspection procedure in **Appendix 12**.

All trees that are to be planted must conform to the Nominated Species List **Appendix 5A** to ensure that newly introduced species are resilient to pests and diseases.

Many trees have the potential to become environmental weed species. A tree's weed potential needs to be an important consideration when selecting species.

14. SIGNIFICANT TREES

There are some trees or groups of trees within Council area that are of local significance. These are designated as significant in the Tree asset database and include the;

- Ficus macrophylla (Moreton Bay Fig) located in Sturt Park;
- Ficus macrophylla (Moreton Bay Fig) located on the Crn Sulphide and Argent Street;
- Jacaranda mimosifolia Alba (White Jacaranda) located Crn South and Patton Street;
- Pinus brutia (Lone Pine) located in Memorial Oval.

Protection measures for significant trees are critical. There are a variety of ways to ensure their protection eg including them within the Local Environment Plan Assessment and agreement of what is considered to be significant is subjective and applications for the registration of significant trees should always be referred to Council. A process of nomination and registration may be best undertaken by a panel of people with a wide range of expertise and viewpoints; this should assist in creating community stewardship of these trees.

Community awareness of significant trees and the implications of having a Significant Tree Register are important. It will be the Community in most cases that identifies what trees are significant and what best helps to protect them.

The range of selection criteria in the Significant Tree Assessment Matrix **Appendix 4** can act as a valuable educational resource and assist in determining the significance of nominated trees.

These criteria are sourced from the National Trust of Australia (New South Wales). In using this matrix a greater emphasis on what is particular or important to the local community rather than what is important at a state level should be considered.

14.1 Trees of High Amenity Value

Distinguished from significant trees, trees of high amenity value are designated so by Council as established mature trees those contribute to significantly to the amenity of a public space managed by Council.

A decision to remove or conduct substantial pruning on trees such as these must be approved by the Strategic Asset Manager.

15. EXISTING TREE CONTROL REGULATIONS

There are currently existing State and Local laws and regulations that control the removal and pruning of both native and exotic vegetation on private and public land. The policies and procedures in this Plan are in support of those laws and regulations and need to be viewed as being in addition to those laws and regulations.

It is the responsibility of all persons to ensure they do not do anything that is in contravention of any existing laws and regulations. The following information is provided to assist in determining what laws and regulations may apply noting that these may change over time.

More information on this and also the Department of Environment, Climate Change and Water (DECCW) National Framework for the Management and Monitoring of Australia's Native Vegetation can be found at <http://www.environment.gov.au>.

15.1 Local Government

The Council does not have any planning scheme overlays and/or local laws that specify what may or may not be undertaken with certain types of vegetation.

The overlays may include:

- Heritage Overlays with Tree Control;
- *Heritage Act 1997* – includes trees of State Cultural Heritage Significance;
- Significant Landscape Overlays;
- Environmental Significance Overlays;
- Public Acquisition Overlays;
- Vegetation Protection Overlays.

Other relevant authorities would include but not limited to:

- Transport for NSW;
- Essential Water;
- Essential Energy;
- NSW National Parks;
- AusNet Services.

15.2 Resource Allocation

It is understood and acknowledged that Council has limited and finite resources which restricts Council's capacity to inspect and maintain all trees to the same level. Given the above, Council has adopted a risk based approach in tackling problems relating to its trees and allocates a significant proportion of its resources on inspection and maintenance.

Council evaluates the works required to establish and maintain a healthy and appropriate tree population, and periodically engages qualified Arborists to perform reassessment of tree condition and work practices to determine the most appropriate and timely actions and allocation of resources.

It is ensured that staff structure and expertise is appropriate for developing and maintaining a healthy and appropriate population of urban trees.

16. TREE REPLACEMENT PLANNING

Across the Council there are number public spaces containing trees that provide high amenity value. Historically as these trees have aged and deteriorated some have been removed as a risk mitigation measure and in the absence of a strategic replanting plan, they have not been replaced. An action required from the development of this plan is to now develop a staged 10 year annual tree replacement program for all Council Areas identified as high risk and have been defined as such because they are areas where the general public congregate and are of high amenity value.

These areas are the priority for the development of tree replacement plans. Incorporated into these plans will be an approximate annual cost to implement the planting. This information will be incorporated into the long term financial plan to ensure that adequate funding is allocated. The actioning of these plans over a number of years is intended to ensure the longevity of existing trees and to replace trees that have died or have been removed in the past.

These plans should include both recommendations for annual tree maintenance plus removal and replacement. Council will undertake a proactive approach to tree replacement based on the estimated useful life of the existing trees. The aim is to ensure adequate trees canopy cover and consistent distribution of established trees and suitable species.

The proposed objectives of the tree replacement plan are:

- Increase canopy cover in townships to 40% by 2030;
- Increase township tree diversity so that there are no more than 5% of any one tree;
- Species, no more than 10% of any one genus and no more than 20% of any one family.
- Improve township vegetation health to ensure that 90% of the Councils tree;
- Population will be healthy by 2030.

The actions required to achieve this include;

- Develop a tree database;
- Data collection to extend the database to include all trees, beginning with significant and high risk trees;
- Mapping the location and condition of trees in the database;
- Mapping areas identified for future planting and designating species preferences;
- Develop a framework for planting priorities based on vulnerable and low canopy coverage areas, existing master plans and customer requests;
- Complete a financial assessment to sustainably spread the cost and workload of establishing these trees across a 10 year period.

17. ENVIRONMENTAL AND COMMUNITY IMPERATIVES

Residents generally have an interest and often strong view on tree issues that are close to their properties as well as public spaces generally. Consultation with residents and community groups can create a much better understanding of tree issues and a wider acceptance of the role and works undertaken by Council.

The community are generally aware of works and other activities that are or are about to be happening around their area. They are on site more often than Council staff and can quickly identify issues or threats to trees.

Many trees throughout the Council provide a range of habitat for fauna eg hollows, nesting sites and roosting sites. Preserving these values can conflict with normal tree management practices. Alternative tree management practices may be warranted for trees with high habitat or ecological value.


Trees as ameliorators of air pollution and climate change will be an increasing area of value. Large trees are the most effective sinks of old carbon and their protection and further planting is important in overcoming greenhouse effects.

Recycling of material from tree maintenance operations such as woodchip, leaves, stump grubbing tailings and timber can reduce costs and provide a valuable source of materials to gardens, craft and trades people. The Council's trees contain a valuable timber resource with the reusing of this material valuable in reducing dependence on landfill.

The objectives are:

- The Council will seek to consult with adjacent residents when new or major tree works are being proposed or undertaken.
- The Council seek to encourage the wider community to be aware of tree issues and to contact Council for information or when matters of concern are noticed.
- Protection and planting of large growing trees be actively encouraged and Council's tree planting programs aim at providing maximum community and environmental benefits.
- A list of tree species that have a high weed potential if planted in the Council area be developed with this information made available to the community.

APPENDIX 1 – TREE INSPECTION REPORT

 COUNCIL TREE RISK ASSESSMENT FORM		
1. INSPECTION DETAILS		
Assessor: Jarred Paul	Date:	
2. TREE IDENTIFICATION		
Location (<i>Nearest real property address</i>)		
Description of location if not adjacent		
Species: (<i>Scientific and Common name</i>)		
3. SIZE; Existing size at time of inspection		
Height (m):	Spread (m):	
Trunk diameter at 1.4m (mm):		
4. AGE CLASS		
Young - having lived less than 25% of life expectancy		
Semi Mature – having lived between 25-50% of life expectancy		
Mature – having lived between 50 – 75% of life expectancy		
Over Mature – having lived more than 75% of life expectancy		
5. VITALITY; Overall health and capacity to grow and resist physiological stress		
High	Moderate	Low
6. OBVIOUS DEFECTS (refer to reference guide)		
Root Failure	Recent Cracks/Splits	
Large Fruiting bodies	Advance tree decline	
8. RISK ASSESSMENT		
8.1 LIKELIHOOD of FAILURE - Is Failure Imminent or highly likely?		
YES - go to 8.2 below	NO - go to 9 INFRASTRUCTURE	
8.2 OCCUPANCY & CONSEQUENCE OF FAILURE. What is the Occupancy of the area that will be impacted <i>and</i> what is the diameter of the part to fail or the estimated dollar value of property damage?		
<p>If Pedestrians &/or Moving Vehicles within the area of failure impact are:</p> <ul style="list-style-type: none"> • <u>1 per hour</u> or higher and the tree part to fail is >300mm diam. • <u>1 per 5-10 minutes</u> or higher and the tree part to fail is >150mm diam. • <u>1 per 30 sec -1 minute</u> or higher and the tree part to fail is >50mm diam. <p>Or, If property damage (cars, buildings, infrastructure):</p> <ul style="list-style-type: none"> • will be <u>> \$5000</u> 		
<p>REMOVE TREE / TREE PART (OR EXCLUDE AREA OF IMPACT UNTIL ARBORIST ASSESSMENT IS CONDUCTED)</p>		

9 INFRASTRUCTURE - Encroachment and risk to surrounding infrastructure
eg Describe nature of any encroachments ie Causing existing infrastructure/property damage to services, eg roadway, sewer, stormwater, walls, and underground cables.
10. RECOMMENDED ACTION
10.1 HIGH PRIORITY REMOVAL Of TREE/TREE PART REQUIRED (explain reason)
10.2 ARBORIST INSPECTION REQUIRED (explain reason)
10.3 OTHER ACTION:
11: REPLACEMENT PLANTING CONSIDERATIONS
12: COORDINATOR APPROVAL TO NOTIFY REMOVAL
13: MANAGER APPROVAL TO REMOVE

APPENDIX 2 – TREE INSPECTION DEFINITIONS

Tree Number: Each tree will be assigned a unique asset number that corresponds to the trees record in the tree inventory.

Tree Size

Diameter at Breast Height (DBH): The diameter of the trees main trunk at a height of 1.5m above ground level.

Height: Distance measured vertically between the horizontal plane at the lowest point at the base of the tree, immediately above the ground and a horizontal plane immediately above its uppermost point.

Growth Patterns:

- **Bifurcation:** The process of division of roots or branches at one end into two parts.
- **Codominant:** Two or more first order structural branches or lower order branches of similar dimensions arising from about the same position from a trunk or stem.
- **Epicormic:** Shoots arising from latent buds or adventitious buds.
- **Sparse:** Reduced leaf density in the crown, often a precursor to dieback and may imply stress or decline. This may occur as a response to drought, root damage insect damage, herbicide or toxicity.
- **Trifurcation:** The process of the division of roots or branches at one end into three parts.
- **Vigour:** Good, Fair or Poor. This describes the ability of a tree to promote extension growth and wound-callus effectively; this is directly related to the annual progress of tree growth, including root systems, which are dependent on in-situ and environmental conditions.

Health and Condition Rating: A trees vigour as exhibited by crown density, crown cover, leaf colour, presence of epicormic shoots, ability to withstand predation by pests and diseases, resistance and the degree of dieback.

CONDITION RATING	EQUIVALENT CONDITION MEASURE	DEFINITION
Excellent	1	<p>Tree exhibits:</p> <ul style="list-style-type: none"> • Good growth. • A healthy full canopy. • Good resistance to pests and disease attack. • Good overall structure and vigour. • The trunk, scaffold branches. • Lateral branches and branch unions do not exhibit any serious defect.
Good	2	<p>Overall appearance of good health:</p> <ul style="list-style-type: none"> • Relatively stress free. • Good coverage of foliage throughout the canopy. • Good vigour, and wound wood development. • Reasonable seasonal growth evident throughout the canopy • Deadwood and epicormic growth <20% of the canopy. • Trunk and scaffold branches don't exhibit any serious. • No evidence of any serious pests/disease attack.
Fair	3	<p>Overall growth is adequate but may require maintenance to prevent further failing. Some evidence of:</p> <ul style="list-style-type: none"> • Stress. • Areas of dead wood may be present. • Little or no seasonal growth evident. • Deadwood >30% of canopy. • Epicormic growth >20% in canopy. • Evidence of attack from pest/disease. • Dieback in the canopy may be evident. • Minor canopy dieback, foliage generally good colour, some discolouration may be present. • Typical growth indicators, eg extension growth, leaf size, canopy density for species in location may be slightly abnormal.

<p>Poor</p>	<p>4</p>	<p>The health of the tree is deteriorating. Evidence of;</p> <ul style="list-style-type: none"> • Stress. • >50% of canopy have dead/dying limbs. • Little or no foliage in canopy. • Large volume of epicormic regrowth. • Poor branch unions, cross over branches. • Limb shedding and poor branch growth. • No seasonal growth evident. • Fungal fruiting bodies and associated decay. • Heavy pest and or disease attack evident. • Disturbance of soil evident.
<p>Dead/Hazardous</p>	<p>5</p>	<ul style="list-style-type: none"> • Tree no longer viable, it has died. • Little or no live foliage. • Little or no live tissue identified under bark. • Tree is unstable in the ground.

<p>MATURITY</p>	
<p>Age</p>	<p>Description</p>
<p>Young</p>	<p>Juvenile tree recently planted. Last 1- 5 yrs</p>
<p>Semi-mature</p>	<p>Tree still growing</p>
<p>Mature</p>	<p>Specimen has reached expected size in current situation.</p>
<p>Senescent</p>	<p>Tree is over mature and in decline.</p>

Damage

Mistletoe: Parasitic and epiphytic evergreen angiosperms that grow on the stems of trees by the use of cell structures called haustoria. They consume nutrients and water produced by the host but most produce their own sugars by photosynthesis.

Wound: Damage inflicted upon a tree through injury to its living cells, from biotic or abiotic causes, eg where vascular cambium has been damaged by branch breakage, impact or insect attack.

STRUCTURE DEFINITIONS		
Rating	Equivalent Number	Definition
Excellent	1	<ul style="list-style-type: none"> • Excellent branch attachment. • No structural defects. • Trunk sound. • No damage to roots. • Good root buttressing present.
Good	2	<ul style="list-style-type: none"> • Good branch attachment, canopy full , symmetrical. • No major structural defects. • Trunk sound or minor damage. • No damage to roots. • Good buttressing.
Fair	3	<ul style="list-style-type: none"> • Minor structural defects, some asymmetry and canopy. • Suppression. • Minor trunk damage. • Bark may be missing. • Cavities present. • Minor root damage.
Poor	4	<ul style="list-style-type: none"> • Major structural defects. • Trunk damage. • Girdling present. • Damaged roots that are problematic. • Canopy suppressed, major asymmetry. Stump re-growth. • Tree poses immediate hazard and should be rectified as soon as possible.

Tree Components

Canopy: Of an individual tree all the parts arising above the trunk where it terminates by its division forming branches eg the branches, leaves, flowers and fruit; or the total amount of foliage supported by the branches.

Scaffold limb: First order or other orders of branches elongated to form a permanent framework of branches supporting the crown, persisting beyond the trees maturity.

Trunk: A single stem extending from the root crown to support or elevate the crown, terminating where it divides into separate stems forming first order branches.

Useful Life Expectancy (ULE): Useful Life Expectancy (ULE) means that in a planning context the length of time a tree can be maintained as a useful amenity and not a liability is by far the most important long-term consideration. ULE is contingent on a number of obvious management assumptions and the fundamental principles of public safety and usefulness in the landscape.

Street trees: Tree lives are dependent on a number of factors including species, location of planting, vicinity of overhead power lines and maintenance requirements. A particular tree may well be healthy with considerable growing life remaining but has become an inappropriate size for its location and/or too expensive or impractical to maintain shape and clearances. Of particular note is that some street trees are impacted on by overhead powerlines while most will also potentially impact on footpaths. Adopted tree lives reflect the average 'useful life' of street trees rather than total life expectancy.

Parks trees: While these have similar issues to street trees their location is often less restrictive on growth and size patterns. As such these trees will often not be replaced until their health deteriorates or they become excessively maintenance intensive.

Estimated remaining useful life categories: 1-5 yrs 6-10 yrs, 11-15yrs, 16-20 yrs, 21+

Tree Hazard Control Measures

Strategy	Description
Monitor Trip Points	Perform regular footpath inspections, grind and or fill trip points as per Council's Road Management Plan parameter. Where no other practical method can be employed footpath sections are to be replaced.
Flexible Pathways	Use of flexible material such as paving, or rubber compounds for footpaths and tree surrounds, will reduce the occurrence of trip points and is less expensive and easier than concrete to maintain or replace when necessary.
Install Trip Abatement Measures	Install products such as Tripstop at the time of construction or reconstruction on all footpath joints near existing, established trees.
Root Pruning	Non-structural roots could be pruned on a predetermined basis under the guidance of a qualified Arborist. This practice could be combined with installation of root barriers where appropriate.
Root Barriers	Where future problems are perceived, barriers could be installed to deflect roots away from pavement or services.
Preventative Tree Maintenance	Trees in public areas should be regularly inspected and maintenance, such as dead-wooding and developmental pruning carried out as prescribed. Pruning should always be undertaken in accordance with AS 4373-1996.
Enlarging Root Zone	Where space allows, a designated area above the root zone of the tree should be enlarged/created to accommodate surface roots. Rather than turf, this area could be formed into a garden bed, mulched or covered with a suitable tree grate.
Formative Pruning	Early pruning will reduce the development of structural weaknesses in older trees. Refer to AS4373 Pruning of Amenity Trees.
Remove Target	In some situations it is preferable to remove a potential target, such as a seat rather than to remove a tree in order to abate a hazard.
Remove the Defect	This could include pruning of live or dead branches or the removal of co-dominant stems.
Tree Removal	In some situations it may be preferable to remove a tree and replace with a more suitable species, perhaps in an alternative location. In all cases of tree removal it is necessary to ensure that the removal is mitigated in order to ensure the future integrity of the urban forest.

APPENDIX 3 – WORK NEAR OVERHEAD POWERLINES – ESSENTIAL ENERGY

The relevant documentation may be seen by visiting the Essential Energy web site via www.essentialenergy.com.au

- Vegetation Management Plan - Home/Our Net Work/Managing Network/Vegetation Management.
- Working near power lines PDF. [Work near overhead powerlines - Essential Energy](#)

APPENDIX 4 – SIGNIFICANT TREE ASSESSMENT MATRIX

Any tree nominated as an addition to the Broken Hill City Councils significant tree must be eligible under at least one of the below categories:

BROKEN HILL CITY COUNCIL SIGNIFICANT TREE MATRIX			
Category	Title	Description	Types
1	Horticultural Value	Any tree that is of outstanding horticultural value and could be an important value and could be an important source of propagating stock, including specimens that are particularly resistant to disease or exposure.	<ul style="list-style-type: none"> • Tolerance selection (pest and diseases). • Propagating potential. • Scientific value.
2	Location or context	Any tree that occurs in a unique location or context and so provides a major contribution to the landscape, including important land marks and trees that form part of an historic garden, park, precinct or rural landscape.	<ul style="list-style-type: none"> • Historic garden or park. • Historic cemetery. • Important landmark. • Contribution to landscape. • Historic planting style.
3	Rare or localised	Any tree of a species or variety that is rare or of very localised distribution.	<ul style="list-style-type: none"> • Only known species. • Rare species.
4	Particularly old	Any tree that is particularly old or venerable and is unique to the surrounding area.	<ul style="list-style-type: none"> • Old Specimen.
5	Outstanding size	Any tree of outstanding aesthetic significance or unusual shape or form.	<ul style="list-style-type: none"> • Height. • Circumference. • Canopy spread. • Combinations of above.
6	Aesthetic value	Any tree adding significantly to the amenity of an area.	<ul style="list-style-type: none"> • Substantial shade tree. • Only tree in the street.

BROKEN HILL CITY COUNCIL SIGNIFICANT TREE MATRIX			
Category	Title	Description	Types
7	Historical Cultural Value	Any tree commemorating a particular occasion, including plantings by notable people, or having associations with an important event in local history, or having a generational history of commemoration.	<ul style="list-style-type: none"> • Cultural group. • Public welfare. • WW1/WW2. • British or other royalty. • Visiting dignitary. • Australian public figure. • Victorian public figure. • Local public figure. • Group or family tree/s.
8	Aboriginal Content	Any tree that has a recognised association with historical aboriginal activities.	<ul style="list-style-type: none"> • Scarred tree. • Corroboree tree.
9	Outstanding example of species	Any tree that is an outstanding example of its species.	<ul style="list-style-type: none"> • Botanically.
10	Outstanding habitat value	Any tree that has outstanding value as habitat for indigenous wildlife, including providing breeding, foraging or roosting habitat, or forming part of a wildlife corridor.	<ul style="list-style-type: none"> • Breeding habitat. • Foraging habitat. • Wildlife corridor.

APPENDIX 5A – NOMINATED SPECIES LIST

Recommendations for Street tree choices in Broken Hill City Council.

BOTANICAL NAME					STREET			HIGHWAY		Comments
Genus	Species	Cultivar	Common Name	Evergreen/ Deciduous	Narrow	Medium	Wide	Yes	No	
<i>Eucalyptus</i>	<i>Brockwayi</i>		Dundas Mahogany (Highway Tree)					Yes		
<i>Eucalyptus</i>	<i>Campaspe</i>		Silver-Topped Gimlet (Highway Tree)					Yes		
<i>Eucalyptus</i>	<i>Dundasii</i>		Dundas Blackbutt (Highway Tree)					Yes		

BOTANICAL NAME					STREET			HIGHWAY		Comments
Genus	Species	Cultivar	Common Name	Evergreen/ Deciduous	Narrow	Medium	Wide	Yes	No	
<i>Eucalyptus</i>	<i>Intertexta</i>		Gum-Barked Coolibah (Highway Tree)					Yes		
<i>Eucalyptus</i>	<i>Populnea</i>		Bimble Box or Poplar Gum (Highway Tree)					Yes		
<i>Eucalyptus</i>	<i>Erythronema (Varmarginata)</i>		Lindsay Gum (Street Tree)						No	
<i>Eucalyptus</i>	<i>Erythrocorys</i>		Red Cap Gum (Street Tree)						No	
<i>Eucalyptus</i>	<i>Ficifolia (Corymbia)</i>		Western Australian Red Flowering Gum (Street Tree)						No	

BOTANICAL NAME					STREET			HIGHWAY		Comments
Genus	Species	Cultivar	Common Name	Evergreen/ Deciduous	Narrow	Medium	Wide	Yes	No	
<i>Corymbia</i>	<i>Ficifolia</i> (Grafted Gum)		Summer Red (Street Tree)						No	
<i>Eucalyptus</i>	<i>Forestiana</i>		Fuchsia Gum (Street Tree)						No	
<i>Eucalyptus</i>	<i>Leucoxydon</i> (sppmegalocarpa)		Large Fruited S.A. Blue Gum (Street Tree)						No	
<i>Jacaranda</i>	<i>Mimosifolia</i>		Jacaranda (Street Tree)						No	
<i>Lagerstroemia</i>	<i>Indica x L</i>		Crepe Myrtle (Street Tree)						No	
<i>Raxinus</i>	<i>Oxycarpa</i> 'Raywoodii'		Claret Ash (Street Tree)	Deciduous						
<i>Fraxinus</i>	<i>Excelsior Aurea</i>		Golden Ash (Street Tree)	Deciduous						
<i>Fraxinus</i>	<i>Griffithii</i>		Flowering Ash (Street Tree)	Deciduous						
<i>Robinia</i>	<i>Pseudoacacia</i>		Mop Top (Street Tree)	Deciduous						
<i>Callistemon</i>	<i>Viminalis</i>		Weeping Bottlebrush (Street Tree)	Evergreen						
<i>Callistemon</i>	<i>Viminalis</i> (Dawson River)		Weeping Bottlebrush (Street Tree)	Evergreen					No	

BOTANICAL NAME					STREET			HIGHWAY		
Genus	Species	Cultivar	Common Name	Evergreen/Deciduous	Narrow	Medium	Wide	Yes	No	Comments
<i>Viburnum</i>	<i>Finus</i>		Laurestinus (Street Tree)	Evergreen						
<i>Koelreuteria</i>	<i>Paniculata</i>		Golden Rain Tree (Street Tree)	Deciduous						
<i>Melaleuca</i>	<i>Nesophila</i>		Western Honey Myrtle (Street Tree)	Evergreen						
<i>Ulmus</i>	<i>Parvifolia</i>		Chinese Elm (Street Tree)	Deciduous						
<i>Acacia</i>	<i>Notabilis</i>		Notable Wattle (Park Tree)	Evergreen						
<i>Prunus</i> x	<i>Blireana</i>		Double Flowering Cherry Plum (Street Tree)	Deciduous						
<i>Hymenosporum</i>	<i>Flavum</i>		Native Frangipani (Park Tree)	Deciduous						
<i>Brachychiton</i>	<i>Acerifolius</i>		Illawarra Flame Tree (Street Tree)	Deciduous						
<i>Brachychiton</i>	<i>Populneus</i>		Kurrajong (Street Tree)	Evergreen						
<i>Malus</i>	<i>Tschonoskii</i>		Crap Apple (Street Tree)	Deciduous						

BOTANICAL NAME					STREET			HIGHWAY		
Genus	Species	Cultivar	Common Name	Evergreen/Deciduous	Narrow	Medium	Wide	Yes	No	Comments
<i>Pyrus</i>	<i>Calleryana</i>		Ornamental Pear (Street Tree)	Deciduous						
<i>Ulmus</i>	<i>Procera</i>		English Elm (Park Tree)	Deciduous						
<i>Platanus</i>	<i>Acerifolia</i>		Plane Tree (Park Tree)	Deciduous						
<i>Callitris</i>	<i>glaucophiia</i>		White Cypress Pine							
<i>Casuarina</i>	<i>pauper</i>		Belah							
<i>Eucalyptus</i>	<i>gracilis</i>		Yorrel							
<i>Eucalyptus</i>	<i>oleosa</i>		Red mallee							
<i>Eucalyptus</i>	<i>dumosa</i>		Congoo mallee							
<i>Eucalyptus</i>	<i>gillii</i>		Curly mallee							
<i>Eucalyptus</i>	<i>socialis</i>		Pointed mallee							

BOTANICAL NAME					STREET			HIGHWAY		Comments
Genus	Species	Cultivar	Common Name	Evergreen/ Deciduous	Narrow	Medium	Wide	Yes	No	
Acacia	<i>aneura</i>		Mulga (Small street tree)							
Acacia	<i>brachystachya</i>		Umbrella mulga (Small street tree)							
Acacia	<i>cyperophylla</i>		Minni ritchie							
Acacia	<i>ligulata</i>		Sandhill wattle (Small street tree)							
Acacia	<i>oswaldii</i>		Miljee, Ram's horn wattle (Small street tree)							
Acacia	<i>papyrocarpa</i>		Western myall (Small street tree)							
Acacia	<i>pendula</i>		Myall (Small street tree)							
Acacia	<i>rigens</i>		Needle wattle (Small street tree)							
Geijera	<i>parviflora</i>		Wilga (Small street tree)							
Melaleuca	<i>lanceolata</i>		Moonah (Small street tree)							
Melaleuca	<i>nesophila</i>		Western honey myrtle							

APPENDIX 5B – UNDESIRABLE PLANTS OR SHRUBS

COMMON NAME	BOTANICAL NAME
Oleander	<i>Nerium Oleander</i>
Athel Pine	<i>Tamarix Aphylla</i>
Bamboo	<i>Bambusa Species</i>
She-Oaks	<i>Casuarina Species</i>
River Gum	<i>Eucalyptus Camaldulensis</i>
Sugar Gum	<i>Eucalyptus Cladocalyx</i>
Salt River Mallet	<i>Eucalyptus Sargentii</i>
Swamp Mallet	<i>Eucalyptus Spathulata</i>
Stricklands Gum	<i>Eucalyptus Stricklandii</i>
Liquidamber	<i>Liquidamber Species</i>
Palms	<i>Palm Species</i>
White Cedar or Cedar Tree	<i>Melia Azedarach</i>
Pepper-corn Tree	<i>Schinus Molle</i>
Norfolk Island Hibiscus	<i>Lagunaria Patersonii</i>
Pine Trees	<i>Pinus Species</i>
Broughton Willow	<i>Acacia Salicina</i>

APPENDIX 5C – UNDESIRABLE PLANTS OR SHRUBS UNDER OR NEAR POWER LINES

COMMON NAME	BOTANICAL NAME
Wattle	<i>Acacia Species (large)</i>
Maples (not Japanese)	<i>Acer Species</i>
Lilly Pilly or Bush Cherry	<i>Acmena Species (Large)</i>
Black and Evergreen Alder	<i>Alnus Species</i>
Buny Bunya, Hoop or Norfolk Island Pine	<i>Araucaria Species</i>
Bamboo	<i>Bambusa Species</i>
Banksia	<i>Banksia Species (Large)</i>
Cypress Trees	<i>Cupressus Species</i>
Poinciana or Flamboyant	<i>Delonix Regia</i>
Coral Tree	<i>Erythina Species</i>
Gum Tree	<i>Eucalyptus Species</i>
Fig Tree	<i>Ficus Species</i>
Ash	<i>Fraxinus Species</i>
Honey Locust	<i>Gleditsia Species</i>
Silky Oak	<i>Grevillea Robusta</i>
Native Frangipani	<i>Hymenosporum Flavum</i>
Jacaranda	<i>Jacaranda Mimosifolia</i>
Privet	<i>Ligustrum Species</i>
Liquid Amber	<i>Liquidamber Species</i>
Brush Box	<i>Lophostemon Confertus</i>
Bull Bay Magnolia	<i>Magnolia Grandiflora</i>

COMMON NAME	BOTANICAL NAME
Paper Barks	<i>Melaleuca Species (Large)</i>
White Cedar	<i>Melia Azedarach</i>
Palm	<i>Palm Species</i>
Pine	<i>Pinus Species</i>
Plane Tree	<i>Platanus Species</i>
Poplar	<i>Populus Species</i>
Oak	<i>Quercus Species</i>
Willow	<i>Salix Species</i>
Peppercorn Tree	<i>Schinus Species</i>
Queensland Firewheel tree	<i>Stenocarpus Sinuatus</i>
Turpentine	<i>Syncarpia Glomulifera</i>
Lily Pilly or Bush Cherry	<i>Syzygium Species</i>
Athel Pine	<i>Tamarix Aphylla</i>
Linden or Lime Tree	<i>Tilia Species</i>
Racehorse Tree	<i>Tipuana Tipu</i>
Elm	<i>Ulmus Species</i>
Japanese Elm	<i>Zekova Serrata</i>

APPENDIX 6A – SIGNIFICANT TREES

Common Name	Botanical Name	Location	Comments
Moreton Bay Fig	Ficus Macrophylla	Sturt Park	
Moreton Bay Fig	Ficus Macrophylla	Corner of Sulphide and Argent Streets	
Jacaranda	Jacaranda Mimosifolia 'Alba'	Patton Street	
Lone Pine	Pinus Brutia	Memorial Oval	

APPENDIX 6B – HIGH RISK

High Risk Tree Area Number	Description	Street	Quantity of Trees (Estimates only, to be confirmed in development of the Tree Replacement Plan)
1	Eucalyptus Camaldulensis	Ryan Street	20
2	Eucalyptus Camaldulensis	Williams Street	50+
3	Eucalyptus Camaldulensis	Lane Street	20+
4	Ficus Hillii 'Flash'	Silver Street – Jubilee Oval	20 (estimated)
5	Eucalyptus Spathulata	Blende Street	15 (estimated)

APPENDIX 7 – DRIVEWAY APPLICATIONS – IMPACT ON TREES

A proposed course of action to be taken to ensure that conflict does not occur between the installation of a crossover (drive-way) and street trees.

Prior to the issue of any permit it should be determined if that there is no street tree within **2.5 metres** of any proposed crossing. If a tree has a diameter at breast height (DBH) greater than 300 millimetres then an inspection by the Strategic Assets and Works department is required.

Request for Council Inspection of Tree

In event of there being any doubt as to the effect upon any tree, arrangements must be made for Councils Asset Planner Parks and Open Spaces to inspect the location and provide a ruling in accordance with the Tree Management Plan.

The inspection, where necessary, is to ascertain the amount of protection required around each tree; the larger the size and foliage density the greater the area the tree requires. Each case varies according to species, aspect, site and circumstances.

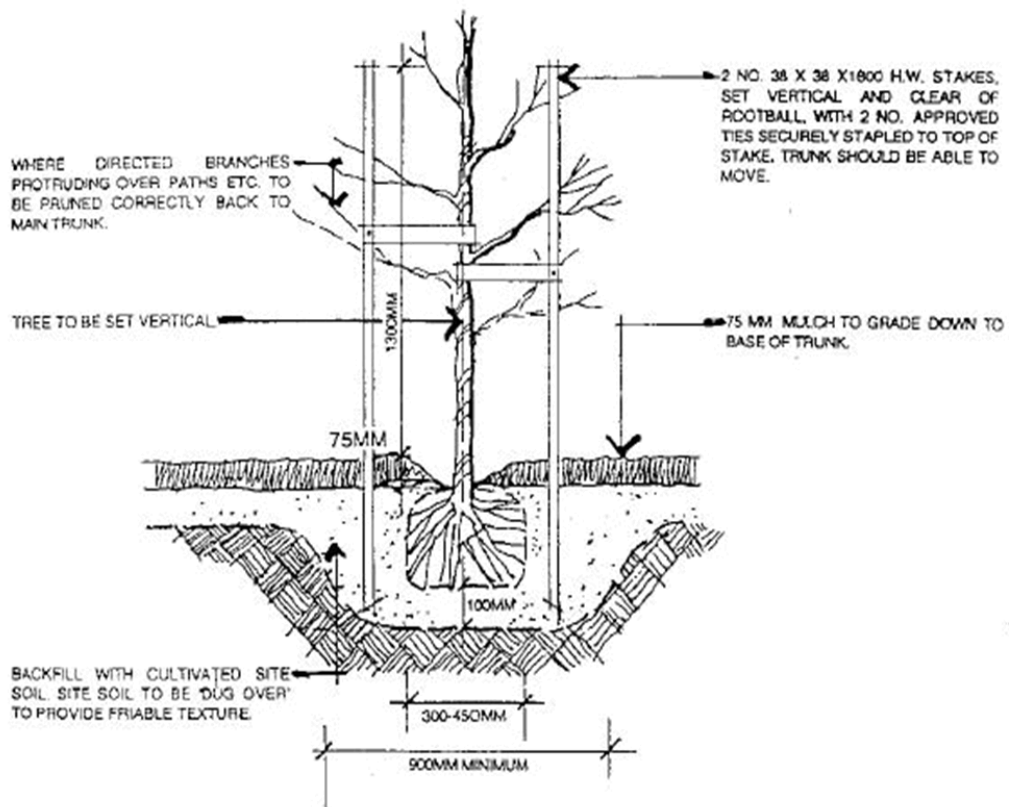
The Asset Planner Parks and Open Spaces will determine this based on:

- Tree Removal Procedure.
- Works in the Vicinity of Trees – Guidelines and Procedure.
- Significant Trees (criteria for selection).

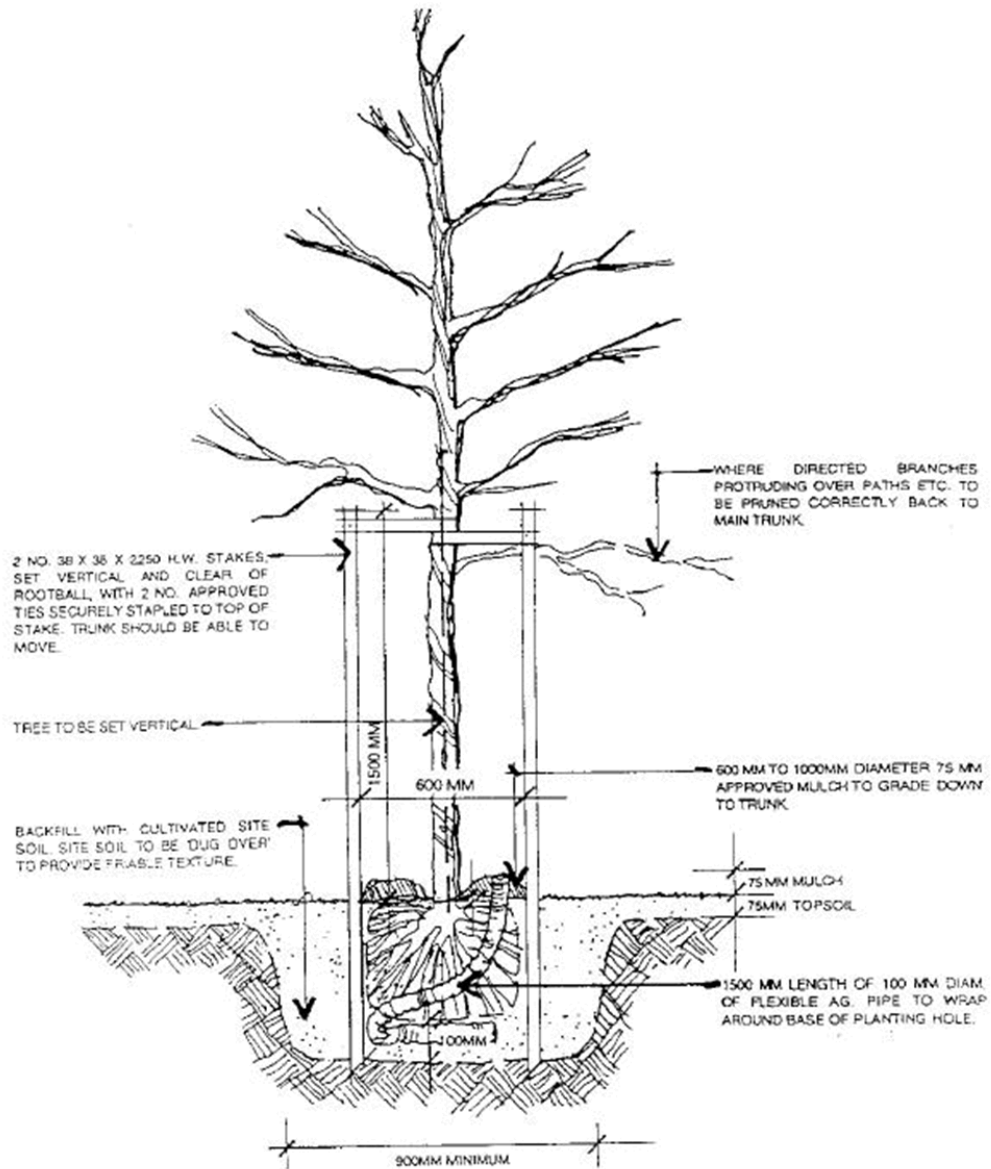
The tree is to be assessed for removal by the Arborist Spaces and is either recommended or not recommended for removal dependent on the criteria in Council's Tree Management policy.

APPENDIX 8 – SAMPLE LETTER FOR TREE REMOVAL – TO BE DEVELOPED

APPENDIX 9 – PLANTING GUIDE SEMI ADVANCED TREES



Planting Guide – Advanced Trees



APPENDIX 10 – TREE PLANTING REQUEST PROCESS/FORM – TO BE DEVELOPED

APPENDIX 11 – GUIDELINES FOR ISSUES RELATED TO TREE ROOTS ON COUNCIL MANAGED LAND**Customer Service**

- All Customer complaints/requests in relation to tree root issues are to be recorded on Councils Customer Request Module (CRM) which will refer the matter with details of the request to the responsible officer (Asset Planner Parks and Open Spaces) for investigation.
- Customer will be informed within two working day of how long it will take enquires to be dealt with and an indication will be given of the date when an inspection will take place. Customers will be given a CRM or an OMNI Work Order Number reference number so at any stage they can quickly find out the status of their enquiry.
- Following this inspection, enquirers will be informed of what action is planned and when work, if any, is to be carried out.
- Where trees are identified for action, affected residents are to be notified in accordance with section 5 of Guidelines for Removal of Trees on Council Managed Land.

Tree Roots Damage to Private and Public Properties and Infrastructures

Should tree roots from a tree planted on public or Council owned land encroach into a private residence, the ratepayer will be required to submit a report of the alleged damage so that a Council officer may assess the situation and determine an appropriate course of action.

Any claim for damage to private property from tree roots, will in the first instance, need to be submitted to the property owners insurance.

Trees will be assessed using the Tree Inspection Form. Information relating to tree will be identified including:

- Position in relation to its surroundings – ie Road Reserve, Median or Park.
- Nearby services (Overhead Mains Power, service wires, water or sewer).
- Information on the location of tree in relation to the point of blockage, damage or problem.
- Status (Significance).
- Species.
- Height.
- Health.
- Aspect.
- History of previous complaints.
- History of remedial works in relation to previous complaints.
- Photographs to be taken of any damaged area where appropriate.

Where structural damage is suspected of being done to privately owned buildings by roots from Council controlled trees, the following data may be required of the property owner in order to reasonably assess Councils responsibility in the matter:

- Plan of all existing on-site and surrounding vegetation within past 10 years;
- Investigation of soil at the base of the buildings to determine the presence, size, depth and amount of roots present;
- Identification to genus level of any roots found as a result of the root investigation;
- Structural engineers investigation of the building to determine:

- Recent history of pattern of movement in the affected building(s).
- Age and condition of building; and
- Depth and condition of building footings.
- A geotechnical investigation of the site to determine:
- Soil moisture levels around the site and the building;
- Soil moisture tension, soil bulk density, and soil load bearing capacity; and
- Conditions and discharge point of stormwater from site.

Upon receiving of the aforementioned report(s) and structural damage is suspected to be as a result of soil subsidence in conjunction with Council controlled trees, an additional structural engineers report may be considered in order to clarify the cause and prescribe the best remedy.

In consultation with Strategic Asset Manager and the Risk Coordinator accept or deny liability.

Disputes which cannot be resolved shall be referred to the ELT who may seek extra external advice.

At all times the Council staff will undertake all necessary action to protect Council's interest and assets whilst following the procedures and guidelines set out in this and other Council policies.

Depending on the circumstances and in accordance with Councils Guidelines for Control and Treatment Selection and Implementation on Tree Root Issues, the Arborist, in consultation with the Strategic Asset Manager and after assessment of the tree using the Tree Inspection Form may organise removal of the tree, installation of tree root barrier, fence repair/replacement, kerb and channel replaced or no action taken.

Stormwater Drain Suspected of being blocked by roots from Council Tree:

- If blockages are suspected of being caused by roots from Council Trees, the responsible officer is to engage a contract plumber to undertake a CCTV inspection of the affected pipework and provide a written report and recommendation.
- At all times the Council staff will undertake all necessary action to protect Council's interest and assets whilst following the procedures and guidelines set out in this and other Council policies.
- Council has no obligation to dig up any pipeline, replace any line, install inspection openings or carry out works.
- Depending on the circumstances and in accordance with Councils Guidelines for Control and Treatment Selection and Implementation on Tree Root Issues, the Arborist, in consultation with Strategic Asset Manager and after assessment of tree using the Tree Inspection Form, may organise removal of tree, installation of tree root barrier, replacement of the damaged section of kerb and channel or no action taken.

TREATMENT/CONTROL OPTIONS

Roots damaging private/public infrastructure

The removal of trees should be the last resort and the use of tree root barriers should be considered. The selection of root roots barriers and its suitability should be determined by referring to Council's Guidelines on the Selection and Specification of Tree Roots Barriers.

Tree root barriers should be installed as per manufacturer's specification and generally should be installed at no closer than 50% of the drip-line of the offending tree and 1.5m-3m deep depending on the tree species, age and root size.

Dead, dying and Dangerous Trees

The Council will remove dead, dying and dangerous trees. Works are to be carried out in accordance with Guidelines for Tree Removal of Tree on Council Managed Land.

Dangerous Branches

A dangerous branch is one which is dead, shows signs of decay or damage, or weak attachment to the tree. Where a dangerous branch is identified it will be removed or reduced to a safe point in accordance with Guidelines for Tree Maintenance on Council Manage Land.

Obstruction of Light to House Solar Panels

Leaf debris or shading of solar panels area not considered to be valid reasons for the removal or pruning of trees.

Overhanging Branches

The Council has a similar responsibility to a private land owner or neighbour in respect of overhanging branches and will cut them back if damage to property is being caused or the tree is unsafe.

In case where branches of a Council controlled tree are overhanging private properties, residents have a legal right to cut back the branches in question. However, Council has no obligation in carrying out any work in relation to this matter.

Falling Leaves or Debris and fruit problems

The Council is not legally responsible for fallen leaves, debris and fruits, such as cones, seeds and blossoms. Pruning of trees is not an appropriate solution to this problem and Council is unlikely to remove a tree as a result of leaf litter.

Where a tree is found to shed an excessive amount of fruit, special considerate may be given.

Branches obscuring Signs or Street Lighting Columns

Where trees are blocking street signs and jeopardise public safety the Council will consider carrying out work to alleviate the problem while retaining the tree. In extreme cases removal of the tree and replacement with a more suitable species may be appropriate.

Branches affecting Telephone Lines

Effective use of telephone lines is the responsibility of the service provider.

Television Reception

The Council normally do not carry out pruning work or tree removal in order to improve television reception. At the time of installation of television reception dishes, considerations should have been given to the growth of trees.

RESPONSIBILITY

The Strategic Asset Manager is responsible for ensuring Councils Parks and Open Space Planner complies with the requirements set out in this policy.

The Councils Parks and Open Space Planner is responsible for upholding and following this policy.

APPENDIX 12 – TREE ASSESSMENT PROCEDURE – TO BE DEVELOPED

APPENDIX 13 – TREE VALUATION – TO BE DEVELOPED

APPENDIX 14 – TREE REMOVAL PROCEDURE – TO BE DEVELOPED

APPENDIX 15 – PRUNING TREES – STATUTORY DISTANCE PROFORMA – TO BE DEVELOPED



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ORDINARY MEETING OF THE COUNCIL

April 8, 2021

ITEM 7**BROKEN HILL CITY COUNCIL REPORT NO. 57/21**

SUBJECT: **TEMPORARY SUSPENSION OF A PORTION OF THE CENTRAL BUSINESS DISTRICT (CBD) ALCOHOL-FREE ZONE FOR THE 2021 BROKEN HEEL FESTIVAL** **11/307**

Recommendation

1. That Broken Hill City Council Report No. 57/21 dated April 8, 2021, be received.
2. That Council approve the temporary suspension of a portion of the CBD Alcohol-Free Zone for a section of Sulphide Street, bounded by Crystal Street and Argent Street, adjacent to the Palace Hotel (see attached map). Specific details of the suspension are Argent Street from 207 Argent Street to 227 Argent Street; Crystal Lane from behind 207 Argent Street to 227 Argent Street; and Sulphide Street from Crystal Street to Argent Street. This area will include all footpaths and car parks in the sections of Argent and Sulphide Streets.
3. That the temporary suspension be in place from 9am on Thursday, 9 September to 9am on Tuesday, 14 September 2021 subject to the final conditions, contained in the liquor licence.
4. That the temporary suspension of a portion of the CBD Alcohol-Free Zone for a section of Sulphide Street, bounded by Crystal Street and Argent Street, adjacent to the Palace Hotel be advised to the public by way of advertisement in the Barrier Daily Truth. That the advertisement also confirms that all other existing alcohol-free zones in Broken Hill remain in force.
5. That the General Manager be authorised to implement the suspension and advertising processes on final advice of Barrier Local Area Command.
6. That Barrier Local Area Command be advised of Council's decision.

Executive Summary:

The Palace Hotel located at 227 Argent Street has submitted an application to Council to temporarily lift a portion of the established Alcohol-Free Zone in the CBD area for the duration of the Broken Heel Festival, from 9am Thursday, 9 September 2021 to 9am Tuesday, 14 September 2021.

Report:

The Broken Heel Festival celebrates Broken Hill's link to the movie '*The Adventures of Priscilla, Queen of the Desert*', filmed in and around the City. Following the success of the inaugural festival held in 2015, The Palace Hotel has secured the *Broken Heel Festival* as an annual signature regional event for the City and region.

To obtain maximum benefit from the event, event organisers from the Palace Hotel have requested a temporary suspension of a portion of the CBD Alcohol-Free Zone and subsequent road closure of the area of Sulphide Street bounded by the southern side of Crystal Lane, 207 Argent Street to 227 Argent Street and Argent House/Barrier Crash Repairs. It is also proposed to close off Crystal Lane behind the Palace Hotel, from 207 Argent Street to 227 Argent Street. This area will also include footpaths and carparks in the closed section of Sulphide Street and the Argent Street footpath and carparks in front of 207 Argent Street to the Palace Hotel at 227 Argent Street. (See map provided by applicant with proposed area highlighted).

The final decision on suspension of the Alcohol-Free Zone involves coordinated efforts among Barrier Local Area Command, Local Traffic Committee and Council on the various application components organised by the applicant.

In accordance with Ministerial Guidelines on Alcohol-Free Zones;

- specifically, that Council must pass a valid resolution to suspend a particular alcohol-free zone;
- that liaison with the local police, before and after the council resolution is essential to ensure that both groups are informed, and action is coordinated; and
- that Council may undertake any other consultation that it considers necessary.

Barrier Local Area Command (LAC) were advised on 7 April 2021 of the approach by the organisers of the festival for temporary suspension of a portion of the Alcohol-Free Zone.

Letters will be letter dropped by to immediate business neighbours who might be impacted by the specific road closures seeking their views and any impacts of temporary suspension of a portion of the Alcohol-Free Zone on business arrangements for the term of the Festival. All responses will be provided to Barrier LAC and the Local Traffic Committee as part of the consultation processes and for final decision by Barrier LAC.

The organisers are yet to submit an application to the NSW Liquor Licence Board to cover the period of the event. At time of preparation of this report, the application had not yet been forwarded from the Board to Barrier LAC. Consent of Council will also be sought on this application following consideration by Barrier LAC.

Past history indicates that Barrier LAC will place all their conditions on the liquor licence. From the Command point of view, it is these conditions under the *Licensing Act* which will be effectively policed.

Council staff will liaise with the applicant regarding traffic management planning. The traffic management aspects will be considered by the Local Traffic Committee upon receipt of relevant applications, with recommendations to be brought to the Ordinary Council Meeting following receipt.

Given that the event is to be held in early September 2021, a tight decision schedule involving a number of parties dependent on an indeterminate date of the issuance of the liquor licence, it is recommended that Council give agreement to the temporary suspension of a portion of the Alcohol-Free Zone, subject to the liquor licence and conditions being granted and on final advice of Barrier Local Area Command; with the General Manager authorised to implement the temporary suspension and advertising processes when so advised.

Community Engagement:

Neighbourhood notification will be carried out seeking feedback for temporary suspension of Alcohol-Free zone

Strategic Direction:

Key Direction:	4	Our Leadership
Objective:	4.1	Openness and transparency in decision making
Strategy:	4.1.1	Support the organisation to operate within its legal framework

Relevant Legislation:

Suspension of Alcohol-Free Zones must be in accordance with the *Local Government Act 1993* and Ministerial Guidelines 2009 on Alcohol-Free Zones.

Financial Implications:

Advertising of the temporary suspension of a portion of the CBD Alcohol-Free Zone in the Barrier Daily Truth is budgeted within the Operational Advertising budget.

There are no financial implications to Council associated with the temporary suspension of a portion of the established CBD Alcohol-Free Zone, as there are no signs located in the immediate area that require removal and/or cover up for the duration of the temporary suspension.

Attachments

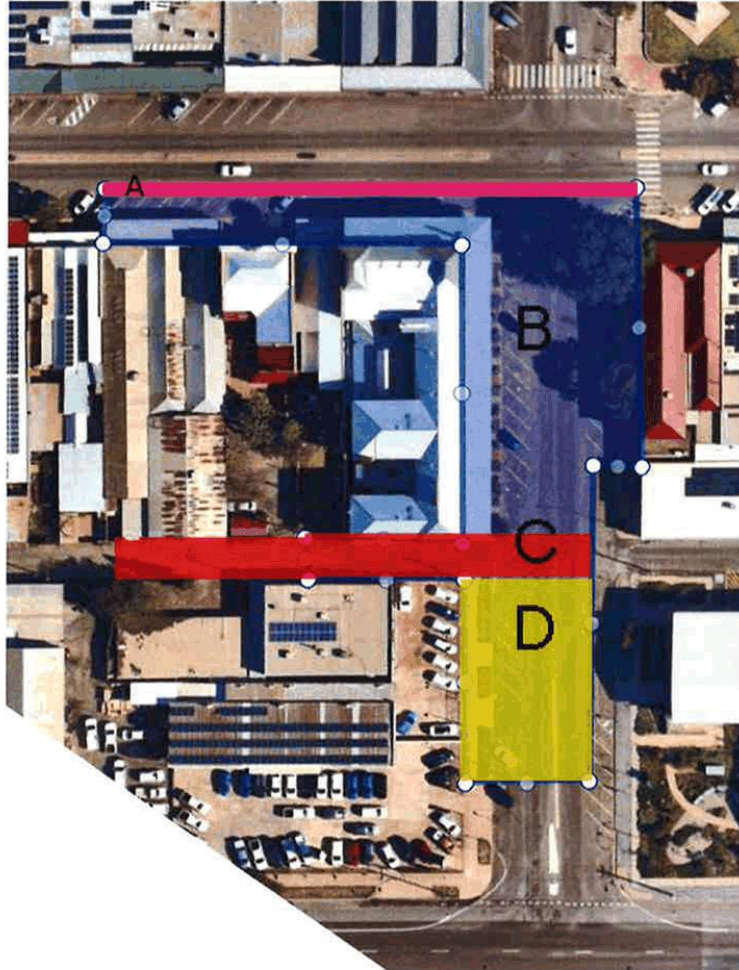
1. Broken Heel Festival - Map of area for temporary suspension of portion of CBD AFZ



RAZIJA NU'MAN
DIRECTOR CORPORATE

JAY NANKIVELL
GENERAL MANAGER

Traffic Area Broken Heel Festival 2021 Palace Hotel



Area A & B & D from Wed 8/9/21 - 7am until 9am Tuesday 14/9

Area C from 10am Fri 10/9/21 thru 10am Mon 13/9/2021

Area A = Pedestrian Walkway - 1 side (south) bounded by Festival Fence

Area A/B (Blue) Nb: Includes parking spaces & Bus Stop.

AREA D - allows for 1 way access to turn right into Crystal Lane & access to
Barrier Crash Repairs.

ORDINARY MEETING OF THE COUNCIL

April 13, 2021

ITEM 8BROKEN HILL CITY COUNCIL REPORT NO. 58/21SUBJECT: BROKEN HILL NATIONAL HERITAGE VALUES STUDY 15/87**Recommendation**

1. That Broken Hill City Council Report No. 58/21 dated April 13, 2021, be received and noted.

Executive Summary:

In 2017, Council received a \$68,000 grant (80% total project costs) from the Australian Government Department of Industry, Innovation and Science to produce a document to articulate and set out how the National Heritage values of Broken Hill can be incorporated into the day to day development and planning for the future of the city.

The attached document, developed by Paul Davies Architects and Heritage Consultants, will guide the strategic planning for the city and provides practical guidelines and protocols for the community to work with national heritage values and the Council and other statutory bodies in assessing how projects and strategies may impact or ideally enhance national heritage values.

Report:

The National Heritage Values Study forms the basis of understanding and making assessments related to the National Heritage Values.

The National Heritage Values Study sets out a range of matters to be considered in looking at how the National Heritage Listing of Broken Hill can be understood in both the strategic and day-to-day management of the cultural heritage assets of the city.

Broken Hill was gazetted as a National Heritage Place under the *Environment Protection and Biodiversity Conservation Act 1999* (Federal Act) in 2015. The Listing is the first and only listing for a place as complex as a City where there is no common ownership or management of the elements that make up the place and where the place comprises many different ownerships and management systems. This is in contrast to most nationally listed places where there is a discrete ownership and management, for example, a National Park or a specific building and its site. While Broken Hill City Council manages the City (the National Heritage Place) as a Local Government Authority, its role is limited in regard to the detailed management of National Values. The limit is a statutory one and relates to preparing Strategic Planning (through Local Environmental Plans (LEPs) and the like) at its most conceptual level to assessing applications for work from owners at a day to day working level.

National Heritage Values do not presently form a direct part of the local statutory planning controls or assessments although they are referenced in the Broken Hill Development Control Plan.

The NSW State Government and Council have the ability to lead by example by ensuring that any plans or works they propose and undertake on public land respond to the reasons the City was Nationally heritage listed, however, this is not a statutory requirement.

The Federal Act under which the City was listed also does not provide detailed guidance on what implications or actions may arise from the listing. There is a requirement to submit proposals for consideration to the Federal Department of Environment but only if the applicant satisfies a range of criteria and forms a view that National Heritage Values are significantly impacted by the proposal.

This is a provision that would appear to relate to more straight-forward sites where an action, such as building a new tourist centre in a National Park with its infrastructure, by way of example, can be reasonably easily assessed in relation to potential impacts on identified National Heritage Values.

In a whole city context, the legislation is not clear as to whose responsibility making an application is - an owner (private, a corporation or a government agency) or Council - and what type of proposed works would trigger such a referral.

The question of how the values set out in the listing citation could be affected by any proposal is also not addressed in legislation. If taken on a single site or 'place' basis, most works that take place in the City are unlikely to have a noticeable effect on the stated National Heritage Values. Altering or demolishing one small residence could not be reasonably argued to change the national values of the city. However, changing or demolishing a whole street of residences is likely to have an impact and changing many such buildings across the city will inevitably have a significant, if gradual adverse impact.

The report also considers ways in which National Heritage Values can be managed within the existing statutory frameworks as it is not presumed that the Federal Act under which the National listing sits is likely to be changed to consider the range of matters that will arise through this listing.

The report looks at the various stated values, how they are evidenced in the city, particularly in relation to physical material, and sets out thresholds for what potential actions may adversely affect a National value.

A key aspect of the work is to propose material that will assist community, council and government to consider potential impacts on National values within an understood and clear framework. This material is in the form of information, check lists and material that explains the concept and application of National Heritage Values.

The study provides:

1. A detailed understanding of how the national Heritage Values apply to the day to day projects and activities of the city
2. What National Heritage values mean to the community and what is required to address them in works or projects
3. Guidelines and protocols on how to consider National Heritage values when preparing or assessing applications for work
4. Clarification on how to make an application where the works are likely to affect national heritage values and how Council can make assessments of when proposals should be referred to Federal agency assessment
5. Clarification of how mining heritage (not specifically nationally listed but part of the overall listing) is to be managed as sites and features become redundant and end

their useful life, as mining heritage is one of the key themes that has not been explored in detail in relation to National Heritage values.

6. A framework for strategic planning to ensure that National Heritage values form the basis of future planning (currently planning is based on local issues with very limited State issues).
7. An understanding of how similar issues have been addressed in other cities that are heritage listed to provide a benchmark for Broken Hill.

Community Engagement:

While this document focuses on a theoretical analysis of Broken Hill and its relationship with the National Heritage Values, the consultant did draw on his intimate knowledge of heritage in the city, having been a previous heritage advisor to Council and he also liaised with a number of agencies. The Heritage Committee were also provided with a draft of the report and provided feedback prior to the study being finalised.

Strategic Direction:

Key Direction:	4	Our Leadership
Objective:	4.3	We unite to succeed in Australia's First Heritage Listed City
Strategy:	4.3.1.1	Develop the National Heritage Values Planning Framework

Relevant Legislation:

Local Government Act 1993

Local Government (General) Regulation 2005

Environment Protection and Biodiversity Conservation Act 1999

Financial Implications:

In 2017, Council received a \$68,000 grant (80% total project costs) from the Australian Government Department of Industry, Innovation and Science. Council's co-contribution was \$17,000.

Attachments

1. [Broken Hill Heritage Values Study](#)

JAY NANKIVELL
GENERAL MANAGER

Broken Hill
National Heritage Values Study



prepared for
Broken Hill City Council
and
The Department of Environment

by
Paul Davies Architects and Heritage Consultants

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Figure 1 : National Heritage Listing Boundaries. The listing boundary aligns with the Council area boundary. Department of Environment National Heritage List Map. 2015.5

Figure 2 : Early plan of original mining leases on the Line of Lode.....76

Figure 3 : An overlay drawing of the early mining leases (yellow), overlaid with the locations within the lease area that are Heritage Items within the Broken Hill LEP (red). The extent of the current mining leases is indicated with a heavy dotted line. Paul Davies 2020.76

Figure 4 : An overlay drawing of the current mining operation and the locations within the lease areas that are Heritage Items within the Broken Hill LEP. The key mining leases are indicated as an overlay. Paul Davies 2020.77

Figure 5 : The relocated Kintore Headframe, now situated opposite the Tourist Information Centre surrounded by campervan and caravan parking areas. Conservation and retention of the headframe is achieved however, the siting of the structure is out of context as it is not related to a mining site. Relocating the item would have allowed it to be saved, conserved and seen by visitors, which is more difficult on active sites but as mining moves towards closure, there will be greater potential to retain structures in situ. Placing the structure within a carpark is a poor heritage response to its significance. Generally, the relocation of elements such as this weakens the heritage values of the City even though in this particular instance it has achieved a reasonable outcome despite the very poor recent works to encapsulate the site with parking. This is an example of how heritage values are not considered by Council when other issues arise and the cumulative effect of decisions is to diminish the value of the City.83

Figure 6 : The first mine manager’s house in Proprietary Square. The house is heritage listed and is of very high significance. The building is derelict, has mining taking place in close proximity and has recently been given to the Broken Hill Historical Society. It is unlikely that they will be able to conserve and restore the house to a suitable standard due to its very poor condition and the amount of funding and organisation required to achieve a suitable outcome. This places the heritage values of the site at high risk from abandonment and vandalism. The loss or further damage to this building would have a significant impact on national heritage values which are embodied in the building and the nearby remnant BHP chimney (recently conserved).83

Figure 7 : Brown’s Shaft/Junction Mine above Junction Circle housing. The mine is abandoned and a public lookout with interpretation. It is presently in fair condition but the nature of the buildings and elements will result in long-term deterioration and potential loss unless there is ongoing, consistent and significant investment in the site.84

Figure 8 : No 2 Headframe and the Mill Building viewed from Browne’s Lookout and shaft looking north-east. No 3 Headframe is in the background. Other elements also appear in the photograph. Taken from a popular lookout, where there is interpretation of the view available, the remaining structures provide an impressive mining landscape that contains the last of the major mining buildings and features. The Mill Building dominates the landscape from all directions as illustrated below.87

Figure 9 : The north Mine Mill Building and No 2 Headframe viewed from Argent Street where the structures dominate the skyline. Most of this infrastructure is unused and abandoned.....87

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Figure 13 : Solomon drawing showing 1886 and 1888 main settled areas drawn on a council 1950s town plan. The plan drawing key shows the occupied areas at 1886 and 1888.94

Figure 14 : Overlay of the Solomon map showing the residential areas of the City that are not covered by the residential character controls in the DCP. Paul Davies over Solomon using 1950s town plan as housing generally since the 1950 period is of less heritage significance. Also note the dotted areas that Solomon noted as the early residential areas that are also not included in any current controls. The Solomon plan does not show residential development areas since the 1950s.95

Figure 15 : 1887 photo of the township taken from the Line of Lode showing the apparently random spread of small dwellings with the form of Argent Street in the foreground and Iodide Street extending into the distance. This photograph captures the historic focus of the town and its core structure. The extent of building within 2 years of the discovery of silver is pronounced. It can be seen that the majority of residences are one and two room. BHP image 66.....99

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PREAMBLE

“The special nature of a planned landscape lies not so much in individual elements but in their combination. It is less about the design of individual buildings (more the purview of architectural historians) or their construction (engineering and building) but is rather about their spatial interrelationships in making something special larger than the mere sum of its parts. The spaces and connections between built structures are of just as much importance as the structures themselves.”

‘A Method for Assessing the Heritage of Urban Environments: Australian Study of National Heritage Values.’

Freestone, Marsden, Garnaut - March 2008, International Journal of Heritage Studies. Vol 14 No 2.

Broken Hill is a place of National Heritage Significance where the ‘spatial interrelationships’ of the urban form of the city, the mining landscape and the desert create something special that is much larger than any of its component elements even though some of those elements are of high individual significance.

It is the totality of the City including its remote setting within a desert that is of National heritage value. It is the impressive and readily identifiable in combination with the detail, the minutia and the everyday elements that creates the National value that has been recognised in the National listing.

Theoretically, the National listing makes sense, is clearly articulated in the listing citation and captures the essential National values of the City. Practically, how that is managed beyond specific and identifiable elements of high value is complex as the City comprises thousands of individual property ownerships, local council and state agency ownership and management, Crown Land (alienated and unalienated) and mining leases, all of which form part of the spatial landscape that gives the City of Broken Hill cultural meaning.

This study looks to explore the nature of significance of the whole and the detail and how the various forms of significance can be practically managed and protected using the existing planning frameworks that are available.

In undertaking research for this study, a number of local residents observed¹ that when the National listing was announced that it was made clear that it would not impose greater constraints or controls on the local community. It is difficult to imagine that the National listing could be effective without some change in the way the City is understood and how proposals are considered as the listing affects every aspect of the City.

¹ Conversations that author had over the past three years working at Broken Hill.

This contrasts with the established understanding of heritage listings (both item and precinct²) where specific places and groups of places are mapped usually with quite specific controls on how to protect those places often with guidelines on how to undertake future works.

Most of the Broken Hill Council area, apart from the over-arching National heritage listing, is not heritage listed as heritage items or heritage precincts. Consequently, unless a place is an individual item or within a heritage precinct there are no heritage controls. As a result places that are part of the National heritage listing do not have any form of heritage control or management.

This study looks to establish a framework for managing National values that does not place unreasonable or undue controls on the city but which allows the National values to be managed and protected at all levels.

A key aspect of the National listing of the City has been the kudos gained as being the first (and only) Nationally listed City in Australia. This has been seen in tourism promotion and in material produced by the Council. This study has not specifically considered the role of tourism both general and cultural in National values as tourism arises from the recognition of heritage value rather than creating that value. However, as Broken Hill is changing from a mining city and is redefining its role, tourism and in particular cultural tourism is likely to be a major element in the City's future and a more nuanced understanding of the broad heritage and cultural values of the City will be an important element in securing a sound future for the place.

This study has set out that the National values of the City are complex and broad and include what is often over-looked and that it is the completeness of the place, seen in most aspects of City life, that supports National values. To ensure that these values are not lost, the study makes recommendations about reviewing and expanding the range and type of controls that currently operate to reflect National values.

² The current legislative frameworks for heritage listings recognises both item and precinct listing at Local, State and National levels. Heritage items can be gazetted in LEP, State and National Legislation. Heritage Precincts (or Heritage Conservation Areas) can be gazetted in LEP and State legislation with a different set of controls and guidelines that are not as onerous as an item listing. Precincts are recognised in National legislation but are not distinguished from item listings.

1.0 INTRODUCTION

The National Values study brief has set out a range of matters to be considered in looking at how the National heritage listing of Broken Hill can be understood in both the strategic and day-to-day management of the cultural heritage assets of the city.

Broken Hill was gazetted as a National heritage place under the Environment Protection and Biodiversity Conservation Act 1999 in 2015 and is the first and only city to be included on the register.

The aims of the study as set out in the study application are:

The project aim is to clearly articulate the National Heritage values at Broken Hill by identifying and explaining the value of key themes, places and associations and then to develop a methodology, guidelines/controls and protocols to maintain and conserve the heritage values of the city. The outcome of the project will be to:

- i. develop the National heritage themes with practical explanations and guidance on how they apply to all aspects of Broken Hill
- ii. provide an analysis and schedule of places of specific National Heritage value within the listing (noting the listing is the whole of the Broken Hill Council area)
- iii. provide guidelines for a range of activities within the council area that protect and enhance National heritage values, these would (in time) be published guides for residents, applicants and for use in assessment of application that establish key considerations if works are proposed within the city
- iv. establish a protocol for how to assess National Heritage values as part of the overall assessment process of proposals and strategic documents within the City Council area. The protocol will include assessment checklists, guidance, how and when to refer applications for National assessment etc.

The study falls into several parts:

- this report that provides the background and explores National Heritage values
- production of information and protocols to assist government, council and owners in how the National values apply.

The National heritage listing citation is articulate and presents a well-thought-out and clear set of values that cover the broad range of areas for which the city is of National significance. Some of these values are physical: the 'place' and its physical evidence - the environmental, landscape and built elements of the city and its setting. Other values are more ephemeral, for example: how Broken Hill has impacted the economic growth of Australia.

The Broken Hill National heritage listing is also the first and only listing for a place as complex as a City where there is no common ownership or management of the elements that make up the place and where the place comprises many different ownerships and management systems. This is in contrast to most Nationally listed places where there is a discrete ownership and management, for example, a National Park or a specific building and its site.

While Broken Hill Council manages the City (the National heritage place) as a local government authority, its role is limited in regard to the detailed management of National values. The limit is a statutory one and relates to preparing Strategic Planning (through LEPs and the like) at its most

conceptual level to assessing applications for work from owners at a day to day working level. National heritage values do not presently form a direct part of the local statutory planning controls or assessments although they are referenced in the Broken Hill Development Control Plan.

The NSW State Government and Council have the ability to lead by example by ensuring that any plans or works they propose and undertake on public land respond to the reasons the City was Nationally heritage listed, however, this is not a statutory requirement.

The Federal legislation (Act) under which the City was listed does not provide detailed guidance on what implications or actions may arise from the listing. There is a requirement to submit proposals for consideration to the Federal Department of Environment but only if the applicant satisfies a range of criteria and forms a view that National Values are significantly impacted by the proposal.

This is a provision that would appear to relate to more straight-forward sites where an action, such as building a new tourist centre in a National Park with its infrastructure, by way of example, can be reasonably easily assessed in relation to potential impacts on identified National values.

In a whole city context, the legislation is not clear as to whose responsibility making an application is - an owner (private, a corporation or a government agency) or Council - and what type of proposed works would trigger such a referral.

The question of how the values set out in the listing citation could be affected by any proposal is also not addressed in legislation. If taken on a single site or 'place' basis, most works that take place in the City are unlikely to have a noticeable effect on the stated National heritage values. Altering or demolishing one small residence could not be reasonably argued to change the National values of the city. However, changing or demolishing a whole street of residences is likely to have an impact and changing many such buildings across the city will inevitably have a significant, if gradual adverse impact.

A recent example of small individual change that has a cumulative effect is the extensive roof replacement across the whole of the city after the severe hail damage of several years ago. The slow and gradual replacement of roofs as part of the evolution of the city has been part of the character of the place, it has taken place quite randomly with very small overall incremental change. Where hundreds of roofs have been replaced in a short time frame there is potential for a visual impact on the character of the city and, consequently, on heritage values - National and local.

The impact is not that a roof is changed - that is, as noted, part of the evolution of the place - but rather how each roof is changed, what materials are used and how that affects the character and visual values of the City. In this example there are questions about type of material, colour, finish, and if metal roofing is used, how sheets are laid and then how details are retained, removed or changed. These are detailed issues but collectively have potential to impact heritage values. This example is explored in detail later in the report as it allows the character of the city, that is central to the National listing, to be explored.

The report also considers ways in which National heritage values can be managed within the existing statutory frameworks as it is not presumed that the Act under which the National listing sits is likely to be changed nor the Department of Environment resourced to consider the range of matters that will arise through this listing.

The report looks at the various stated values, how they are evidenced in the city, particularly in relation to physical material, and sets out thresholds for what potential actions may adversely affect a National value.

A key aspect of the work is to propose material that will assist community, council and government to consider potential impacts on National values within an understood and clear framework. This material is in the form of information, check lists and material that explains the concept and application of National Values.

A conclusion that the report draws is that the values set out in the citation are not simply related to the most impressive, the iconic or the highly recognised places and elements of the city, they relate to almost every aspect of the city from the hand-made additions to a small cottage to major civic and mining structures. It is the collective value of the often inconsequential that makes Broken Hill of such value. The potential loss of the detail and ephemeral elements is a potential loss of National values.

The City falls into a set of related but distinct place types. Each contributes to the overall National values but they do so in quite different ways. An overview of the place types that have been identified in response to the citation are:

- v. The desert that surrounds the built form of the City and which forms part of the City area.
- vi. The mining landscape and features.
- vii. The central commercial core of the City focussed around Argent Street.
- viii. Specific groups of buildings such as hotels or churches.
- ix. The areas of housing that demonstrate phases of development, wealth, etc.
- x. Landscape, particularly the Greening of the Hill.
- xi. Innovation evidenced on the mine sites but also on many smaller sites.
- xii. Evidence of a self-sufficient community seen in sport, recreation and social facilities.
- xiii. The impact of unionism and the rise of safety and welfare seen in specific buildings and sites.
- xiv. Migrant sites.

Project Outcomes

The study proposal set out the following overall project outcomes:

1. A detailed understanding of how National heritage values apply to the day-to-day projects and activities of the city;
2. Publication of what National heritage values mean to the community and what is required to address them in works or projects;
3. Publication of guidelines and protocols on how to consider National heritage values when preparing or assessing applications for works;
4. Clarification on how to make an application where works are likely to affect National heritage values and how Broken Hill Council can make assessments of when proposals should be referred for Federal agency assessment;
5. Clarification of how mining heritage (not specifically Nationally listed but part of the overall listing) is to be managed as sites and features become redundant and end their useful life, as mining heritage is one of the key themes that has not been explored in detail in relation to National values;

6. A framework for strategic planning to ensure that National heritage values form the basis of future planning (currently planning is based on local issues with very limited State issues); and
7. An understanding of how similar issues have been addressed in other cities that are heritage listed to provide a benchmark for Broken Hill.

Each of these is addressed later in the report noting that some of these areas require considerable future work outside this current study.

The following sections of the study explore the wording of the National Citation and the themes that arise from it.

2.0 THE NATIONAL HERITAGE LISTING

The National Heritage listing information comprises a listing data sheet that sets out the information noted below and a map defining the area to which the listing applies (figure 1).³ The information contained in the citation data sheet is the basis on which to define and understand the National heritage values of the place. The citation is comprehensive and, while it notes some specific elements, is largely concerned with the thematic and overarching heritage values of the City. This provides a sound basis to understand National significance, but the citation does not (and cannot) provide detail on how significance may be understood in relation to the various areas and specific elements of the City.

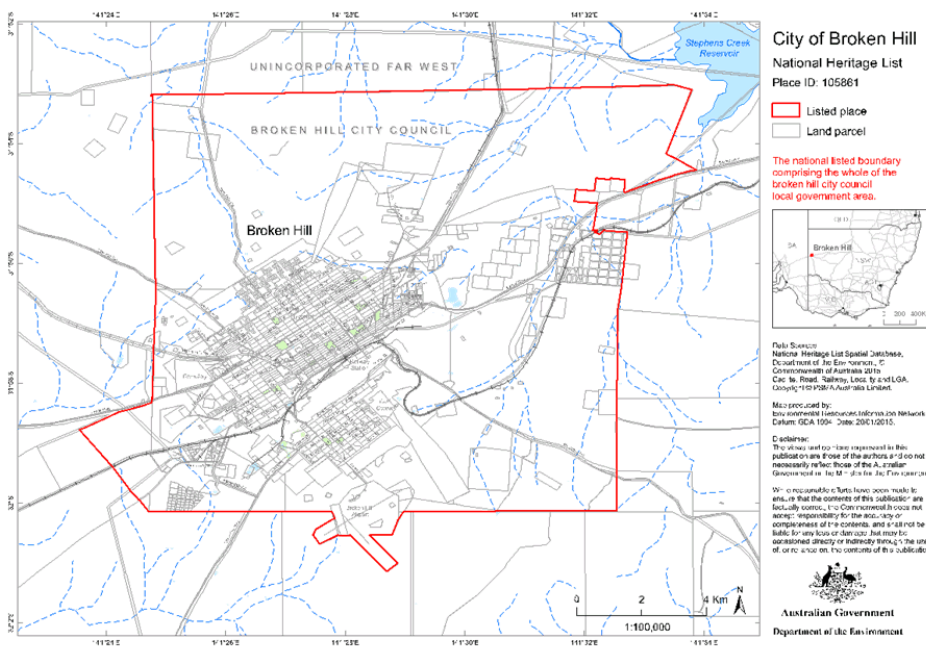


Figure 1 : National Heritage Listing Boundaries. The listing boundary aligns with the Council area boundary. Department of Environment National Heritage List Map. 2015.

As referrals for assessment and approval are specific (in that they are about specific sites, buildings and elements) the following discussion draws out the themes under each criterion with specific examples.

³ The National listing

The National listing data sheet addresses:

- A summary statement of Significance;
- Official Values - addressing the assessment criteria for significance;
- Description;
- History;
- Condition and Integrity;
- Location; and
- Bibliography.

By necessity the sections on Condition and Integrity and Location are brief as they address the whole city.

2.1 National Citation Statement of Significance

The National statement of significance for the City is set out below. The statement is set out in its entirety as each part of the statements sets out themes that in some places are common and in others are noted separately.

The specific themes and elements of each part of the citation are set out in tables after the statements to analyse where specific places and features form the basis of significance and/or where significance is derived from a broader collective value of attributes. The combined list of elements is then set out as a table (table 9) cross referencing the National themes.

The National heritage listing citation provides the following map setting out the listing boundaries. This map is used in various parts of the report to overlay zonings, heritage values and analysis.

Summary Statement of Significance
<p>The City of Broken Hill has outstanding significance to the nation for its role in creating enormous wealth, for its long, enduring and continuing mining operations, and the community's deep and shared connection with Broken Hill as the isolated city in the desert, its outback landscape, the planned design and landscaping of the town, the regeneration areas and particularly the physical reminders of its mining origins such as the Line of Lode, the barren mullock heaps, tailings, skimps and slagheap escarpment and relict structures. It exhibits historic qualities in its ongoing mining operations since 1883, the current and relict mining infrastructure and its landscape setting. It is significant for its industrial past and the adoption of vanguard industrial relations and management policies, together with its role as a pioneer in setting occupational health and safety standards.</p> <p>It demonstrates the principal characteristics of a mining town in a remote location with extensive transport infrastructure and administrative connections to three state capitals and as a rare example of a place subject to Australia's complex Federal system where differing administrative, social and economic influences are expressed in both tangible and intangible forms. It has social significance for its residents as a place of community pride, endurance, and as a remote mining community resilient to major social and economic change. Broken Hill has strong social significance for all Australians as a place where great wealth was created, as well as strong group associations with the Barrier Industrial Council. It exhibits outstanding aesthetic characteristics as a city in an arid desert setting, as the subject of interest for Australian artists, poets, film makers, TV producers and photographers.</p> <p>It has significance as a place where outstanding technical achievement has occurred in refining ore for its minerals including the froth flotation process and the computer controlled on-stream analysis of slurries. Broken Hill is also important as a place of research potential to reveal further information on mineral deposits with its range of complex minerals, It is associated with persons of great importance to Australia's</p>

<p>history, including Albert Morris (arid land regeneration), Charles Rasp (discoverer), Herbert Hoover (mining engineer), WL Baillieu, WS Robinson and MAE Mawby (industrialists), GD Delprat (metallurgist), Percy Brookfield and Eugene O'Neill (unionists). Broken Hill's association with the Barrier Industrial Council as a group is also important.</p> <p>The Broken Hill zinc-lead-silver ore deposit is one of the world's largest ore bodies and contains an extraordinary array of minerals. It is geologically complex and has national scientific significance. The Broken Hill operation is significant for its immense size and unrecorded mineral species continue to be found. It contributes to an understanding of the formation of the Australian continent and more than 2,300 million years of the earth's history.</p>
<p>Official Values</p>
<p>Criterion A - Events, Processes</p>
<p>The City of Broken Hill contains one of the world's largest deposits of silver/lead/zinc ore bodies. Discovered by Charles Rasp, boundary rider and prospector, Broken Hill continues to be mined today (2010), over 125 years since its discovery in 1883.</p> <p>The City of Broken Hill is an exciting geological area of national and international renown. It provides a window into 2,300 million years of Earth's history and has recorded the landscapes and geological environments which have evolved in response to eons of geo-chronologic changes.</p> <p>In the field of mineralogy the Broken Hill deposit has achieved its widest international recognition as one of the world's great "mineralogical rainforests" with approximately 300 mineral species reliably confirmed from the ore body. The Broken Hill ore body is geologically complex, however characteristic environments where minerals exist include the outcropping gossan (the weathered, ragged black outcrop) and the secondary zone. The gossan from the main Line of Lode has national significance for its immense size, and enormous suite of minerals.</p> <p>The Broken Hill mines have played a decisive role in Australia's mining history and Australia's national development. The wealth and expertise generated by mining at Broken Hill over such a long period has contributed markedly to Australia becoming well known as one of the world's major providers of raw materials. Broken Hill played a decisive role in the origin and growth of some of the world's largest and wealthiest companies, Broken Hill Proprietary Company Limited (now BHP Billiton), Rio Tinto and Pasminco Ltd. Broken Hill is one of Australia's longest lasting mining fields compared with the average life of a mine of some 20 years. The continuous nature of large scale mining over so many years (125) is unique in the Australian context, a record not matched by other mining areas. The Line of Lode proved to be one of the largest silver, lead and zinc mineral deposits in the world. The on-going exploration of the Line of Lode from 1883 provided the basis for the commercial prosperity of the Broken Hill township and the mines that exploited the ore. The continuation of mining activity in Broken Hill is important for the economic prosperity of the city and contributes to its national significance.</p> <p>The significance of the mining industry to Broken Hill and the nation is represented by the ongoing mining operations, the barren topographical profile, scale and landform of the mullock heaps along the Line of Lode, the Line of Lode itself and the extensive mining leases.</p> <p>Broken Hill has contributed several world ranking innovative mining and metallurgical practices which were to benefit later lead and zinc mines. In particular, the development and application of the froth flotation processes and the computer controlled on-stream analysis of slurries using radio isotope probes are of world renown. Two generations of professional and technical staff and experienced miners who were trained at Broken Hill subsequently went on to develop other ore bodies in Australia and overseas. The Broken Hill experience generated expertise which spread into many metalliferous and coal mining, engineering, chemical and manufacturing industries, notably steel and its associated industries. The significance of innovative mining practices is demonstrated by the relict mining infrastructure.</p> <p>Broken Hill is significant as the place where safe working practices legislation and occupational health and safety provisions for workers, particularly miners was developed. Broken Hill has been described as the</p>

'bastion of unionism' and was the site of the two longest miners' strikes (1909 and 1919-20) in Australia's industrial history. The 1919-20 strike of over 600 days resulted in significant gains for the miners: the 35 hour week, and improved underground health and safe working conditions. Some of these gains eventually flowed to other workers throughout Australia. Evidence of the strength of the union movement in Broken Hill is represented by the Barrier Industrial Council, the Trades Hall and the Amalgamated Miners Association Hall, archives held in the Broken Hill City Library and the Barrier Industrial Council's collection of movable cultural heritage, together with the records of the Barrier Daily Truth.

Legislation aimed to protect the community from lead poisoning. However, it was left to the mining companies such as the Sulphide Corporation and the Zinc Corporation rather than the law to implement social welfare programs such as the provision of recreational amenities. Housing demand generated by increased mining activity and the sudden growth of population in the late 19th and early 20th century gave rise to strong support for privately organised co-operative workers housing schemes. In addition, mining companies provided low interest loans for employee housing as well as establishing housing co-operatives and constructing housing for senior staff. Community amenities and housing need is represented by recreational facilities provided by the Zinc Corporation and mine workers' housing schemes.

Other measures aimed at improving the amenity of the Broken Hill community came from the work undertaken by Albert Morris and applied by the Zinc Corporation. As a private individual, and with mining company support, he experimented by fencing and planting areas with native species and showed how regeneration of the denuded landscape could combat the impact of devastating dust storms. This far-sighted innovative regeneration work by Morris from 1936 led the Zinc Corporation to apply regeneration practices at Broken Hill. Subsequently the precedent was used by mining companies and spread throughout Australia, particularly in arid zones.

Albert Morris pioneered research into the propagation and planting of native and exotic species that would grow in arid and semi-arid locations. He promoted ideas for 'green belts' in Broken Hill. Regeneration schemes, planted to protect Broken Hill from major dust storms, now partially surround the City and continue the intent of the program to revegetate the surrounding landscape degraded through removal of vegetation cover for mining operations and heavy grazing. The significance of Morris' work is demonstrated by the plantations, the creation of popular recreational facilities and the extensive regeneration areas surrounding Broken Hill.

An adequate water supply for Broken Hill, a constant concern from the 1880s onwards for both the population and for mining functions, was dogged by official dilatoriness. Initially water was provided from soakage sites, then carted in to Broken Hill on the Silverton Tramway as well as being piped from Government dams, and provided separately by private enterprises. A Government funded 99km pipeline from Menindee (1952) provides a water supply which permits an enhanced level of civic amenity and parkland irrigation, as well as providing for ongoing mining operations.

The remoteness of Broken Hill posed significant difficulties for transporting ore and concentrates to sea ports. In 1886, to overcome the impasse between the railway interests of NSW and South Australia, the mining companies, using the Victorian Companies Act, established the Silverton Tramway Company Ltd. This narrow gauge track, via Silverton (NSW) and Cockburn (SA) focussed Broken Hill exports on the South Australian town of Port Pirie and drew the community of Broken Hill into the Adelaide and South Australian sphere of influence. In 1927 NSW eventually connected its standard gauge rail network to Broken Hill providing links to Newcastle and the steel works in that city. In 1970 the east-west railway corridor was completed establishing a standard gauge connection from Sydney to Perth, with a major stop at Broken Hill. The Silverton Tramway Company is represented by the Broken Hill Railway Museum and its collection in Sulphide Street and the standard gauge east-west link is represented by the Broken Hill railway station in Crystal Street and adjacent railway infrastructure. The very remoteness of Broken Hill was the reason for its use during WW II as the site to store Australia's gold bullion reserves.

Elements which embody events and processes include the complex geology and mineral deposits, ongoing mining operations and their ever-changing nature, adaptive re-use of mining facilities, relict mining infrastructure, the Line of Lode and remaining gossan outcrops, and mining leases, the city layout within the

planned urban grid and tree lined streets, the residential character, mining company housing and the revegetation areas.

Table 1 : Sites, Places and Objects Associated with Events and Processes

Item	Site	Objects (not sites)
Geology and mineral deposits	Line of Lode.	Mineral collections.
Mining Industry	Ongoing mining operations, The barren topographical profile, scale and landform of the mullock heaps along the Line of Lode, The Line of Lode, The extensive mining leases, Remnant early mining relics.	Specific equipment.
Remoteness	Silverton Tramway remnants, Water infrastructure, Urban form of town, Limited use of materials. Willyama Common	
Transport	Silverton Tramway remnants, Inter-continental railway, Broken Hill Railway stations, Camel transport.	Railway museum collection.
Water supply	Silverton Tramway, Government railway, Dams and Reservoirs, Pipelines (Menindee pipeline in particular), Local water authority.	
Regeneration	Regeneration areas, Environmental protection areas.	
Street form	Street tree plantings.	
Adapted Mining Sites	Use as sports fields, parks and regeneration areas.	

Item	Site	Objects (not sites)
City design and form	City grid, Wide streets, Views, Reliance on parks and civic facilities, Tree plantings, Mining Company housing, Miners housing.	Archives .
Isolation	Tight urban form of the city, Water infrastructure, Limited use of materials such as stone and tin.	
Social Welfare	Mining Company recreation and welfare facilities, Playing fields, Parks, Clubs and Associations buildings and sites, Union buildings, Hospital, Memorials, Places related to specific social uses.	
Government	Government buildings, Government infrastructure.	

Criterion B Rarity

Broken Hill is unique amongst Australian geological deposits for its mineralogical diversity. Broken Hill is the type locality for 19 mineral species, including many rare and uncommon species. The secondary zone of the Broken Hill ore body contains an extensive array of extremely rare well-crystallised minerals, and unrecorded species continue to be found. The rarity of Broken Hill's mineralogy is demonstrated by its mineral deposits and the records of the mining companies.

Broken Hill is a rare example of a long established, almost continuously operated mining town, with a long industrial history and strong union representation. The industrial actions of unions focussed on protecting jobs, improving community amenity and achieving safe and healthy conditions for workers within the mining industry and for workers generally is at a level of intensity unmatched elsewhere in Australia. Broken Hill is also unusual for the way that the Barrier Industrial Council emerged as a social, regulatory and economic force bringing together a range of craft based unions and able to dictate who worked in Broken Hill by: ensuring preferential employment for the locally born; supporting the provision of particular services; and controlling the extent of retail competition. The Barrier Industrial Council policy of not permitting married women to work in Broken Hill survived until a legal challenge forced a change. The rarity of Broken Hill as a town with its strong union presence is represented by the continuing operation of the Barrier Industrial Council, occupational health and safety legislation and safe working practices. The union movement in Broken Hill is also represented by its association with and ownership of the Barrier Daily Truth. Significant fabric representing the past role and ongoing activities of the union movement includes the Trades Hall, the former Broken Hill Council Chambers and the Amalgamated Miners Association Hall.

Broken Hill is a rare example of Australia's complex federal system. Located in the far west of the state, NSW and the Broken Hill City Council provide water and sewer infrastructure and a representative from Broken Hill sits in the NSW Parliament. However, Broken Hill is serviced by rail primarily from South Australia, keeps Central Australian time and Adelaide is its nearest capital city. In the late 19th and early 20th centuries financial interests for Broken Hill mining companies were managed from Melbourne in Victoria, and London provided investment capital. This unusual mix is reflected in the architecture of Broken Hill buildings, where official buildings have recognisable NSW Government Architect characteristics, the residential buildings exhibit design and construction characteristics derived from South Australia, and commercial buildings, such as hotels, show characteristics from Melbourne's late Victorian architectural period.

The example of Broken Hill as an isolated community is emphasised by the unusual measure of transferring gold bullion from coastal capitals during World War II. Its remoteness from sites of possible invasion by the Japanese was seen as a distinct advantage. Australia's gold reserves were stored in Broken Hill from 1942 until 1945 and this transfer was the largest single transfer of gold ever carried out in Australia.

Broken Hill is a rare example of a mining town where 'green belt' regeneration measures were researched, tested and implemented. From the 1930s onwards with the assistance of mining companies, the revegetation of denuded areas adjacent to its urban areas was trialled and shown effective in reducing the adverse effect on dust storms. Albert Morris tested native and exotic species for their capacity to survive arid and semi-arid conditions.

Table 2 : Sites, Places and Objects Associated with Rarity

Item	Site	Objects (not sites)
Minerals	Line of Lode, Mining museums.	Archives, Mining records, Mining museums collections.
The city form	The city layout, The relationship of the city layout to the Line of Lode.	Archives.
Unionism	Trades Hall, Former Broken Hill Council Chambers, Amalgamated Miners Association Hall, Barrier Daily Truth building, Community halls and clubrooms, Memorials.	Archives, Union records.
Complex governance involving NSW, South Australia, Victoria and the Federal Government	Building design: - residential buildings - government buildings - commercial buildings, Transport, particularly rail, Water, Infrastructure.	
Regeneration	Regeneration areas.	

Criterion C - Research
<p>Broken Hill has important research potential for further investigation into its innovative mining practices, its mineralogy and geology, its history of unionism and development of safe mining practices, and its social characteristics.</p> <p>A large collection of mining records and associated material is available to provide information on the methods of construction and the economic reasons for developing and mining along the Line of Lode. This collection has the potential to contribute further to the technical advancement of mining. Mining company records provide research potential into the history and discovery of innovative processes such as the froth flotation. The wide range of relict mining infrastructure on and in the vicinity of the Line of Lode, and the extensive documentary records make the place an important source of information on the development of mining practices, processes, technological advancement, and working conditions. The mining companies are custodians of considerable records of mining operations.</p> <p>Mining and research on the Broken Hill ore body spans an exceptional 120 years, and previously unrecorded mineral species continue to be discovered. Scientific research continues to generate important outcomes including new concepts in ore genesis. Research on the diverse and complex geology of Broken Hill contributes to an understanding of the formation of the Australian continent and more than 2300 million years of the Earth's history.</p> <p>Systematic corporate collecting of unique specimens in the last two decades at Broken Hill has resulted in a valuable repository of, and resource for investigation into, Australia's mineralogical heritage. The Line of Lode is significant for the scientific research potential of the numbers and types of rare minerals found associated with the mineral ore body. Opportunities exist for further research into methods for the efficient extraction of minerals and processes for the treatment of ore bodies.</p> <p>The research values of Broken Hill are represented by mining company and union records.</p>

Table 3 : Sites, Places and Objects Associated with Research

Item	Site	Objects (not sites)
Mining Landscape	Line of Lode, Remnant mining buildings and structures across the city, Geological museum.	Mineral collections, Union archives, Mining archives, City archives.
Regeneration	Regeneration Areas	

Criterion D - Principal characteristics of a class of places
<p>Broken Hill demonstrates the principal characteristics of an evolving mining town. With populations ranging from its early beginning to approximately 35,000 in 1915, to its current population of approximately 20,000 it represents a typical example of mining town growth and contraction, depending on economic circumstances, metal prices, supply and demand, and competition.</p> <p>In 1886, within three years of the discovery of the ore bodies, Broken Hill had been surveyed and a town plan gazetted, adapting the rectilinear town planning grid pattern regulations promulgated by Governor Darling in 1829 for the layout of rural townships. The Broken Hill town plan flanks the Line of Lode and generally parallels the mining leases. Broken Hill municipality was incorporated in 1888 and it was proclaimed a city in 1907. The urban plan of Broken Hill is represented by the wide streets, some doubling as drainage channels to cater for the run off from sudden storms, and the rectilinear grid street pattern.</p> <p>The principal characteristics also include changes to the geo-chronological environment; relict mining infrastructure and the ever-changing nature of the results of mining activity as mining processes change; the patterns of mining leases aligned to the Line of Lode ore body; an administrative and commercial service centre historically based on the mining industry but diversified to service extensive pastoral interests; provision of residential accommodation in proximity to work locations; and despite its remoteness, extensive road, rail and air transportation links to Sydney, Adelaide and Melbourne. The grid pattern town layout has shown itself to be robust and flexible, standing the test of time and responding to social and technological change over 124 years.</p> <p>The characteristics that represent a mining town are also represented by continuing mining operations and their ever-changing nature, the remaining gossan outcrops of the Line of Lode, its relict mining infrastructure, all modes of road and rail transport infrastructure and its role as a centre for the Royal Flying Doctor Service.</p> <p>Although the Broken Hill ore body is geologically complex, it also contains characteristic environments where minerals occur in the outcropping gossan (the weathered, ragged black outcrop of the ore body- the 'Broken Hill').</p>

Table 4 : Sites, Places and Objects Associated with the Principal Characteristics of Classes of Places

Item	Site	Objects (not sites)
Mining Landscape	Line of Lode, Remnant mining buildings and structures across the city, Geological museum. Patterns of mining leases.	Art, Photographs, Film.
City landscape	The development of the City grid, Response to climate in City layout, Relationship of housing to mining, Role of transportation to and from the City.	The physical layout of the City, Street formations and details including drainage systems, Road, rail and air transport.

Criterion E - Aesthetic characteristics
<p>The distinctive aesthetic qualities of the Broken Hill include the mining landscape and the remaining bulk and scale of the Line of Lode with its relict mining infrastructure dominating and in such close proximity to the surrounding townscape, all set in a vast arid landscape. This visual representation of mining activity on the surface and the barren character of the remaining mullock dumps identifies the physical location of the Line of Lode and the below surface mining of the layered mineral deposits.</p> <p>Broken Hill is a visually cohesive town with late Victorian and Federation era administrative and commercial buildings reflecting the mining wealth, and an unusually uniform and singular scale of residential housing with pockets of 'tin' architecture. The aesthetic urban qualities contrast with the surrounding belts of revegetated countryside, all set in an arid desert landscape in which the vivid colours, brilliant light and vast horizons stretch well beyond the city. The contrast between the built up area and the dominating arid desert landscape is heightened by the sharp, orthogonally distinctive abrupt urban edge.</p> <p>Broken Hill is a popular centre for artists, poets, film-makers and TV producers and is recognised as a major focus for artistic endeavour. The 'Brushmen of the Bush' is a group of Australian artists located in Broken Hill who popularised paintings of outback Australia. Several major Australian artists with works included in Australian and overseas galleries and private collections are associated with depicting the enthralling stark Broken Hill environment. Australian film makers have used Broken Hill and its landscape setting for major and popular works. Through their paintings, poetry, films and TV productions these artists and producers with their nationally recognised reputations demonstrate the strength of their understanding and appreciation of the aesthetic characteristics of Broken Hill and its desert setting.</p> <p>The aesthetic significance of Broken Hill is demonstrated by: the dramatic and spectacular but ever-changing landscape form and the still massive scale of the barren mullock dumps along the Line of Lode so close to the central business area of the city; the design qualities of the streetscapes; the distinctive character of existing and relict mining infrastructure; and the unusual visual qualities of 'tin' residential and mining architecture. Other features representing the aesthetic significance are the contrast between the scale of the mullock dumps and the central business townscape, both dwarfed by the grander scale of the vast outback landscape setting; the views to and from the Line of Lode along streets and from distant hills; together with close and distant views of mining markers, such as headframes, and mining industry relics. All these factors combined offer evocative and tangible evidence of Broken Hill's industrial character contrasting with its remote landscape setting. Other aesthetic features include historic nineteenth and twentieth century buildings and precincts and the park vistas and streetscapes with memorials and artwork.</p>

Table 5 : Sites, Places and Objects Associated with Aesthetic Qualities

Item	Site	Objects (not sites)
Mining Landscape	Line of Lode, Remnant mining buildings and structures across the city, Geological museum.	Art, Photographs, Film.
City form	Cohesive built form and scale, Distinctive styles of building in civic, commercial and residential, Use of stone and tin, City layout in relation to the Line of Lode, transport and residential amenity,	Art, Photographs, Film, Archives.

Item	Site	Objects (not sites)
	Views within the city, Views to the Line of Lode, Views to the desert, Memorials, City art.	
Desert	Edge areas	
Regeneration	Regeneration areas, Street tree plantings, Parks and reserves.	

Criterion F - Creative or technical achievement
<p>Over many years Broken Hill has been the source of much of the world's knowledge on the extraction of minerals and the application of scientific method to separate minerals from the base ore. The advancement and improvement of mining practices, innovative experimentation in design of industrial plant and buildings, as well as the discovery of new methods of treating difficult ores and the introduction to Australia of overseas practices includes: the use of square set timbering to overcome the problem of unstable ground; the introduction of the froth flotation process for separating mineral ores for the recovery of zinc concentrates from tailings dumps; the selective separation of lead and zinc from refined ore, the selective separation of lead and zinc from the ore as mined; the roasting of slimes to assist in de-sulphurising the slimes; the re-utilisation of slimes through a 'sand plant' whereby slimes were used for backfilling stopes instead of mullock; and pioneering use of rising (slip) form for reinforced concrete; and pioneering the computer controlled on-stream analysis of slurries using radio isotope probes.</p> <p>Broken Hill research and development expertise spread into major metalliferous and coal mining, engineering, chemical and manufacturing industries, notably the steel industry, lead smelting and the electrolytic zinc smelting process. These technological advances also had application for refractories, and for other industrial processes such as timber milling, the production of paper, the manufacture of fertilisers, and cement, as well as for shipping and aircraft. Continuing technological development of mining practices and processes have the potential to enhance the technical achievement values of the place.</p> <p>The work of Albert Morris, eventually supported by mine management, in researching, validating and subsequently implementing regeneration measures to protect both the residential and mining areas from devastating dust storms is a major technical achievement. His work, recognised nationally and internationally, is evident in the 'green belt' surrounding Broken Hill. Regeneration areas, following the principles established by Morris, now provide an edge to Broken Hill urban areas, particularly on the north-western and south-western boundaries.</p> <p>The record of technical achievement is represented by the mining records of mining companies and other academic and community archives. It is also represented by relevant relict mining structures that demonstrate the advancement of technological practices that were invented, applied and/or pioneered at Broken Hill.</p>

Table 6 : Sites, Places and Objects Associated with Creative or Technical Achievement

Item	Site	Objects (not sites)
Innovation in mining	Remnant mine buildings demonstrating specific technologies, Remnant mine infrastructure demonstrating innovation.	Archives, Mining records.
Innovation in Regeneration	Regeneration areas, Planned landscape plantings.	

Criterion G - Social value
<p>The City of Broken Hill is valued for its strong community spirit, self-reliance and for exhibiting the resilience of a remote inland community. For the Australian community Broken Hill symbolises the importance of the Broken Hill mines to the wealth of Australia. Broken Hill also symbolises the challenges and remoteness of the outback, which is a defining element for the community.</p> <p>The steep, barren and dominating mullock heaps, tailings, skimps and slagheap along the Line of Lode and the remnant outcrops of the Line of Lode gossan are highly valued by the community as the industrial and economic heart of the city, and as the reason for Broken Hill's existence. The combination of the dramatic mining infrastructure set in the arid desert plain and undulating landscape of the region is found in visual images, paintings, photographs and films. This imagery is highly valued by the local Broken Hill community and widely recognised by the wider Australian community.</p> <p>There is a deep, enduring and shared link between the existing community, past residents and the 'city in the desert'. This strength, depth and long-held connection between the community and the place Broken Hill and its outback landscape is made tangible by: its remoteness; the design and landscaping of the town with its 'oasis' like character and regeneration areas; an appreciation of the distinctive residential 'tin' architecture recalling the harsh living conditions; and the murals, public art and memorials located throughout the urban area.</p> <p>The social value of Broken Hill is represented by pride in being a Broken Hill resident; the continuous and ongoing mining operations; the adaptation of mining facilities for re-activated or new mining operations; and the resilience of the community to adapt to change and deal with its remoteness in times of adversity. These qualities are represented by the mullock heaps along the Line of Lode, the remaining gossan outcrops of the Line of Lode, the Line of Lode itself; relict mining infrastructure; the extensive arid landscape setting; and the civic amenity and community facilities provided through Broken Hill's planned urban land uses.</p>

Table 7 : Sites, Places and Objects Associated with Social Value

Item	Site	Objects (not sites)
Mining Landscape	Line of Lode physical form, Remnant mining structures.	Art works, Photographs, Film.
Desert Landscape	Crown land surrounding the developed city, Willyama Common.	Art works, Photographs, Film.
City landscape	Distinctive architecture of civic, commercial, mining and residential buildings, Use of iconic materials in all buildings: stone and tin, City art, Memorials, Regeneration areas, Street trees and plantings, Parks.	Sense of oasis, Art works, Photographs, Film.

Criterion H - Significant people
<p>The City of Broken Hill is important for its associations with many individuals who have played a prominent role in the Australian mining industry. Significant people include the lode's discoverer, Charles Rasp; engineer and metallurgist GD Delprat; the American mining engineer Herbert Hoover; Australian industrialists WL Baillieu, WS Robinson and MAE Mawby, union organisers Percy Brookfield and Eugene O'Neill and environmentalist Albert Morris. As a group, the Barrier Industrial Council is also important for its association with Broken Hill.</p> <p>The significance of important people and groups is represented by their association with mining the Line of Lode, ongoing mining operations, relict mining infrastructure, mining leases, local government and mining records, Barrier Industrial Council records, regeneration areas and Broken Hill City Council records.</p>

Table 8 : Sites, Places and Objects Associated with Significant People

Item	Site	Objects (not sites)
Mining	Line of Lode - as a whole, Evidence of mining leases, Evidence of early mining features, Mining buildings and site features related to individuals and processes, Memorial sites and objects related to significant people, Sites named after significant persons.	Council archives, Other archives, Union records, Mine records.
Unions	Union buildings and sites, Memorials.	Union records.
Environmentalists	Regeneration areas, Recovered mining areas, Street plantings, Park plantings related to environmentalism, Memorials.	Council archives, Other archives, Union records, Mine records.

The following table summarises the separate statements of significance and the themes and places that have been identified. The table sets out the following:

Table 9: Summary of Themes and Significance:

Item/Theme	The items or themes identified in the various statements of significance. The themes have been grouped to bring together all aspects of National significance that relate to a theme.
General Attributes	The key features that represent the value. For example, the Line of Lode is a general attribute of mining that is an entity in itself, but the Line of Lode also contains many other values both general and specific as set out below. The Line of Lode has a particular and very significant National value that is supported by the specific elements of it. While its overall value may be impacted by actions that affect specific places it retains its significance even if a specific place is impacted. Another example could be a heritage conservation area that has a set of values equally as general, as well as containing places that have specific values.
Specific Attributes	The separate features that have individual significance in addition to contributing to a general value. A specific feature may be a building or item or it may be a place that has several significant elements within it such as a park for example that may contain plantings, a bandstand, a building, etc. Often these are the elements and places that are heritage items.
Value Type	Collective - relates to general values across a range of sites Specific - relates to a specific place and its particular values By way of example, the mining buildings and structures of Broken Hill are a relatively straight forward group of places to consider the difference between collective and specific places and values. Mining buildings have a collective value in that, as a complete group and as grouped on the various mine sites, they contribute to a range of values set out in the statement of significance. In summary this can be seen in: <ul style="list-style-type: none"> - the visual and aesthetic impact of the building groupings on the cityscape of Broken Hill and the Line of Lode; - their ability to tell the story of mining on the various sites in a cohesive and understandable way; - their ability to demonstrate the scale of mining on the Line of Lode; - their ability to show the development of mining technologies, forms and periods of development; - their ability to demonstrate the range of mining structures and building types that existed and remain today; - their ability to demonstrate the inter-relationship of elements on a mining site and the variation that exists between the various mine sites. <p>A single remnant mining building would not represent the importance of the complexity and scale of the mining operations, it is the whole of what exists that is of National significance.</p>

	<p>Individual buildings or structures will also have a specific heritage value. Most, but not all structures on the mine sites are individually heritage listed (local Council listing) based on the detailed conservation studies that have taken place on each site over time. Some have been assessed as having State level heritage significance but there is no State listing for any of the mine elements. National significance may have been referenced in studies but very few places are included on the National heritage list. In NSW, there are presently only 27 sites in total included in the National heritage database.</p> <p>A specific mining building or structure may be of historic, visual/aesthetic, technological, etc. significance, or it may have a combination of values. Not every mining structure will have the same value, some will be exceptional, some high, some moderate and some may have relatively low individual heritage value. However, while individually they have varying levels of significance, as a group these structures have exceptional significance.</p> <p>This presents a difficulty in considering National Heritage values where the consideration is a single element or structure.</p>
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2.1.1 Summary

The following table summarises the physical aspects of significance in Broken Hill that arise from the statement of heritage significance in the National citation. The table looks at each major theme, sets out general attributes and then specific attributes and identifies if the value is collective or specific as discussed earlier in the study. The table does not set out each specific element but rather identifies them as groups or types of places that are explored in more detail later in the study.

The table can then be considered in relation to later research in the study that looks at National, State and local themes and how National values can be understood within the context of the Council LEP and Planning system.

The table demonstrates that many places have both collective and specific value.

Table 10 : Summary of Physical Aspects of Significance Arising from the Statement of Significance

Item/Theme	General Attributes	Specific Attributes	Value Type
Mining	Line of Lode	Line of Lode as a whole, Physical form of the Line of Lode, Remaining and remnant mining structures, Remaining and remnant mining infrastructure, Geological museums.	Collective.
	Evidence of Mining leases	The historic and current lease areas of the mines.	Collective.
		Patterns of mining leases.	Collective.
	Evidence of early mining features	Mining buildings as a group, Mining infrastructure,	Collective.

Item/Theme	General Attributes	Specific Attributes	Value Type
		The mines (underground), Residential buildings owned by the Mines.	
	Evidence of early mining features	Specific buildings, structures and infrastructure as identified in heritage schedules, Mining buildings and structures retained as museum exhibits.	Specific.
	Mining buildings and site features related to individuals, technologies and processes	Specific buildings and elements related to persons or technologies.	Specific.
	Memorial sites and objects related to significant people	Specific memorial sites.	Specific.
	Minerals	Mineral museums, Line of Lode.	Specific.
	Sites named after significant persons	Specific sites.	Specific.
	Adapted Mining sites		Collective.
Complex governance involving NSW, South Australia, Victoria and the Federal Government	Building design	Residential buildings.	Collective.
	Provision of Government Services	Government buildings.	Collective.
		Commercial buildings,	Collective.
	Transport	Particularly rail and water.	Collective.
	Government Infrastructure	General.	Collective.
Unionism	Union Buildings	Halls and meeting places.	Specific.
		Trades Hall.	Specific.
		Former Broken Hill Council Chambers.	Specific.
		Barrier Daily Truth building.	Specific.

Item/Theme	General Attributes	Specific Attributes	Value Type
		Amalgamated Miners Association Hall.	Specific.
		Community halls and clubrooms.	Collective.
	Memorials	Specific sites.	Specific. Collective.
Environmental Action	Regeneration areas	Mapped areas around the city on mining leases and in other reserves.	Collective, Specific.
	Recovered mining areas	Former sites.	Specific.
	Street plantings	Planned street plantings across the city.	Specific. Collective.
	Memorials	While they have some value as a group, they are principally specific sites.	Specific.
	Park plantings related to environmentalism	Parks as a group are significant but they are also important individually as they have different characters and functions.	Collective, Specific.
Remoteness	Crown land and reserves around the city within the city boundary	Limited use of materials.	Collective.
		Rail connections.	
		Water infrastructure.	
		Urban form of town.	
	Desert landscape	The whole of the landscape.	
		Willyama Common.	
City form and landscape	Layout of the city in response to the Line of Lode	Street pattern and city form in its various parts.	Collective.
		The development of the City grid.	Collective.
		Response to climate in City layout.	Collective.
		Relationship of housing to mining.	Collective.
		Role of transportation to and from the City.	Collective.

Item/Theme	General Attributes	Specific Attributes	Value Type
	City form in response to Silverton Tramway alignment and reserve	Former railway reserve, Street alignments and buildings around the railway reserve.	Collective.
	Interface of Mining and City development	Line of Lode	Collective.
		Mining Company Housing	Collective. Specific.
		Recreation Sites	Collective. Specific.
		Regeneration Areas	Collective. Specific.
	Use of iconic materials	All buildings that demonstrate those materials.	Collective, Specific.
	Distinctive architecture of mining buildings	All mining buildings and structures.	Collective.
	Distinctive architecture of residential buildings	Residential buildings as a whole particularly prior to the second world war.	Collective.
	Distinctive architecture of civic and commercial buildings	Buildings built during the key development periods of the city.	Collective.
	Buildings that demonstrate the functioning and layout of the city and residential areas	Local retail buildings and centres, Local churches.	Collective. Specific.
	Street tree plantings	Avenues of trees.	Collective. Specific.
	Parks and recreation areas	City formation and planning.	Collective. Specific.
	Cohesive form and scale of the city	The City layout and the layout of each area of the City in relation to the Line of Lode and other features.	Collective.
	Views	To the Line of Lode.	Collective. Specific.

Item/Theme	General Attributes	Specific Attributes	Value Type
		From the Line of Lode across the city and to the desert.	Collective, Specific.
		From key elevated locations within the city.	Collective, Specific.
		Along major streets such as Argent Street.	Collective, Specific.
	Art	Selected murals.	Specific.
		Galleries.	Specific.
		Public art works.	Specific.
		Museums and galleries – public.	Specific.
		Museums and galleries - private.	Specific.
Infrastructure	Water	Dams and reservoirs.	Specific.
		Pipelines.	Specific.
		Pumping Stations and plant.	Specific.
		Silverton Tramway	Specific.
		Menindee Government Railway	Specific.
		Local Water Authority	Collective.
	Power	Power stations	Specific.
		Power lines and infrastructure.	Collective.
Transport	Rail	Sulphide St Station.	Specific.
		Broken Hill Railway Station.	Specific.
		Broken Hill old Railway Station.	Specific.
		Silverton Tramway remaining sites.	Specific.
		Silverton Tramway former Reserve and remnant elements.	Collective.
		Intercontinental Railway	Specific
	Road	Road layout of the City	Collective
	Air	Airport.	Specific.
	Camel	Mosque.	Specific.
Social Welfare	Clubs and Societies	Band Halls.	Specific

Item/Theme	General Attributes	Specific Attributes	Value Type
		Clubs and Associations buildings and sites	Specific
		Recreation Sites.	Specific
		Entertainment Places	Collective. Specific.
		Mining Company recreation and welfare facilities.	
		Parks.	
		Playing fields.	
		Hospital.	
		Memorials.	
		Places related to specific social uses.	
		Union buildings.	

3.0 ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

The 'Act' establishes the framework for the National Heritage Listing. It is broad in reach and while it includes cultural heritage (non-indigenous), does so only peripherally.

The following discussion looks at the wording of the Act and how it applies to understanding any statutory requirements that may affect the National Heritage listing of Broken Hill. Items indicated in bold are specifically relevant to the heritage listing of Broken Hill on the National Heritage List.

Section 3 Objects of Act

(1) **The objects of this Act are:**

- (a) **to provide for the protection of the environment, especially those aspects of the environment that are matters of national environmental significance; and**
- (b) **to promote ecologically sustainable development through the conservation and ecologically sustainable use of natural resources; and**
- (c) to promote the conservation of biodiversity; and
- (ca) **to provide for the protection and conservation of heritage; and**
- (d) **to promote a co-operative approach to the protection and management of the environment involving governments, the community, land-holders and indigenous peoples; and**
- (e) to assist in the co-operative implementation of Australia's international environmental responsibilities; and
- (f) to recognise the role of indigenous people in the conservation and ecologically sustainable use of Australia's biodiversity; and
- (g) to promote the use of indigenous peoples' knowledge of biodiversity with the involvement of, and in co-operation with, the owners of the knowledge.

(2) **In order to achieve its objects, the Act:**

- (a) **recognises an appropriate role for the Commonwealth in relation to the environment by focussing Commonwealth involvement on matters of national environmental significance and on Commonwealth actions and Commonwealth areas; and**
- (b) strengthens intergovernmental co-operation, and minimises duplication, through bilateral agreements; and
- (c) provides for the intergovernmental accreditation of environmental assessment and approval processes; and
- (d) adopts an efficient and timely Commonwealth environmental assessment and approval process that will ensure activities that are likely to have significant impacts on the environment are properly assessed; and
- (e) enhances Australia's capacity to ensure the conservation of its biodiversity by including provisions to:

- (i) protect native species (and in particular prevent the extinction, and promote the recovery, of threatened species) and ensure the conservation of migratory species; and
 - (ii) establish an Australian Whale Sanctuary to ensure the conservation of whales and other cetaceans; and
 - (iii) protect ecosystems by means that include the establishment and management of reserves, the recognition and protection of ecological communities and the promotion of off-reserve conservation measures; and
 - (iv) identify processes that threaten all levels of biodiversity and implement plans to address these processes; and
- (f) includes provisions to enhance the protection, conservation and presentation of world heritage properties and the conservation and wise use of Ramsar wetlands of international importance; and
- (fa) includes provisions to identify places for inclusion in the National Heritage List and Commonwealth Heritage List and to enhance the protection, conservation and presentation of those places; and**
- (g) promotes a partnership approach to environmental protection and biodiversity conservation through:
- (i) bilateral agreements with States and Territories; and
 - (ii) conservation agreements with land-holders; and**
 - (iii) recognising and promoting indigenous peoples' role in, and knowledge of, the conservation and ecologically sustainable use of biodiversity; and
 - (iv) the involvement of the community in management planning.

Definitions

523 Actions

- (1) Subject to this Subdivision, action includes:
- (a) a project; and
 - (b) a development; and
 - (c) an undertaking; and
 - (d) an activity or series of activities; and
 - (e) an alteration of any of the things mentioned in paragraph (a), (b), (c) or (d).

environment includes:

- (a) ecosystems and their constituent parts, including people and communities; and
- (b) natural and physical resources; and
- (c) the qualities and characteristics of locations, places and areas; and
- (d) heritage values of places; and

- (e) the social, economic and cultural aspects of a thing mentioned in paragraph (a), (b), (c) or (d).

heritage value of a place includes the place's natural and cultural environment having aesthetic, historic, scientific or social significance, or other significance, for current and future generations of Australians.

indigenous heritage value of a place means a heritage value of the place that is of significance to indigenous persons in accordance with their practices, observances, customs, traditions, beliefs or history.

place includes:

- (a) a location, area or region or a number of locations, areas or regions; and
- (b) a building or other structure, or group of buildings or other structures (which may include equipment, furniture, fittings and articles associated or connected with the building or structure, or group of buildings or structures); and
- (c) in relation to the protection, maintenance, preservation or improvement of a place - the immediate surroundings of a thing in paragraph (a) or (b).

Arising from the definitions, Broken Hill can be defined as:

Environment

- i. An ecosystem - desert and manmade within the desert
- ii. A place of natural and physical resources - mining, the natural environment
- iii. A place that has characteristics that are important
- iv. A place that has heritage values
- v. A place that demonstrates these attributes through social, economic and cultural values.

Place

- i. A location or area
- ii. A location containing buildings, structures and groups of buildings or structures.
- iii. The setting or context (general) and the setting or context (immediate) around the location and the significant elements within the location

The definitions in the Act are inclusive and provide for a place such as a city to be included on the National Heritage Register for both its broad and specific values. However, the listing, apart from a few references to specific sites, is focussed on the broad contribution of the place to national values.

The questions that arise from this, that are considered later in this study, are:

- i. At what point is a National heritage value impacted by an action?
- ii. What is a significant impact, how is that determined, and who determines it?
- iii. When an impact takes place, what criteria apply to assess whether it is a significant impact?
- iv. For a specific site, how does an owner ascertain whether an action may affect a significant value?
- v. For actions that take place on a broader basis that are not related to single properties, how are significant impacts considered?
- vi. When is an application to the Federal Department required and what form does it take?
- vii. Who is responsible for monitoring compliance under the Act?

- viii. What are the roles of State Government and Local Council in the consideration of National heritage values?

The National heritage listing of Broken Hill has taken place under this Act. The inclusion of cultural heritage and the creation of the National Heritage list is clearly an afterthought in the Act as indicated by the clause numbers which are in addition to the main clauses. The Act is written around environmental and biodiversity protection with almost no detail about built heritage. The Act principally focusses on environmental sites and features. The Act is also written around Commonwealth managed land and Commonwealth actions. Individual persons (single and collective) are also addressed but not in relation to impacts on National cultural heritage if it is not related to Commonwealth ownership or actions.

The Act sets out under Subdivision AA Clause 15B the requirements for approval for activities with a 'significant impact' on a National Heritage Place. The Act does not define what a 'significant impact' may be. It does define an impact but only in terms of who is responsible for an impact, not what an impact actually is. This issue is further discussed at the end of this section.

The Act advises:

Clause 15B

1. A Constitutional Corporation, the Commonwealth or a Commonwealth Agency must not take an action that has, will have or is likely to have a significant impact on the National Heritage values of a National Heritage Place.
2. A person must not for the purpose of trade or commerce:
 - a) between Australia and another country
 - b) between 2 states
 - c) between a State and territory
 - d) between 2 territories

take an action that has, will have or is likely to have a significant impact on the National Heritage values of a National Heritage Place.

3. A person must not take an action in a Commonwealth area or territory that has, will have or is likely to have a significant impact on the National Heritage values of a National Heritage Place.
4. A person must not take an action that has, will have or is likely to have a significant impact on the National Heritage values, to the extent that they are indigenous heritage values of a National Heritage Place.
5. A person must not take an action that has, will have or is likely to have a significant impact on the National Heritage values, to the extent that they are indigenous heritage values of a National Heritage Place in respect of which Australia has obligations under Article 8 of the Biodiversity Convention.

Section 15C of the Act sets out the offences in relation to each of the above. In summary it is an offence in any of the above situations if there is a significant impact on National heritage values.

The Act provisions firstly fall into two areas:

- i. controls for the Commonwealth and Constitutional Corporations

While the Commonwealth has some physical presence in Broken Hill, it is not a significant land-owner nor does it have management of significant areas or places within the heritage listing boundary. Broken Hill is not Commonwealth land nor a territory.

- ii. controls for persons.

The requirements for ‘persons’ fall into four areas:

- iii. related to trade and commerce that is outside the particular site;
- iv. activities on Commonwealth land or within a territory;
- v. impacts on indigenous heritage values and;
- vi. impacts under the Biodiversity Convention.

In relation to this study that is considering the built and natural National heritage values of Broken Hill the 5 parts of 15C can be analysed as set out below:

Table 11 : Environment Protection and Biodiversity Conservation Act 1999

Act clause section 15B	Comment
1 A Constitutional Corporation, the Commonwealth or a Commonwealth Agency must not take an action that has, will have or is likely to have a significant impact on the National Heritage values of a National Heritage Place.	This clause is relevant if the Commonwealth proposes an action within Broken Hill that is considered to be significant. It is also relevant if a corporation (a trading or financial corporation formed within the limits of the Commonwealth) undertakes works. It does not affect any other works or actions by a person who is not one of the above.
2 A person must not for the purpose of trade or commerce: (a) between Australia and another country (b) between 2 states (c) between a State and territory (d) between 2 territories take an action that has, will have or is likely to have a significant impact on the National Heritage values of a National Heritage Place.	A person is not defined in the Act. Trade is only defined in reference to species or ecological communities. This relates to an action arising from undertaking trade or commerce as set out. For this to be applicable the action would need to arise from trade or commerce. The clause appears to relate to the sale of species and not cultural heritage.
3 A person must not take an action in a Commonwealth area or territory that has, will have or is likely to have a significant impact on the National Heritage values of a National Heritage Place.	Commonwealth area or territory is defined, in relation to Broken Hill, as land owned by the Commonwealth. It is unlikely that a person would be undertaking significant works on land owned by the Commonwealth that was not otherwise subject to Commonwealth control.
4 A person must not take an action that has, will have or is likely to have a significant impact on the National Heritage values, to the extent that they are indigenous heritage values of a National Heritage Place.	This is specifically related to indigenous heritage. Indigenous heritage is not addressed in detail in this paper, but this subclause will apply to Broken Hill indigenous sites.

	<p>This is specifically related to biodiversity.</p> <p>Biodiversity is not addressed in detail in this paper, but this subclause will apply to Broken Hill indigenous sites.</p>
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None of these provisions apply to the State government, a State Government Department, Broken Hill City Council as the local consent authority or an individual.

As Broken Hill is not a place of State Heritage significance in terms of being on the NSW Heritage Act (1977) Schedule as a place or precinct, actions by State Government (unless related to a specifically listed site or place within the City) are not impacted by the legislation.

3.1 Referrals Under the National Act

Making an application under the Act is a two stage process. A referral is first required and then, if that is determined to justify a requirement for consent, a second application is made seeking consent.

The process of referral to the Department of Environment is not set out in the Act. There appear to have been no referrals of proposals for works in Broken Hill since the city was gazetted as a National Heritage Item.

The Department of Environment website provides an information sheet on making referrals with links to several other web pages with further information. The Advice is set out below in full as it is the key document setting out how to engage with the Department.

Environment assessment and approval process

Australia is home to many animals, plants, habitats and places that are found nowhere else on earth and it's important to protect them. The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) is Australia's national environmental law and it makes sure that 'nationally significant' animals, plants, habitats and heritage places are identified, and any potential negative impacts on them are carefully considered, before changes in land use or new developments are approved.

This means that landowners, developers, companies, individuals and governments must seek Commonwealth approval in addition to state and territory or local government approvals if their plans might significantly impact on matters of national significance.

Find out what is protected. The Australian Government continuously updates this list, and a common set of processes is used for all applications. Do you need approval?

If you are working on a project or development proposal, it's best to contact the department on 1800 803 772 as early as possible to understand the process and investigate ways that improved environmental outcomes can be built into your project from the start.

For more information or to understand if your project needs approval, use [the Protected Matters Search Tool](#) or refer to the [Stakeholder Information Kit](#) webpage.

Does my proposed action need to be referred?

The purpose of the referral process is to determine whether or not a proposed action will need formal assessment and approval under the EPBC Act. Your referral will be the principal basis for the Minister's decision as to whether approval is necessary and, if so, the type of assessment that will be taken.

Start with the following questions:

- Is the proposed action likely to have a significant impact on a matter of national environmental significance?
- Is the proposed action likely to have a significant impact on the environment in general (for actions by Commonwealth agencies or actions on Commonwealth land) or the environment on Commonwealth land (for actions outside Commonwealth land)?

If the answer to both questions is No, approval is not required from the Minister.

If the answer to either question is Yes, the person proposing to take the action makes a referral to the Minister.

Need more information? Setup a pre-referral meeting

Pre-referral meetings

If you are unsure about your proposed action, or wish to make a referral even if you believe your action is not going to have a significant impact, a pre-referral meeting may be useful for you. A pre-referral meeting is optional and can be undertaken at any time prior to submitting a referral.

- When should I seek a pre-referral meeting?
- You may wish to seek a pre-referral meeting if you:

Do not fully understand the assessment and approval process required under the EPBC Act (including the possible expense to you under cost recovery arrangements)

Want to discuss the potential impacts your proposal may have on matters of national environmental significance or other protected matters.

Preparing early and being able to discuss key aspects of your proposal with Departmental assessment officers will help ensure that the referral process and any assessment and approval stages are efficient and potentially reduce cost recovery charges.

How do I set up a meeting?

Please view the following documents if you would like to organise a pre-referral meeting with the Department:

1. [Summary information to assist with a pre-referral meeting – Guidance for proponents and consultants](#)

This guide covers summary information to assist proponents or consultants prepare for a pre-referral meeting.

2. [Information on proposed action template \(DOCX - 111.36 KB\) | \(PDF - 56.4 KB\)](#)

This table to be completed by proponents or consultants, provides information on your project including issues and questions you would like discussed at the pre-referral meeting.

3. [Pre-referral meeting agenda template \(DOCX - 73.04 KB\) | \(PDF - 66.76 KB\)](#)

This suggested agenda template can be modified by proponents or consultants to include additional key areas you would like to discuss during the pre-referral meeting.

The completed table containing information on the proposed action and the modified agenda should be emailed or sent back to the Department (contact details are available in the pre-referral meeting guide as highlighted above). The Department will then organise a suitable meeting date and time and inform you of the final arrangements.

Making a referral

The purpose of a referral is to determine whether your proposed action will need formal assessment and approval under the EPBC Act. Your referral will be the principal basis for the Minister's decision as to whether approval is necessary and, if so, the type of assessment that will be taken.

Note: You may still make a referral if you believe your action is not going to have a significant impact, or if you are unsure.

- [More about making a referral, payments and cost recovery](#)

What happens next?

Decision on your referral

Following the receipt of a valid referral, the Minister has 20 business days to decide if the proposed action triggers the [matters protected](#) by the EPBC Act and requires further assessment and approval.

As part of the 20 business days, the EPBC Act provides a public comment period of 10 business days (with no extensions). This provides an opportunity for relevant Australian, State and Territory government ministers and members of the public to comment on the proposed action.

At the end of the 20 business days, the Department will write to you to advise you of the outcome of your referral and whether or not formal assessment and approval under the EPBC Act is required. The decision will also be available on the public notices page.

- [Public notices: invitations to comment](#)

During the decision process (including comments from the public) the Minister can make one of three decisions:

Not controlled action

If the proposed action is not likely to be significant, approval is not required if the action is taken in accordance with the referral. Consequently, the action can proceed (subject to any state, territory or local government requirements).

Not controlled action - 'particular manner'

If the proposed action is not likely to be significant if undertaken in a particular manner, approval is not required.

Controlled action

If the proposed action is likely to be significant, it is called a 'controlled action'. The matters which the proposed action may have a significant impact on (e.g. Ramsar wetlands or threatened species) are known as the controlling provisions.

Consequently, the proposed action will require approval and is subject to further assessment and approval processes. In most cases, the type of assessment is decided at the same time (decision assessment approach).

Decision on assessment approach

Your proposed action will come to the 'Decision on assessment approach' stage if it is considered a controlled action (because the proposed action is likely to have a significant impact to the matters protected by the EPBC Act).

Proposed actions can be assessed using different methods, depending on a range of considerations, including the complexity of the proposed action. The Minister will let you know which method will be used in assessing your proposed action.

Actions can be assessed using one of the following assessment approach:

- accredited assessment (e.g. [bilateral agreements](#))
- assessment on referral information (assessment undertaken solely on the information provided in the referral form)
- assessment on preliminary documentation (referral form and any other relevant material identified by the Minister as being necessary to adequately assess a proposed action)
- assessment by Environmental Impact Statement (EIS) or Public Environment Report (PER)

- assessment by public inquiry

The process and timing requirements for each type of assessment under the EPBC Act is summarised in the [environment assessment process flowchart](#).

The Department will write to you and advise you about which type of assessment approach your proposed action will be assessed under through a letter and will also be published on the [public notices](#) site.

Decision whether to approve

Following the assessment of your proposed action, the Minister will decide whether to:

- approve your action
- approve your action subject to constraints (e.g. will place conditions on the action)
- not approve your action

The Minister will provide a proposed decision whether or not to approve an action and conditions (if any) to the person proposing to take the action and the designated proponent for comment before making a final decision.

When deciding if a proposed action should be approved, and what conditions to impose (if any), the Minister will consider the impacts of the proposed action on matters protected by the EPBC Act and other economic and social matters. The Minister must take into account:

- the principles of ecologically sustainable development
- the outcomes of the assessment of the impacts of the proposed action
- referral documentation
- community and stakeholder comment
- any other relevant information available on the impacts of the proposed action and
- relevant comments from other Australian Government and state and territory government ministers, and members of the public (such as information on social and economic factors)

The Minister may also take into account the environmental history of the individual or company proposing to take the action, including the environmental history of the executive officers of companies, and parent companies and their executive officers.

Once the Minister has made a decision you will receive a copy of the approval or notice of the refusal. Decisions are published on the Government Notices Gazette and on the [public notices](#) site.

Approved action - post approval

If your action has been given the approval, the approval may or may not have conditions.

The Minister may attach conditions to an approval to protect, repair or mitigate damage to a matter protected by the EPBC Act. Conditions can include bonds or other securities, independent environmental auditing and compliance monitoring.

Compliance monitoring and auditing

The Department closely monitors projects referred and approved under the EPBC Act to ensure compliance with approval conditions as well as compliance with other decisions involving environmental commitments made by approval holders (e.g. 'particular manner decisions').

The Department's annual Compliance Monitoring Plans describe the compliance monitoring activities that are proposed for each financial year.

- [Compliance Monitoring Program 2015-16](#)
- [Compliance auditing](#)
- [Improved compliance and enforcement activities under national environmental law](#)
- [Independent Audit and Audit Report Guidelines - 2015](#)
- [Environmental Management Plan Guidelines - 2014](#)
- [Annual Compliance Report Guidelines - 2014](#)

The key matters that arise from this information are how to undertake a referral which is required before an application can be made. The sequence of events is:

- i. The applicant has to determine if a 'significant impact' is likely to occur from the proposal. If the answer is yes or there is potential for an impact the applicant has the option of a pre-lodgement meeting to seek advice;
- ii. Complete an application form;
- iii. Payment of fee (\$6,577⁴) (there is a review process to have fees reduced or refunded for small applications, however it is a separate process applied for after a referral is made and fees have been paid);
- iv. Assessment of referral by the Department; and
- v. Advise of the decision.

⁴ The fee in November 2020.

If the decision is negative the matter does not proceed and if it is positive a formal application is required to the Department through another process.

In relation to Broken Hill with its multiple property titles and ownership there is no guidance on who would make the initial determination of potential impact. In the case of the mines or perhaps a Council project, a government agency (through land ownership in the case of the mine lease areas) or Council could make an assessment and referral. However, for other owners, the process is not clear and is not known.

The Act does not define what a 'significant impact' may be, however, the advice above links to a glossary⁵ that provides the following information:

Significant impact

A significant impact is an impact which is important, notable, or of consequence, having regard to its context or intensity. Whether or not an action is likely to have a significant impact depends upon the sensitivity, value, and quality of the environment which is impacted, and upon the intensity, duration, magnitude and geographic extent of the impacts. You should consider all of these factors when determining whether an action is likely to have a significant impact on the environment.

When is a significant impact likely?

To be 'likely', it is not necessary for a significant impact to have a greater than 50% chance of happening; it is sufficient if a significant impact on the environment is a real or not remote chance or possibility.

If there is scientific uncertainty about the impacts of your action and potential impacts are serious or irreversible, the precautionary principle is applicable. Accordingly, a lack of scientific certainty about the potential impacts of an action will not itself justify a decision that the action is not likely to have a significant impact on the environment.⁶

The definition has limited value as it is not contained in the Act. It also does not add much assistance in defining significant as the additional terms are synonyms of 'significant'. What it does provide is some context in that an impact is not just on the item or element in question but on the environment in which it is located. It also addresses matters such as intensity, duration, magnitude, and geographic extent of an impact. These are terms that also largely apply to activities that are not related to the built environment, but which would apply to mining activities, vegetation removal, etc.

The glossary explanation is clearly intended to address natural and environmental places but can be applied to built elements. This study has taken the 'environment' of Broken Hill, for the purpose of making assessments, as:

⁵ A glossary explains words and terms used in contrast to a definition that establishes the meaning of a word or term. The glossary forms part of the guideline documents but does not have statutory power.

⁶ The quotes are from the on-line Glossary.

- i. the natural desert environment that surrounds the City and which extends into the city grid
- ii. the city layout
- iii. the mining landscape
- iv. the overall built form of the city in the retail centre through to the residential areas
- v. the regeneration zones and precincts

The provisions of the Act are also quite clearly not intended to be implemented by private owners in a context such as Broken Hill unless they are proposing a large development.

The guideline document also provides links to other explanatory documents that address the range of places covered by the Act. The following excerpts relate specifically to the built and natural heritage of Broken Hill:

What are significant impacts under the EPBC Act?

Australia's national environmental law is called the Environment Protection and Biodiversity Conservation Act 1999 (the EPBC Act). The EPBC Act makes sure that 'nationally significant' animals, plants, habitats and places are identified, and any potential negative impacts on them are carefully considered before changes in land use or new developments are approved.

The Department of Agriculture, Water and the Environment is responsible for managing the environmental assessment and approval process under the EPBC Act.

- *the scale of the action and its impacts*
- *the intensity of the action and its impacts*
- *the duration and frequency of the action and its impacts.*

In particular, you should consider:

- *the environmental context, for example, the sensitivity, value, quality and size of the environment, the site's connectivity to other habitats in the broader landscape and its importance in the conservation of the environment*
- *the nature of the potential impacts that are likely to result from your actions*
- *whether mitigation measures will avoid or reduce these impacts.*

The department recommends taking a conservative approach to analysing whether your project will have a significant impact on the environment. For example, if you think that your actions have the potential to result in a significant impact, or you are not sure, it is best to contact the department early. State and territory protected species lists and heritage lists will also help you identify impacts that you will need to manage or avoid.

Projects should avoid impacts to the environment wherever possible. If environmental impacts resulting from your project are unavoidable, you will need

to tell us about your proposed mitigation and offset strategies as part of the assessment process.

If you wish, you can request a pre-referral meeting, in person in Canberra or over the phone, to discuss your project and ensure that you understand the assessment process and what you will need to provide. Otherwise, you can refer your project directly to the department.

For more information go to the Department's EPBC Act [Environment Assessment and Approvals](#) webpage.

The [Significant impact guidelines](#) provides guidance to determine whether your project is likely to have a significant impact on the environment.

The 'Significant Impact Guidelines' above include the following material in relation to National Heritage Places (of which Broken Hill is included):

Matters of National Environmental Significance

Significant Impact Guidelines 1.1

Environment Protection and Biodiversity Conservation Act 1999

National Heritage places

Approval under the EPBC Act is required for any action occurring within, or outside, a National Heritage place that has, will have, or is likely to have a significant impact on the National Heritage values of the National Heritage place.

The National Heritage List contains places or groups of places with outstanding heritage value to Australia - whether natural, Indigenous or historic⁶ or a combination of these.

Example of National Heritage values - Brewarrina Aboriginal fish traps (Baiaames Ngunnhu)

The Brewarrina Aboriginal fish traps on the Barwon River in New South Wales, have indigenous National Heritage values. These values include:

- providing an example of a dry-stone fish trap of rare size, design and complexity
- demonstrating an unusual and innovative development in pre-European Aboriginal technology, which exhibits a thorough understanding of dry stone wall construction techniques, river hydrology and fish ecology
- providing a strong social, cultural and spiritual association with Aboriginal people

- *demonstrating a delineation of responsibility for use and maintenance of particular traps between different aboriginal groups under Aboriginal law in accordance with the wishes of the ancestral creation being, Baiame*
- *historical and current use as a significant meeting place for Aboriginal people with connections to the area, and*
- *demonstrating an unusual aspect of Indigenous tradition, arising from the association between an ancestral being and the creation of the built structures of the fish traps.*

*A more comprehensive description of the National Heritage values of the Brewarrina Aboriginal Fish Traps can be found at:
www.environment.gov.au/heritage/places/national/brewarrina/index.html*

Significant impact criteria

An action is likely to have a significant impact on the National Heritage values of a National Heritage place if there is a real chance or possibility that it will cause:

- *one or more of the National Heritage values to be lost*
- *one or more of the National Heritage values to be degraded or damaged, or*
- *one or more of the National Heritage values to be notably altered, modified, obscured or diminished.*

For historic built heritage places in the National Heritage List that are within the Australian jurisdiction, approval will be required where an action that has, will have or is likely to have a significant impact on the National Heritage values of the place will be taken by: a constitutional corporation; the Commonwealth or a Commonwealth agency; or a person for the purposes of trade or commerce between Australia and another country, between States, between Territories, or between a State and a Territory. There are no restrictions on the application of the EPBC Act in relation to natural or Indigenous heritage places in the National Heritage List, or places in a Commonwealth area or Territory, or outside the Australian jurisdiction.

Examples

The following examples provide an indication of levels of impact on National Heritage values that are likely to be significant. They are not intended to be exhaustive.

National Heritage places with natural heritage values

An action is likely to have a significant impact on natural heritage values of a National Heritage place if there is a real chance or possibility that the action will:

Values associated with geology or landscapes

- damage, modify, alter or obscure important geological formations in a National Heritage place
- damage, modify, alter or obscure landforms or landscape features, for example, by clearing, excavating or infilling the land surface in a National Heritage place
- modify, alter or inhibit landscape processes, for example, by accelerating or increasing susceptibility to erosion, or stabilising mobile landforms, such as sand dunes in a National Heritage place
- divert, impound or channelise a river, wetland or other water body in a National Heritage place, and
- substantially increase concentrations of suspended sediment, nutrients, heavy metals, hydrocarbons, or other pollutants or substances in a river, wetland or water body in a National Heritage place; permanently damage or obscure rock art or other cultural or ceremonial features with World Heritage values.

Biological and ecological values

- modify or inhibit ecological processes in a National Heritage place
- reduce the diversity or modify the composition of plant and animal species in a National Heritage place
- fragment or damage habitat important for the conservation of biological diversity in a National Heritage place
- cause a long-term reduction in rare, endemic or unique plant or animal populations or species in a National Heritage place, and
- fragment, isolate or substantially damage habitat for rare, endemic or unique animal populations or species in a National Heritage place.

Wilderness, aesthetic, or other rare or unique environment values

- involve construction of buildings, roads or other structures, vegetation clearance, or other actions with substantial and/or long-term impacts on relevant values, and
- introduce noise, odours, pollutants or other intrusive elements with substantial and/or long-term impacts on relevant values.

National Heritage places with cultural heritage values

An action is likely to have a significant impact on historic heritage values of a National Heritage place if there is a real chance or possibility that the action will:

Historic heritage values

- permanently remove, destroy, damage or substantially alter the fabric⁷ of a National Heritage place in a manner which is inconsistent with relevant values
- extend, renovate, refurbish or substantially alter a National Heritage place in a manner which is inconsistent with relevant values
- permanently remove, destroy, damage or substantially disturb archaeological deposits or artefacts in a National Heritage place
- involve activities in a National Heritage place with substantial and/or long-term impacts on its values
- involve the construction of buildings or other structures within, adjacent to, or within important sight lines of, a National Heritage place which are inconsistent with relevant values, and
- make notable changes to the layout, spaces, form or species composition of a garden, landscape or setting of a National Heritage place in a manner which is inconsistent with relevant values.

Other cultural heritage values

- restrict or inhibit the continuing use of a National Heritage place as a cultural or ceremonial site causing its values to notably diminish over time
- permanently diminish the cultural value of a National Heritage place for a community or group to which its National Heritage values relate
- destroy or damage cultural or ceremonial, artefacts, features, or objects in a National Heritage place, and
- notably diminish the value of a National Heritage place in demonstrating creative or technical achievement.

Fabric means physical material including structural elements and other components, fixtures, fittings, contents and items with historic values.

National Heritage places with Indigenous heritage values

An action is likely to have a significant impact on Indigenous heritage values of a National Heritage place if there is a real chance or possibility that the action will:

Indigenous heritage values

- restrict or inhibit the continuing use of a National Heritage place as a cultural or ceremonial site causing its values to notably diminish over time

- *permanently diminish the cultural value of a National Heritage place for an Indigenous group to which its National Heritage values relate*
- *alter the setting of a National Heritage place in a manner which is inconsistent with relevant values*
- *remove, destroy, damage or substantially disturb archaeological deposits or cultural artefacts in a National Heritage place*
- *destroy, damage or permanently obscure rock art or other cultural or ceremonial, artefacts, features, or objects in a National Heritage place*
- *notably diminish the value of a National Heritage place in demonstrating creative or technical achievement*
- *permanently remove, destroy, damage or substantially alter Indigenous built structures in a National Heritage place, and*
- *involve activities in a National Heritage place with substantial and/or long-term impacts on the values of the place.*

Notes:

- *The above examples are general examples and their application will depend on the individual values of each National Heritage place. Alteration or disturbance which is small in scale may have a significant impact if a feature or component of a National Heritage place embodies values that are particularly sensitive or important.*
- *To have a significant impact on National Heritage values, it is not necessary for an action to impact upon the whole of a National Heritage place, all of the values of a National Heritage place, or a whole value of a National Heritage place. It is sufficient if an action is likely to have a significant impact on a part, element, or feature of a National Heritage place which embodies, manifests, shows, or contributes to the values of that place.*

Further information on National Heritage places

The following information relevant to National Heritage places is available on the department's web site:

General information: www.environment.gov.au/epbc/protect/heritage.html

Australian heritage places inventory: www.heritage.gov.au/ahpi

The guidelines have a general application to Broken Hill in that the city is located within a desert landscape that has distinct natural values that form part of the overall listing. The guidelines in relation to landscape and ecology apply to the City.

A summary of the relevant sections of the guidelines (as set out above) in relation to National Heritage Places with comment on how they apply to Broken Hill is set out in the following table:

Table 12 : National Heritage Guidelines Analysis

Guideline	Comment
National Heritage places with cultural heritage values	
An action is likely to have a significant impact on historic heritage values of a National Heritage place if there is a real chance or possibility that the action will:	Refer to earlier discussion about the meaning of significant impact. The use of the terms "real chance" or "real possibility" is not precise but also does not reflect the scale of impact. For example a small action to a minor heritage place may have a
	'real chance' of impact but the impact may in relation to broader values be of little consequence.
Historic heritage values	
<ul style="list-style-type: none"> permanently remove, destroy, damage or substantially alter the fabric⁷ of a National Heritage place in a manner which is inconsistent with relevant values 	<p>At face value this could apply to any action that involves a loss of heritage value, however, it has to be understood within the context of being a 'significant impact' and not simply any impact.</p> <p>It may be argued that, for example, the demolition of a building that has recognised heritage value (a scheduled heritage item) involves the permanent removal and destruction of part of the National heritage place and that this must be inconsistent with retaining National heritage values.</p> <p>In contrast, the demolition of a place that has no form of heritage recognition, although it permanently removes an element that is within the National listing area, may not have a significant impact.</p> <p>The sub-clause addresses changes to what exists within the Nationally listed place, it does not address new works.</p>
<ul style="list-style-type: none"> extend, renovate, refurbish or substantially alter a National Heritage place in a manner which is inconsistent with relevant values 	<p>This applies to more minor actions than, say, demolition where a place is not removed or lost, but altered in some way.</p> <p>If the place being altered or affected is a scheduled heritage place it is likely that the statutory controls that exist at local or State level will adequately address change and will not allow changes that affect National, State, or local values.</p>
<ul style="list-style-type: none"> permanently remove, destroy, damage or substantially disturb archaeological deposits or artefacts in a National Heritage place 	<p>This refers to non-Aboriginal archaeology.</p> <p>Archaeology is addressed at National and State levels, but not specifically at local level unless the place is listed as an archaeological site.</p> <p>The existing NSW State Heritage Act controls on archaeology apply across the Nationally listed area and have to be addressed if archaeological material arises on any site irrespective of whether it is a listed heritage place or not.</p> <p>Archaeology</p>

Guideline	Comment
<ul style="list-style-type: none"> involve activities in a National Heritage place with substantial and/ or long-term impacts on its values 	<p>Activities are set out in contrast to construction of a building or similar activity.</p> <p>An activity within this sub-clause may be undertaking further mining (subject also to a range of separate State controls), large-scale subdivision of land with the intent of future development, land clearing (also addressed by other sections of the Act), construction of infrastructure, etc.</p>
<ul style="list-style-type: none"> involve the construction of buildings or other structures within, adjacent to, or within important sight lines of, a National Heritage place which are inconsistent with relevant values, and 	<p>The construction of new buildings or features addresses adding new elements into the Nationally listed area. For most Nationally listed built places the consideration would be around how the new element affects the specific site and any buildings already on it. It is a readily understandable concept.</p> <p>For a city there is an expectation that new elements will be added and the concept of how that may affect significant values is more difficult to understand.</p> <p>The consideration required is whether any particular new work may affect an established heritage value. This requires the values to be set out in such a way that proposals for new work can be assessed against a clearly enunciated value. The sub-clause refers to:</p> <p>'within' - all works are within the City and the National listing</p> <p>'adjacent to' - is not relevant as the whole Council area is the National place</p> <p>'within important sight lines of' – applies both within the City area where there are well-defined sight lines, views and vistas and also from outside the Nationally listed area as the City is seen from the four major approach roads and other vantage points and development that affects those views to the city may have an impact on National values.</p> <p>Key views and sight lines revolve around the Line of Lode and views to and from it from a range of locations in the City.</p>
<ul style="list-style-type: none"> make notable changes to the layout, spaces, form or species composition of a garden, landscape or setting of a National Heritage place in a manner which is inconsistent with relevant values. 	<p>The sub-clause focuses on specific sites to some extent but broadens the concept to landscape and setting.</p> <p>The setting of Broken Hill is the broad desert context with the remnant Line of Lode dominating the centre of the City. However, this is not the only setting of National significance, the setting includes the interface with the desert, the layout of the town, the role of the main street and the response of development to topography, etc.</p> <p>The landscape is the City landscape of street layout, gridded buildings, parks and reserves, regeneration areas, street tree plantings and at its most intimate level individual gardens.</p>

Guideline	Comment
Other cultural heritage values	
<ul style="list-style-type: none"> restrict or inhibit the continuing use of a National Heritage place as a cultural or ceremonial site causing its values to notably diminish over time 	Not applicable.
<ul style="list-style-type: none"> permanently diminish the cultural value of a National Heritage place for a community or group to which its National Heritage values relate 	This may apply, but as the place is a City with a very broad range of values it is only likely to apply in a case which involves demolishing a building or site when that site has a key value, for example, in relation to the development of unionism. In a situation such as this the place is also likely to have other National values that would be affected.
<ul style="list-style-type: none"> destroy or damage cultural or ceremonial, artefacts, features, or objects in a National Heritage place, and 	Not applicable
<ul style="list-style-type: none"> notably diminish the value of a National Heritage place in demonstrating creative or technical achievement. 	This applies to a very broad range of elements in Broken Hill, as the City has been a place of innovation and creative excellence since its inception.
Fabric means physical material including structural elements and other components, fixtures, fittings, contents and items with historic values.	Fabric in this meaning is focussed on the specific place of a building or built element. Within the context of Broken Hill the meaning requires expansion to include the collective built elements of the City and not just the fabric of a specific element or place. This involves a combination of defining the environment of the City and the elements of the City.

This review of the guidelines demonstrates that it is quite difficult to define when a National value is likely to be 'significantly impacted' by proposals except in the most obvious cases where a major change is proposed to a specific listed place.

3.1.1 Applications for Work in Broken Hill

Looking at the last few years of works applications in Broken Hill (outside mining which does not require a consent from council for most activities) provides the following analysis of types of proposals and whether they have potential for a 'significant impact' in terms of:

- i. the size of development,
- ii. type of development,
- iii. the nature of the site and any extant buildings on or around it,
- iv. whether the location is a heritage item or within a heritage precinct.

The information set out is broad in nature but where there is a direct potential for impact it is set out in the comment column.

Other considerations on whether proposals may have a 'significant impact' on National values are addressed later in the report.

Table 13 : Development Applications in Broken Hill 2017-2020 - Analysis by Type of Development

Type of Development	Number of Applications	Total Value of applications	Average value	Comment on type of applications	Potential for impact
Residential					
New House	47	\$5,246,830	\$110,000	Where demolition is involved it may have an impact. New houses range from 160-500k	Generally low but possible
Transportable House	10	\$2,148,134	\$215,000		Generally low
Units	1	\$50,000	-		Low
Dual Occupancy	1	\$180,000	-		Low unless in key location
Residential other - alts and adds	55	\$5,689,119	\$103,000		May affect buildings of significance
Carport, Garage, Shed - residential	212	\$3,323,862	\$15,500		Generally low
Swimming Pools	17	\$496,810	\$29,000		Low
Residential outbuilding	22	\$1,029,235	\$48,000		Low
Totals	365	\$18,163,990	\$49,750		

Type of Development	Number of Applications	Total Value of applications	Average value	Comment on type of applications	Potential for impact
Commercial/ Industrial/ Other					
Shop	2	\$20,000	-	Change to shop fronts	Low
Non-residential buildings other	7	\$2,224,537	-	Satellite dish 850k Roof replacements 660k	Roof works are discussed in the report but have medium to high potential for impact.
Transport Building	1	\$163,546	-	Aircraft hanger	Low
Commercial carpark	1	\$305,000	-	New carpark Removing trees	Potential for impact
Office	1	\$14,000	-		Low
Commercial Building	28	\$8,046,094		YMCA \$3.2m Post office works \$0.5m	Heritage listed and high profile sites have potential for impact
Factory	1	\$0	-		Nil
Warehouse	1	\$24,500	-		Low
Industrial Building	8	\$982,000	\$122,000	Council depot works \$0.62m	Generally low but may have potential impact
Education	1	\$18,167	-	Shed Education works do not generally require DA consent	Low
Religious	3	\$1,070,000	-	Restoration of mosque \$0.1m Reroofing to cathedral bldgs \$0.97k	High potential
Hospital/Health	2	\$17,217,155	-	Demolition of listed building New buildings	High potential

Type of Development	Number of Applications	Total Value of applications	Average value	Comment on type of applications	Potential for impact
Entertainment/ Recreation	4	\$2,950,200		Patton Park 440k ??2.800k	High potential for listed sites
Hotel/Motel	2	\$418,000			Low
Carport, Garage, Shed - commercial	16	\$2,119,811			Generally low
Carport, Garage, Shed - industrial	9	\$2,391,122			Generally low
Commercial outbuilding	10	\$239,900			Generally low
Pergola	42	\$578,339			Low
Shade Sail	10	\$241,951			Low
Signage	34	\$2,161,761		Council lighting of buildings \$1.405m City signs \$0.1m	High potential impact
Total	183	\$41,186,083			

Notes:

- i. A large percentage of the applications are for minor works or for works that have no impact such as new buildings at the waste depot or structures in the industrial area.
- ii. Works such as lighting and signs can have a significant impact.
- iii. Impacts are likely to arise in relation to new government developments but many of these do not require consent.
- iv. Council projects generally have potential for impact as they are mostly in the public realm and often on or around very significant sites and buildings.
- v. The potential for an impact does not mean that there will be an impact, however it does mean that an assessment may be required.

The applications include a number of roof replacements (after the recent hail storms) and a number of demolition applications. The roof works only relate to State listed or major heritage items as for most buildings that have had roof replacements a consent is not required. This however does not mean that roof replacement on a broad scale does not have an impact on National heritage values. Roof applications have only been required for State heritage listed buildings and hundreds of projects have taken place without a requirement for consent.

Demolition always has some potential for impact (apart from minor structures that are not included below) however, there are relatively few demolition applications and only several affected heritage sites.

Demolition applications include:

Houses	8
Hospital	1
Hotel	1
Railway site	1
Other non-minor works	5

One house was approved for demolition that was significant and within a conservation area. It was on the point of collapse and the replacement building was appropriate to ensure values were not reduced in the precinct.

The major demolition that did have an impact on National values was the demolition of the hospital building. As a government project it did not technically require council consent (even though it was applied for). The building was significant but was in poor condition. This is probably the only demolition application that may have been referred under the Act.

Generally, only projects of considerable scale are likely to impact heritage values unless the work is to a place of National significance where minor works may have an impact.

4.0 MAPPING NATIONAL HERITAGE VALUES AND PLACES

The central concept that arises from the National Listing Citation is that the values of Broken Hill are related to almost every aspect of the City as a physical place - both natural and built environments. National values can also be more ephemeral, but in relation to assessment and determining how the cited National values may be impacted, setting out the values of the City in detail is required.

National Values are not limited to or reflected in a list of the most significant buildings, features and places. The former National Heritage Register, the State Register and the LEP heritage listings, while all appropriate and reflecting the period in which they were created, do not set out the full range of specific places that demonstrate the National values nor is any existing heritage schedule complete or comprehensive in identifying important sites. If the current heritage schedules (active and non-active) were to be relied upon, National values would not be adequately protected. Each of the levels of heritage listing is discussed in detail later in the report.

Earlier in this study the concepts of 'collective' and 'specific' values were discussed and how both are included in the National Citation.

4.1 Specific Values

Specific values are relatively easy to map and manage. A schedule of places that exemplify the specific values can be prepared and criteria set out on how to consider works to those places in relation to how National Heritage Values may be impacted. The schedule will be, by necessity, limited to capture the individual places that are the 'most important'. For example, not every miner's cottage in the City can or should be on a heritage schedule as not every example of this type of building will be assessed as an exemplar that requires individual listing.

The places that are already scheduled, with the addition of items identified from this study and the LEP heritage review that is taking place, can satisfy the intent and requirement under the Act to identify and protect specific sites that reflect National heritage values.

The current LEP heritage study review is working thematically to ensure that the articulated National values are all represented in the range of individual sites that are included in the revised heritage schedule.

This report sets out a list of places that are likely to have specific National Heritage value. This is based on a thematic approach deriving from the National citation. As the National themes relate closely to State and local themes, it is possible to have a local heritage schedule that recognises both State and National values that can inform assessments. It is also important to align the values of Local, State and National as much as possible to allow the various schedules and lists to be understood in relation to each other. This also can allow places that are considered to have higher significance (higher than local) to be referred for consideration to other agencies.

A specific value can also be applied to a site such as the 'Line of Lode' where the overall site can have specific values in addition to individual elements of the site also having individual values.

It is however difficult to apply specific values broadly across the City.

4.2 Collective Values

Collective values are much harder to define and manage as they do not relate to specific sites and places even though those places may, in addition to being of specific significance, form part of a collective value.

Broken Hill has been Nationally listed for its value as a 'place'. It can be argued that almost every aspect of the City and its setting contribute to that value and create 'the place'. It is the range of individual places, the variation between elements and the smallest elements as well as the iconic that establish the overall value. Despite the City being 'the heritage place', it is not viable or manageable to, in effect, have every part of the City on a heritage schedule.

If a typical residential street is examined, by way of example, to understand what attributes contribute to its heritage value it may contain the following elements:

- dwellings from different periods and of different styles
- additions to some of the dwellings in a wide range of styles and forms
- ancillary buildings such as garages
- infrastructure such as air-conditioning units
- front and side fences
- gardens and plantings within properties
- driveways
- road formation including kerb and guttering
- street trees
- perhaps a corner shop with street verandah
- bus shelter
- footpath
- street signs
- infrastructure such as power poles

Not all of these items are of specific heritage value although those in italics may be, but the combination of elements, particularly where there is a cohesive group of buildings that are of heritage value forms part of the broad national heritage value that the listing recognises.

It is also not simply a matter of not having any impact on National heritage values; the Act recognises that impacts can and will occur and qualifies an impact by using the term '*significant*'. However, as discussed earlier in the report, the use of the term '*significant*' is not defined in the Act.

For something to be *significant* it has to be *important, notable, momentous, of consequence, or show something important.*⁷ The National Heritage Citation sets out how and why Broken Hill is significant.

⁷ Collins Dictionary definition of significant.

The Act notes:

Objectives

- (a) to provide for the protection of the environment, especially those aspects of the environment that are matters of national environmental significance.

Definitions

Heritage value of a place includes the place's natural and cultural environment having aesthetic, historic, scientific or social significance, or other significance, for current and future generations of Australians.

Indigenous heritage value of a place means a heritage value of the place that is of significance to indigenous persons in accordance with their practices, observances, customs, traditions, beliefs or history.

Place includes:

- (a) a location, area or region or a number of locations, areas or regions; and
- (b) a building or other structure, or group of buildings or other structures (which may include equipment, furniture, fittings and articles associated or connected with the building or structure, or group of buildings or structures); and
- (c) in relation to the protection, maintenance, preservation or improvement of a place - the immediate surroundings of a thing in paragraph (a) or (b).

This makes clear that as Broken Hill is included as a 'place' on the National Heritage Register, the place must be significant under the Act.

The 'Place', as set out in the definition above is, for the purpose of this listing:

- the City within its defined boundaries,
- the buildings, groups of building and structures and associated elements,
- the immediate surroundings to these, and
- the desert environment in which the City is located.

Consequently, everything falls within the definition of significant even though not everything has the same level of significance.

When 'significant' is used in the negative, as in "a significant impact", there is an implication that for the impact to be significant, the thing that is subject to the impact must first be significant or the impact would not be of consequence. This is supported in the Act as set out above.

The use of significant here means: 'A significant amount or effect is large enough to be important or affect a situation to a noticeable degree'.⁸ It is a matter of degree and the extent of impact has to be noticeable.

This will also be relative to the individual level of significance of specific places. An impact may be significant on a specific item of high heritage value where the same impact may be less significant on an item of low heritage value.

While this again is relatively easy to assess in relation to a specific place, it is much harder to understand in relation to the 'collective' values of the City. It also means that there is no simple set of rules or controls that can be applied to establish thresholds that can be used in every situation.

Consequently, guidelines need to address a range of issues to ensure that the various areas of national significance are covered.

⁸ Collins Dictionary definition

5.0 HERITAGE LISTINGS

5.1 National Heritage Listings

The National Heritage list⁹ comprises 129 places within Australia including 27 places within NSW.

The list itself nor any guidelines provide assistance in how to approach a complex site with multiple ownership such as Broken Hill. There is one other precinct listing that also covers multiple property titles at Glenrowan in Victoria. It is the site of the Ned Kelly siege. It is a small precinct with a small number of property titles and is not of the complexity of the Broken Hill listing. There is also a very defined reason for the listing that is not related to the built items that now exist.

The following table looks at the type of places that are included in the National list in relation where they are found and whether they are built, natural or Aboriginal. The table is also divided into states and territories. As noted, there are two observed sites within Australia that have complex ownership, Glenrowan and Broken Hill. In Early 2021, some time after this report was written, The federal Minister gazetted about 100 hectares of land from Macquarie Street through to the Domain in Sydney as a National Heritage site. This is the second complex city site after Broken Hill to be heritage listed where there are a range of owners, noting that most of the land is within State government ownership but managed by a number of different agencies.

Table 14 : Analysis of National Heritage Listings as at the end of 2020

State	Number of listings	City/suburban	Aboriginal	Natural	Built	Complex site ownership
NSW	27	12	5	15	15	1 ¹⁰
Victoria	27	9	5	6	18	1
Queensland	12	0	0	12	1	
South Australia	11	2	1	7	3	
Western Australia	16	1	2	10	3	
Northern Territory	5	0	1	4	0	
ACT	7	4	0	1	6	
Tasmania	13	0	1	6	8	
Other	4	0	0	2	2	
Total	129	29	15	63	46	

The National list is interesting when compared to other heritage schedules as it contains a very high proportion of natural sites such as National Parks where most State and local heritage schedules are

⁹ The list was assessed in May 2020 and may have had new items since that time.

¹⁰ This does not include the Macquarie Street Sydney listing which is also complex.

focussed on the built environment. Consequently, the built items included are few and are all exceptional. The NSW examples of built heritage, apart from Broken Hill include: Cockatoo Island; Cypress Helene Club; Hyde Park Barracks; Moree Baths and Swimming Pool; Old Government House Parramatta; Great North Road; Parramatta Female Factory Precinct; Snowy Mountains Scheme; Sydney Harbour Bridge; Sydney Opera House. NSW has the highest number of built sites on the register across the states and territories.

They are all specific sites or tightly defined precincts with the ability to clearly define heritage values. Even the Snowy Scheme which is a large and complex series of places, falls under a single ownership and management.

There is no other listing like Broken Hill in the NSW listings or across the whole register. The recent listing of Macquarie Street has some similarities but it does not contain the range of sites and multiple ownerships that are found in Broken Hill.

The National heritage listing covers the whole of the council area. While it considers Broken Hill as a place (for the purposes of the Act), it is, in effect, a precinct of interrelated values. The Act schedule does not draw a distinction between individual places and precincts.

5.2 State Heritage Listing

There are a total of 13 individual sites within the Broken Hill Council area registered on the Schedule of the NSW Heritage Act 1977.

While each of the places is of State level significance (when reviewed against the Act criteria), they do not represent the State heritage values of the City as the schedule is quite random in what is included and does not include all or most of the places that do or are likely to have State level significance.

The 13 sites that are heritage listed are:

Table 15 : State Heritage Listings and Themes

State Item	Heritage Listing (in order of SHR listing dates)	RNE	Mining/ Unions	Civic/ Gov/ Transport	Religion	Commercial	Event
Trades Hall	PCO 1981 SHR 1999	RNE 1980	X				
The Kersten Mining + Minerals Museum (Seppelt's Warehouse)	PCO 1982 SHR 1999	RNE	X			X	
Palace Hotel	PCO 1984 SHR 1999	RNE 1982				X	
St Joseph's Convent + Chapel	PCO 1986 SHR 1999	RNE 1982			X		

State Item	Heritage Listing (in order of SHR listing dates)	RNE	Mining/ Unions	Civic/ Gov/ Transport	Religion	Commercial	Event
The former Synagogue	PCO 1989 SHR 1999				X		
Broken Hill Regional Gallery	PCO 1991 SHR 1999	RNE 1982		X		X	
Broken Hill Railway Station and yard group	SHR 1999			X			
The Post Office	SHR 2000	RNE 1978		X			
The former Central Mine Manager's Residence	SHR 2006		X				
Wesley Church and Hall Sulphide St	SHR 2010	RNE 1983			X		
BHP Chimney remains	SHI 2010		X				
The former Mosque	SHR 2010				X		
White Rocks Reserve	SHR 2018						X
Summary			4	3	4	3	1

Observations related to State Heritage listings in Broken Hill

- i. Apart from the BHP Chimney site, there are no mining sites in Broken Hill on the State Heritage Register although several sites are related to mining. Given the importance of mining at Broken Hill to the State and nation this would appear to be a significant omission.
- ii. The State Listings do not reflect the heritage values of Broken Hill. The listings are clearly responsive to proposals to adapt buildings or potentially where there have been threats to buildings. Items in italics in the table are places that have been subject to adaptation and change of use. It is consequently a reactionary schedule rather than a strategic one.
- iii. The listings have not arisen from a heritage study or a thematic approach but are quite random, they are also across 37 years and do not represent a review except for the 1999 listing of former Permanent Conservation Order's.
- iv. Seven of the listings took place at the same time in 1999.
- v. The listings were clearly not based on the RNE listings which are more extensive.
- vi. The places listed on the State register are all important sites but they fall far short of defining what is of State heritage significance in the city.

The State heritage listings are important but do not provide guidance on how to understand the heritage values of the City.

5.3 RNE Listings

Prior to the current Commonwealth Legislation, the Register of the National Estate set out places that were considered to be, at the time of that legislation, to be of National significance. The following table sets out the then-listed places and also shows how the former schedule relates to other heritage schedules.

The National Estate Register was in two sections: listed places and; indicative places. The later were not on the Register but presumably were capable of being listed.

Table 16 : National Estate Heritage Listings for the City of Broken Hill

Listings (former)	Theme	SHR listed	LEP listed	Section 170 listed ¹¹
Civic Group:				
- Post Office	Civic	SHR	LEP 28	YES
- Town Hall	Civic		LEP 220	
- Police Station	Civic/gov		LEP 113	
- Technical College	Education		LEP 212	
- Court House	Civic/gov		LEP 46	
- War Memorial	Civic		LEP 225	
Gaol	Government		LEP 23	YES (multiple listings)
Railway Station (new)	Transport		LEP 49	YES
Trades Hall Blende Street	Unions	SHR	LEP 121	
Astra Hotel 393 Argent St	Hotel		LEP 8	
Bank of SA 215 Argent St (demolished)	Commercial	-	-	-
Bon Marche Building 325 Argent St	Commercial		LEP 228	
Bon Marche Group Argent St	Commercial		LEP 228	
Caledonian Hotel 140 Chloride St	Hotel		LEP 37	
Catholic Cathedral Group Lane St	Religion		LEP 123	

¹¹ Section 170 listing is a government heritage listing under Section 170 of the Heritage Act that requires each State government agency to prepare and maintain a heritage register of significant places. When a site is de-accessioned, the listing ceases.

Listings (former)	Theme	SHR listed	LEP listed	Section 170 listed ¹¹
Crown Hotel 2 Oxide Street	Hotel		LEP 47	
Crown Hotel Group 1-2 Oxide Street	Hotel		LEP 47	
Duke of Cornwall Hotel and timber hall 76-78 Argent St	Hotel		LEP 51	
Imperial Hotel 397 Cobalt Street	Hotel		LEP 81	
Kintore Shaft Eyre Street (relocated)	Mining		LEP 84	
Lawrence and Hanson's Premises 4-10 Chloride Street	Commercial		LEP 229	
Line of Lode Eyre Street	Mining			
Methodist Church Hall Sulphide Street	Religion			
Mount St Joseph Convent of Mercy Lane Street	Religion	SHR	LEP 200	
Palace Hotel 227 Argent Street	Hotel	SHR	LEP 105	
Pig and Whistle Hotel 227 Argent Street	Hotel		LEP 109	
Pirie Building 283-295 Argent Street	Commercial		LEP 110	
Burke Ward Public School Rakow Street	Education		LEP 35	
Sacred Heart Catholic Cathedral Lane Street	Religion		LEP 123	
Silver City Working Man's Club 402 Argent Street	Hotel		LEP 189	
Silver King Hotel 428 Argent Street	Hotel		LEP 190	
Sulphide Street Railway Station	Transport	SHR	LEP 209	
The Old Miners Arms Art Gallery 82 Crystal Street	Hotel		LEP 89	
Trades Hall 34 Sulphide Street	Unions	SHR	LEP 221	
Uniting Church Cobalt Street	Religion		LEP 230	
Uniting Church Group Sulphide Street	Religion			
Walter Sully Emporium 404-408 Argent Street	Commercial	SHR	LEP Q224	
Warehouse 22 Delamore Street	Commercial		LEP 160	
West Darling Hotel 394-400 Argent St façade only	Hotel		LEP 231	

Listings (former)	Theme	SHR listed	LEP listed	Section 170 listed ¹¹
West Darling Hotel Group	Hotel		LEP 231	
Wilcannia Club Hotel 1 Oxide Street	Hotel		LEP 68	
York Hotel Oxide Street	Hotel		LEP 8	

Table 17 : Indicative Places on the former National List but not registered

Indicative Place	Theme	SHR listed	LEP listed	Section 170 listed
AMA Hall 246 Blende St	Unions		LEP 2	
Broken Hill High School Group Garnet St	Education		LEP 24	
Burke Ward Hall Gypsum Street	Civic/unions		LEP 34	
Excelsior Hotel 13 Thomas Street	Hotel		LEP 54	
Gasworks Hotel 213 Mercury Street	Hotel		LEP 62	
Junction Hotel 560 Argent Street	Hotel		LEP 83	
Royal Hotel 350 Argent Street	Hotel		LEP 150	
Seppelt's Warehouse 160 Crystal Street	Commercial	SHR	LEP 129	
Southern Cross Hotel 93 Oxide Street	Hotel		LEP 199	
Union Club Hotel 93 Patton Street	Hotel		LEP 223	

The combination of places that were listed and indicatively listed are largely found in the LEP with several of the buildings also on the SHR. While all of the listings are places of significance, they do not address the question of why they would be included on a National Register in preference to other significant places that are not included.

The data sheets for the listings vary in both the extent and quality of information provided, however there is generally sound material to assist in looking at the specific sites.

A break-down of the themes represented in the listings is in the table below:

Table 18 : Analysis of Historic Themes in former Register of the National Estate

Themes	Number	Comment
Civic/ government	6	Apart from the gaol, this theme is focussed on the civic centre of Argent Street. This is an important precinct but does not represent the range of civic/government sites in the city.
Commercial	8	This is a very small selection of significant commercial buildings but does cover some of the key buildings. The LEP listings for Argent Street provide a more nuanced assessment of the commercial centre of Broken Hill.

Themes	Number	Comment
Hotel	20	Hotels have been separated from commercial as they are the predominant group of places within the listings. However, the 20 places is only a partial representation of the over 60 hotels that existed in the City.
Religion	6	This group comprises the catholic cathedral and convent (3 listings) and 3 Uniting Methodist churches. Of the more than 25 churches in the city (former and current use), this does not represent National values.
Education	3	This represents two schools and the TAFE building. There are a range of education sites of equal significance, some of which are included in current registers.
Mining	2	The Line of Lode is the most significant listing in the former Register and while the data sheet is not highly detailed it captures a core value of the City. There is no similar listing in current State or Local schedules which would seem an anomaly.
Unions	2	Two key sites are identified.
Transport	1	Sulphide Street Station is a very key site, but a single listing of a transport site under-represents a range of sites that were pivotal to the National values and development of the City

The analysis demonstrates that the basis of the listings is again quite random and is not derived from establishing National values. Like many early listings, key sites are identified along with the often more visually pleasing or places that represent the character of the location. This may explain the predominance of hotels, commercial buildings and churches in the schedules.

In contrast, the City listing and the Line of Lode, nominated as items in their entirety (which is not a listing that occurs at State or local level) foreshadowed the later National listing of the City.

5.4 Local Government Heritage Listing

5.4.1 Local Environmental Plan

The LEP contains heritage items and heritage precincts that are set out in a schedule and on maps. This follows the standard pattern of LEP provisions across NSW and the standard Clause 5.10 LEP provisions are included in the LEP as the basic heritage controls. As with all LEP controls, the provisions only apply to places and precincts that identified. Even though an objective within clause 5.10 is to conserve the heritage values of Broken Hill, if a place is not identified, the provisions do not apply.

The LEP listings and precincts were first established in 1988 and were last updated in a 2005 review. A current review, partly based on this study of National values is taking place. Items and Precincts are discussed below.

5.4.2 Development Control Plan

The Broken Hill DCP 2016 provides heritage controls in Section 8. This acknowledges the National heritage listing and was prepared after the National listing was gazetted. It briefly sets out the requirement to make a referral as discussed in the first part of this report.

The DCP structure is:

Introduction

Statement of Significance - from the National citation

- 8.1 Guidelines for all development except mining (items and within HCA's)
- 8.2 Residential Development
- 8.3 Commercial Development
- 8.4 Development in the Mining Zone

The controls are all heritage controls and only apply within the four heritage precincts or to heritage items, most of which are within precincts or on mining leases. This results in the two residential precincts having controls (there are also a few residences in the South Precinct) and 5 individual residential heritage items being subject to controls (others are inside the precincts).

For commercial development, most heritage items are within Argent Street or Broken Hill South Precinct. There are other commercial buildings that are not items within those precincts that are covered by the precinct controls and there are a few commercial buildings outside precincts that are heritage items that the DCP also addresses.

There are around 50-60 heritage items outside precincts that are addressed in section 8.1 - Guidelines for all development. Most of those sites are churches, hotels, parks, etc. The 8.1 controls are quite general but appear to mostly relate to housing and there are no controls that look at civic or public buildings individually or as a group.

As an overall comment on the DCP there is some confusion in the layout between heritage items, heritage precincts and other parts of the City that are not heritage listed. Most DCP's separate items and precincts in relation to controls as there is usually a difference in the requirements for each (Heritage Items usually have greater level of control than a building within a precinct). Many DCP's also have more general controls for residential areas that are not in specific heritage precincts. It would appear that many of the policies for precincts should apply across the council area generally and not just for listed places. These controls would relate to siting, overall form etc.

Precinct controls would then be more targeted and each precinct should be defined setting out its character so that there are reference points for considering the policies and controls against the particular values of each area. Items should then have a more rigorous set of controls and guidelines.

The material within the DCP is a good framework but does not apply to the City in a logical manner.

For example, Section 8.1.4 addresses fences under the broader heading of 'All Development'. The text contains guidance and controls. The comments and controls only apply to residential development. Other significant buildings have fences and they should be addressed in this section

as otherwise there is an inference that other fences are not of sufficient importance to have guidelines or controls.

As there is a section on residential development (8.2) the material on residential fences could be located there or the section on fences could address different building typologies.

The DCP is discussed as later in this report it is recommended that the control of National values should take place through Council and the DCP is a sound way to address this.

National values are broader than the LEP listings (also discussed in detail) and the DCP can reflect the hierarchy of items, precincts and other areas to give guidance across the council area.

A template could be:

8.0 Heritage

- 8.1 General introduction
- 8.2 National Heritage Values across the City
 - Commercial Precincts
 - Residential Precincts
- 8.3 Heritage items
- 8.4 Heritage Conservation Areas
 - Commercial Precincts
 - Residential Precincts
 - Mining Precincts
- 8.5 Mining sites
- 8.6 Archaeological Sites
- 8.7 Aboriginal Sites

Each of the above sections could then contain the material that is set out in the current DCP using a standard order of elements. There would also be the ability to discuss National heritage values further in the introductory sections and establish controls that would apply to the whole council area.

General controls on commercial or residential that are not within heritage listings could be set out under the broader development controls of Section 3.

5.4.3 LEP Heritage Items

The LEP heritage listings have arisen from a range of heritage studies undertaken over 35 years. While many sites are included, the research undertaken to inform the National Heritage listing citation sets out a range of themes (discussed in further detail in this study) that expand earlier understandings of the significance of Broken Hill.

The current review of the LEP heritage listings will expand the schedule of listed places using the National themes as a basis as well as exploring local themes that have not been included previously.

The LEP, in its present form, contains the following approximate grouping of heritage places by major themes of mining, Commercial and civic, residential and other¹². This is a simplification of the State themes that assists in understanding the broad grouping of listings within the Council area:

Table 19 : Analysis of LEP Heritage items by Location

Site Type	Number of Individual Sites	Sites on SHR (for reference)
Mining sites or structures	187	2 - BHP chimney remains - former mine residence
Commercial and Civic Sites around Argent Street	147	6
Residential sites (non-mining)	12	0
Other (beyond Argent Street) - church, civic, reserves, etc.	67	4 churches 1 reserve
Total number of listed sites	412	13

The range of items scheduled represents specific studies that have taken place at key times that have provided detailed information in relation to the Argent Street area (Argent Street study) and the mines (a range of comprehensive conservation management plans that have identified most items of significance). These two aspects of Broken Hill's significance comprise 328 of the 412 or 80% of the LEP listings.

There is a considerable imbalance in the representation of heritage values in the city and in particular National heritage values beyond mining (45% of LEP heritage listings).

The themes that are not adequately addressed that are found in the National citation include:

- i. Housing in its various forms
- ii. Regeneration
- iii. The landscape of the Line of Lode
- iv. The landscape of the desert and its interface with the city
- v. Water and transport
- vi. The social landscape of the City including sport and recreation
- vii. Innovation and resilience

5.4.4 LEP Heritage Precincts

The city has four heritage precincts set out in the LEP. Two are residential in character (C2 and C3), one covers the Argent Street and city centre area (C1) and the fourth (C4) is a mixed precinct including the Patton Street retail area in South Broken Hill, some mining residences and an area of mining recreation facilities. A small number of non-mining residences are also included within the

¹² The themes are based on the NSW Heritage Office themes adapted for Broken Hill.

area. The mining residences and recreation facilities are also part of a heritage item covering an extensive mining area.

An analysis of the four precincts with the overlap of heritage items that are found within each area is:

Table 20 : Analysis of Heritage Precincts

Precinct	Principal Components of Precinct	Number of Heritage Items Within the Precinct Boundaries	Type of Heritage Item
C1 - Argent Street	Commercial Civic Government	129	Commercial 114 Park 1 Civic 4 Government 9 Other 1
C2 - Broken Hill North	Residential	9	Residential 5 Commercial 3 Church 1
C3 - Railwaytown	Residential Commercial	8	Residential 0 Commercial 5 Church 2 Park 1
C4 - Broken Hill South	Commercial Church Park Mining Housing Mining	12	Commercial 6 Civic 2 Church 2 Park 1 Mining Housing 1 Mining 1
Total		158	

Precinct C1 is important, even though it contains a large number of individual items, as it captures the core of the city centre as an entity. This reflects National heritage values even though that is not stated in the documentation.

Precincts C2 and C3 are important as they are the only identification of the role of housing in the city. They are not potentially large enough to cover the significant range of housing sites that exist. Given the very low representation of housing in individual listings, precincts are an essential element in recognising the city's heritage. Heritage significant housing outside the precincts currently has no heritage protection or control.

C4 appears to be an amalgam of several areas that have quite different values as the South Broken Hill retail centre is physically and thematically separate from the mining housing and recreation areas to the south-west. The Patton Street section of the precinct has a number of individual heritage items but the precinct provides an important thematic framework around them.

Interestingly there is no precinct that considers the Line of Lode as an entity. As the National Heritage Values citation places a very high emphasis on the form and structure of the Line of Lode and not as much on individual mines, leases or built elements, recognition of the mining lease areas is an important aspect to managing Broken Hill's heritage. This is further reinforced by the former National Heritage listing of the Line of Lode as an entity in contrast to looking at individual sites.

For clarity it is suggested that heritage conservation areas, which are an excellent way to manage broad values, be divided into the following precinct types with recommendations on how to manage them :

Table 21 : Precinct Recommendations

	Precinct type	Recommendations
i	residential	<ul style="list-style-type: none"> i Create precincts that represent key residential areas that demonstrate a good level of integrity*. ii Represent the range of residential areas that relate to key development periods. iii Be comprehensive enough to demonstrate the extent of housing development. In the City iv Represent the different parts of the city: Broken Hill, BH South and Railwaytown as well as different areas within the main area of Broken Hill.
ii	retail/commercial	<p>Argent Street is largely a precinct of retail/commercial buildings. Patton Street contains retail/commercial, residential and mining sites. It does not include all of the civic buildings in South Broken Hill.</p> <ul style="list-style-type: none"> i The Argent Street Precinct is comprehensive but would benefit from review of boundaries to be more precise about the commercial centre of the city. ii Railwaytown has a single precinct that may benefit from being separated into the civic/retail area and residential areas. iii Patton Street should be separated into the commercial/retail/civic area and could be expanded to better represent the retail and civic life of South Broken Hill. iv Mining parts of the precinct should be excised and either a separate precinct created or included within mining. v Other small groups of local shops and churches could be considered for precinct listing to represent the strong local focus of retailing in some residential areas.
iii	mining	<ul style="list-style-type: none"> i Include as a minimum, the early mining lease areas as a precinct. ii Look at creating a single precinct that covers the full extent of mining leases. iii Consider establishing precincts of mining housing separately. iv Consider former mining areas as precincts that have changed use.
iv	regeneration/ landscape	<ul style="list-style-type: none"> i Establish a precinct to address Morris regeneration areas for their heritage values that is separate to the current LEP environmental zoning.

		<ul style="list-style-type: none"> ii Establish either precincts or linear heritage listings to cover planned street tree plantings in various parts of the City iii Develop heritage policies on trees throughout the City.
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* Integrity in regard to an HCA means a significant number of buildings or sites from the key periods that the precinct is intended to represent to demonstrate those characteristics. Precincts do not have to be complete and may have non-significant or uncharacteristic elements. There is also an expectation that a reasonable number of buildings within the precinct can demonstrate key characteristics.

5.5 Discussion of Heritage Listings

There is a disjunct between the RNE, SHR and LEP heritage listings. While they overlap in places and a number of key places appear on all or several of the registers, in terms of the hierarchy of heritage listings, the heritage values of Broken Hill are significantly under-represented at all levels except the current National City listing.

The National City listing however, by its nature and complexity, does not address detail as can be expected from State and local heritage listings. The reason for listings at different levels is to manage heritage values at those different levels. It is not possible to manage State heritage values in Broken Hill with the current range of listings (set out in Table xxx) as the sites, while significant, do not capture the range of State heritage values.

In relation to the hierarchy of listings a correct model would be:

National Listing

Sets out the National themes.

Establishes a framework for detailed heritage schedules and assessments to be made for places that are of specific National, State or Local significance. Provides a framework to understand how specific places that are not of individual National significance fit within the National listing and then how they should be considered in relation to National values.

Identifies the critical places or precincts within the City that represent National values and lists them.

Sets out the requirements on how to apply for and obtain approval for works that have a significant impact on National values.

Is available to consult with Broken Hill Council on matters relating to National values and receives referrals by agreement unless the application is by a government department or agency who does not need to consult with Council.

State listing

As there is no comprehensive approach to a place such as Broken Hill in how heritage listings of state value are made and given the difficulty of achieving any listing of State significance at this time, the NSW Heritage Office should review and adopt (based on the review) the recommendations from the local heritage study review (currently underway) to include key sites of State heritage significance on the State heritage register. This could be a listing of a range of places at one time in response to the national heritage listing and the heritage study review.

There is a high probability that many of the sites of State significance will align with places of National significance although, as set out in detail later in this study National values can be quite different to State ones.

The objective of further State listings would be to support the National listing by recognising a broader range of places of State significance and to add critical sites and features that may be at risk.

However, if further State listings were not to take place, the framework set out in this study can provide adequate assistance for assessments at Council level to take into account State heritage values.

Local LEP Listing

Adopts the National values as the framework for local heritage listings.

Establishes thresholds for considering each specific place or precinct for its National, State or Local values.

Sets out a schedule of heritage places (using the current LEP Schedule as a starting point) that categorises each place into local, State or National Significance. This will not be on the basis of an assessment process that would be undertaken by the State or Federal agency, but by way of comparison within the framework of overall significance.

Develops a set of guidelines on how to assess places of varying significance levels that is to be used at local council for assessing applications.

This model is based on the following:

- i. As the National values are across the whole City and all levels of significance, the day to day management of heritage values will principally reside with Broken Hill Council who will make assessments as to whether a National Heritage value is significantly impacted by a proposal. Council have responsibility for the LEP heritage schedule; and if it is comprehensive and addresses local, State and National values, Council can identify (with guidance) when values may be impacted and when further assessment, approval, etc may be required. As the City of Broken Hill is the heritage item, it is appropriate for Broken Hill Council to be directly involved in assessing the potential for impacts on heritage values at all levels.
- ii. The only comprehensive heritage schedule is and will, in the future, be maintained by Broken Hill Council. There is, in reality, no potential for comprehensive heritage schedules to be prepared by either the Federal Department of Environment or the NSW Heritage Council. The NSW Heritage Council can only be involved if a place on their register is affected (or there is a referral under another State Act) and the Department of Environment can only assess significant impacts under specific situations. Consequently, Broken Hill Council is the only authority capable of having an overview of all heritage values and the only viable local point of contact for applicants.
- iii. For National values to be potentially impacted, the works proposed have to be:
 - on a specific place that has National value
e.g. Trades Hall - a building individually cited as having National significance
 - on one of a group of places where the group have specific National values
e.g. The Line of Lode
 - affecting a group or class of places that collectively have National value
e.g. Regeneration Areas
- iv. There needs to be a clear understanding of how small cumulative changes to elements of a larger significant group may have a significant impact on National Heritage values.
e.g. Replacing roofs on buildings across the council area after the recent hailstorm.

5.6 Comparable Cities

There are very few places that are similar to Broken Hill. It is distinctive and significant for its mining history, its role in establishing Australian industry and exports, its remoteness and distance from settled areas within a desert environment, its longevity, its size, its connection to three states as well as the Federal Government, the physical presence of the mines in the centre of the City, its lack of essential services such as water and rail access (that is to NSW) and its connection to unionism and the technical innovations in mining that took place there.

There are many places within Australia and elsewhere that demonstrate one or perhaps several of these attributes but nowhere that demonstrates the range of values that are found in Broken Hill. There are numerous former and current mining towns and former towns across the continent that have a range of values from local to State but almost none that satisfy the National criteria as Broken Hill does. This makes comparison with other places difficult.

Most other substantial mining towns within Australia, particularly those that date to the nineteenth century have had later histories after mining ceased to be their major activity which contrasts sharply with Broken Hill that has had a mining history that has defined the place from its discovery to the present day.

The evidence of failed mining is prolific across Australia. Areas that quickly established around mines that initially yielded returns just as quickly disappeared. Most mining had limited duration and once productivity ceased or decreased the associated town and infrastructure diminished, was removed or often was abandoned. Silverton is a case in point where initial hopes were high but as production failed attention shifted to Broken Hill with buildings being relocated to take advantage of a new boom.

On the west coast of Tasmania the early mining towns of Queenstown and Zeehan remain and have managed to create new existences since mining reduced but at greatly reduced population and facilities. The nearby former town of Linda boasted more than 40 hotels at its peak but today has only one building and a ruined brick and stone hotel remaining. This has been a typical pattern around mining towns. Queenstown was the town related to the famous Mt Lyell mine. Commencing activity around 1881 (similar to Broken Hill) by 1900 it had a population of 5,050 with another 5,000 people living in the mining settlements around it. Today the population is about 1,800 and the town operates on tourism, Hydro amongst other activities. The place is remote and difficult to access but had good natural resources. It has some similarities to Broken Hill but does not have the longevity of mining or the growth in population related to mining that Broken Hill experienced.

In Victoria, Ballarat and Bendigo are major towns with fine public, civic and private buildings built on the wealth of mining. While mining is no longer the main activity, their locations have ensured that the infrastructure established has been further developed as they are desirable places to live with good water supplies and a rural setting. Each of these former mining towns has further developed with new buildings and commercial and other uses that see them as important regional centres apart from their mining background. There are many other mining towns across Victoria but none that relate to Broken Hill.

Kalgoorlie in Western Australia, located some 600km from Perth (a similar distance between Adelaide and Broken Hill) was established around gold mining in 1893 and remains a gold mining town. It has a similarly long reliance on mining to Broken Hill. The main street has a fine array of civic and commercial buildings from 1895 into the twentieth century and the wealth of the gold that has

been mined can be seen. It now has a population of around 29,000 people. From its start in 1893 it grew to 2,000 by 1898 and 6,800 by 1903 reflecting the growth of mines. The area was connected quickly to the rail network (1896) and in 1917 it was connected to the eastern states by rail, sometime before Broken Hill was finally connected to Sydney.

There are clear similarities between the cities, their ongoing mining life, their remote desert location, their quick population growth and their reflection of the wealth of the mines in the city built structure. It is perhaps the closest city in Australia in character and history to Broken Hill.

Coolgardie is another West Australian mining town of similar date to Kalgoorlie that also had an illustrious start. However, after only 10-15 years mining failed and the city went into decline despite its fine buildings and early importance. It survives as a tourist town with a population of less than 1,000 and is not comparable to Broken Hill or Kalgoorlie.

Other significant mining towns in Australia are of later date or have declined with the cessation of mining and remain as tourist or ghost towns. There are major mines across the continent but modern mining processes and the provision of transport has meant that a city such as Broken Hill is extraordinarily rare within the development of the country.

5.7 The Role of Government Agencies in Assessing National Heritage Impacts and Values

The Federal Environment Protection and Biodiversity Act 1999 (as amended) establishes that the Department of Environment has the authority to make assessments and determinations on impact but leaves the threshold for making an application up to the person/company/authority undertaking the proposed works. While this could work for a regulated government authority who owns a site that is within the National Register, it is very unlikely to work for a listing such as Broken Hill. There are no known applications for approval of activities or works within the City of Broken Hill so, in effect, the provisions of the Act have had no relevance to how the City changes and develops except in a conceptual way.

The NSW Heritage Office has relatively little influence within the City apart from proposals on the 13 listed sites that require applications and approvals and input into the process of mine closure and remediation (even though these sites are not State heritage listed). The NSW Heritage Act does not provide for the Heritage Office to have a role in locally or Nationally listed places.

Broken Hill Council manages the LEP heritage schedule of presently 420 listed places. This takes place through Council planning and assessment staff reviewing applications and, if in their opinion there is a heritage issue, referring it to the council heritage adviser for comment or assessment. The triggers for referral are if an application affects a place that:

- is a heritage item (local or State);
- is within a heritage precinct;
- appears to have some heritage value even though not a heritage place.

Applications that affect State listed items are referred through either an integrated DA approach or a Section 60 application as set out under the NSW Heritage Act.

Broken Hill Council, as required by the Local Government Act, require applications for all works unless they fall within exempt and complying work or are of such a minor nature that they do not

require approval. If a place is heritage listed or within a heritage precinct, Exempt and Complying provisions do not apply and all activities should require consent.

As may be expected, the standard of applications made to Council is not always high and there is a propensity and history of works taking place without approvals. This does not apply as much to major projects but can be the case for small works, particularly residential works, whether they are heritage listed, within a precinct or not.

A range of works are also exempt from Council approval where they fall under other legislation such as infrastructure installation or State planning policies that provide for works to places such as schools and government buildings. Some agencies consult with Council on proposals as a matter of courtesy but this is not consistent.

As noted earlier Government agencies are required to maintain their own heritage schedules through the Section 170 process which triggers referrals for listed places but there is no statutory requirement to consider National Heritage values in that process. Consequently, it is unlikely that a proposal, say, to modify a Section 170 heritage listed school building, would attract a National heritage referral unless those works were dramatic in their impact.

There is a high correlation between local heritage listing and places that are on Section 170 heritage lists. There are a total of 15 Section 170 listings¹³ comprising: 4 police and justice sites; 6 education sites; 1 railway site; 1 health site; 1 fire station site; and 2 sites related to water infrastructure.

The following table sets out base information on the various agency listings and their usefulness in considering significance.

Table 22 : Section 170 Heritage Listing Analysis

Agency	Number of listings	Developed Statement of Significance and Description of the place	Brief Statement of Significance	Comment
Education	6	0	0	No data
Health	1	-	1	The main building listed has recently been demolished.
Police and Justice	4 (inc multiple listings for gaol)	4	-	Generally good information.
Railway	1	-	1	Limited but clear information.
Water and Infrastructure	2	-	2	Limited but clear information.
Fire	1	-	1	Limited but clear information.

¹³ As set out in the State Heritage Inventory database

The quality of information in the data bases varies considerably but, apart from Police and Justice, does not provide adequate information to make sound assessments about potential impacts of works on heritage values at any level. Consequently, a difficulty arises as Broken Hill Council may be consulted with regard to proposed works on these registers but it is not necessarily a consent authority and does not have a statutory role and may have little background material to consider. As Council is the only agency with an ability to overview all heritage values in the City, a Section 170 listing can remove a group of quite significant places from that oversight.

A summary of the current heritage listings in Broken Hill is:

Table 23 : Summary of Heritage Listings in Broken Hill

Agency	Number of listings	Comment
National	1	The LGA. Values are clearly set out and defined.
State	13	Well-researched detailed listings for most sites.
Section 170	15 places 26 entries	Mixed information based on agency preparing data.
REP	0	No longer used as a listing.
LEP	427 entries	Varied level of entries as set out in the SHI database. More detailed information available in various studies. Current heritage study review is updating and expanding data on each site.

Arising from the analysis of the various schedules, lists and processes involved in each of the heritage schedules that exist, it is clear that Broken Hill Council is the only agency that has the ability to manage National values as they are the only body that maintains a comprehensive heritage schedule where the collective values of the City can be seen in perspective. This is however currently outside their role as a consent authority under the Local Government Act.

The final section looks at how Council may include the assessment of National heritage values in their assessment processes.

6.0 KEY SITE AND PLACE TYPES IN BROKEN HILL THAT HAVE POTENTIAL NATIONAL HERITAGE SIGNIFICANCE

The following sections discuss some of the key place types in Broken Hill in relation to National heritage significance. The earlier analysis of heritage schedules and themes highlighted both key themes and where the heritage schedules did not represent those themes adequately.

There are two groups of themes arising from the analysis.

The first are themes that have a level of representation in the schedules. This may vary from well-represented to partially represented. To better reflect the range of National values it is likely that additional listings will be required to reflect each theme and to create a balanced heritage schedule in the LEP.

The second group are themes that are either not represented or poorly represented. There will be a need to establish schedules of places that respond to these themes and ensure that they are adequately represented in a heritage schedule or the creation of heritage precincts.

As many of the themes apply across the City for their collective value, a precinct approach, as is already seen within the LEP, is likely to be a sound way to capture broad values in ways that are less demanding and more effective than individual heritage listings.

Now that the City is Nationally listed there must be an expectation that the local (and to a lesser extent State) heritage schedules will represent all of the National values to a threshold level that ensures those values are understood and protected.

The following sections look at key place types that reflect National themes to provide background on how well they are represented on current schedules (in particular the LEP schedule) and what additions or other work may be required to fill gaps.

Different place types have significantly different requirements and roles within the National heritage listing and in relation to future management. Also not all places have the same heritage value even though most may contribute to the overall value.

The following sections are not exhaustive but are intended to address major thematic areas that inform how to approach National heritage values when looking at the LEP heritage schedule.

6.1 Mining Sites

6.1.1 Mining Heritage Listings

The National values citation attributes a high level of heritage value to the remnant mining activity, places, buildings and infrastructure of Broken Hill. Mining is the core reason that the place exists and why it is of National significance. While several specific mining elements are mentioned, mainly related to process and key people, the National citation is clear that it is the collective value of the mining elements that is of National significance. It focuses on the iconic form of the Line of Lode and its dominance in the landscape of the city with the array of shaft heads, buildings and infrastructure.

The current heritage listing of mining sites and their features is limited to local LEP listing. There are no mining sites on the State Heritage Register which would seem a major oversight. While the LEP is comprehensive in looking at individual items and elements, it is not comprehensive in how it addresses the Line of Lode or the early lease areas or how the Line of Lode has values that transcend individual sites. This is noted above in the consideration of the LEP heritage precincts as, apart from a small overlap of a LEP precinct on a mine site, the mine leases are not considered for precinct values.

There are now three principal mines operating on the Line of Lode with several historic sites that no longer operate:

- i. North Mine (Perilya) has a central heritage zone or precinct (the general site of specific LEP heritage items 310-341);
- ii. Rasp Mine (items 296-304) and Browne's Shaft (LEP heritage items 261-282) are separately listed but are not active mining sites;
- iii. Delprat's Mine (LEP heritage items 285-295) and parts of the old BHP Pit (LEP heritage items 305-309) are separately listed but are not active mining sites;
- iv. The core area of Central Mine is listed as a heritage zone or precinct (a general site operated by CBM with a number of LEP heritage items 236-280 (with several gaps in the numbers), and
- v. Most of the Zinc Mine site (now operated by Perilya) is included within a broad precinct that includes LEP heritage items 342-414.

While there are some 180 separate mining sites listed in the LEP, the mapping of the heritage items is generic in that they are not each separately located but are within boundaries that contain a number of sites in each location. This is more akin to a precinct listing and potentially precincts or a mining precinct that considers broader values should be developed under the LEP that addresses different values to specific item listings and which can exist in parallel with individual element listings.

It is also not clear if the listing is limited to the element that is subject to the listing or whether it includes any part of the site around the element. As the various listed features are located on large lease areas, the listings do not relate to the lease boundaries. As listing should be contextual for an area such as the Line of Lode it is recommended that a clear hierarchy of heritage listing should be undertaken across all the mining leases to establish the relative value of sites, buildings and features.

A model that could be adopted is:

- i. Create a mining heritage conservation area at State and local level that is bounded by the early mining leases (as set out in figures 2, 3 and 4) to recognise the Line of Lode as the pivotal heritage element of the City.
- ii. Reviewing the heritage item listings to assess them with more finesse and in relation to the whole of the remaining mining infrastructure rather than on a lease by lease basis.
- iii. Develop an overall comprehensive approach to the future of the remnant mining features across the various leases.
- iv. Adjust the current listings to reflect the outcome of these studies.

The local heritage mining listings are not detailed in this report as they are extensive and the background material within the various CMP's for the mines is often detailed. Generally, there is good background material to understand the heritage values of the listed mining sites.

The mining heritage listings are also in a state of flux as the mines work towards their 'end of life' and many of the remnant elements become redundant and difficult to manage. This has and will provide inevitable challenges in relation to both specific and broader heritage values.

It could be argued that the remnant mining infrastructure in its totality, at this point in time, is very significant. There has been a long-term view that all or at least the majority of mining structures and elements should be conserved. This is a sound starting point but even a cursory examination of mining sites shows that there are many features and structures that are in extremely deteriorated condition and that clear strategies are required to guide the next ten years of actions.

A consideration of mining as a critical example of the application of local State and National values is set out below.

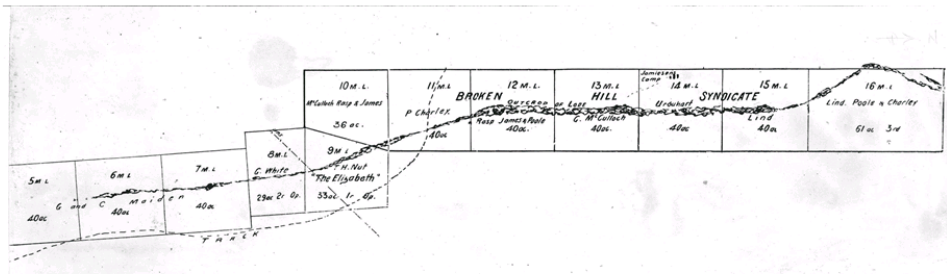


Figure 2 : Early plan of original mining leases on the Line of Lode

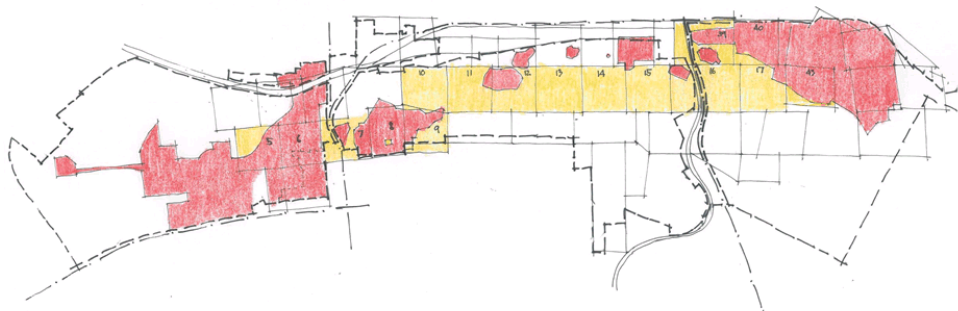


Figure 3 : An overlay drawing of the early mining leases (yellow), overlaid with the locations within the lease area that are Heritage Items within the Broken Hill LEP (red). The extent of the current mining leases is indicated with a heavy dotted line. Paul Davies 2020.

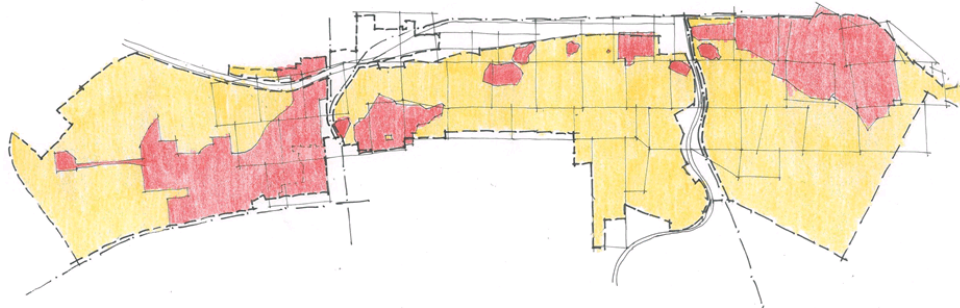


Figure 4 : An overlay drawing of the current mining operation and the locations within the lease areas that are Heritage Items within the Broken Hill LEP. The key mining leases are indicated as an overlay. Paul Davies 2020.

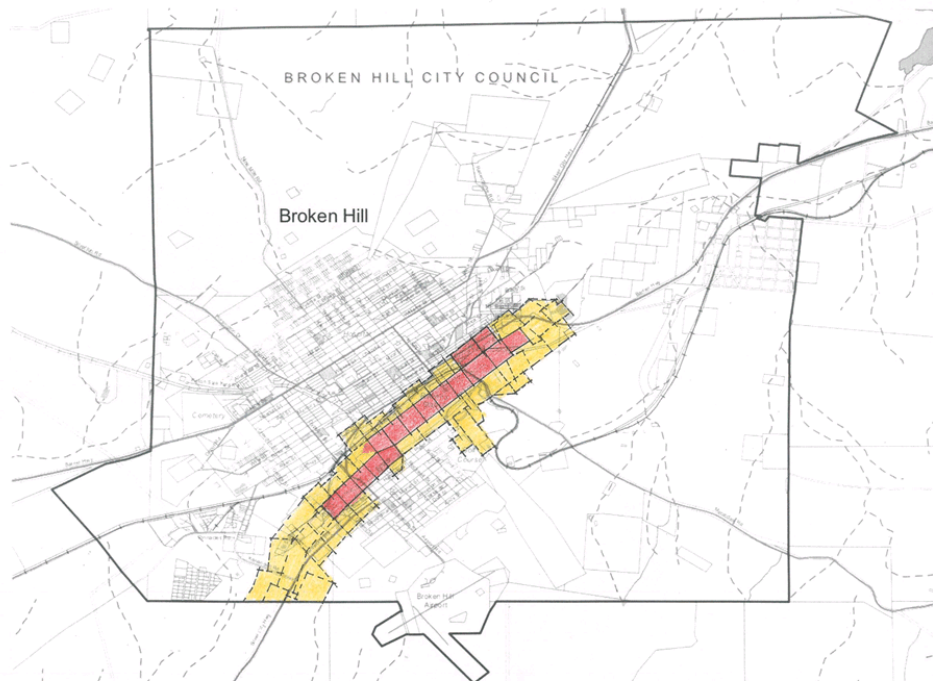


Figure 5: The National Listing map overlaid with the early mining leases on the Line of Lode (red) and the expanded extent of mining leases (yellow). Paul Davies over National Heritage listing map 2020.

6.1.2 Mining Sites Discussion and Examples

As set out earlier in the study, there is a strong argument that all mining sites, features and structures are significant and collectively they are of National significance. They are the physical representation

of why Broken Hill exists and are the tangible evidence of the scale of mining activity. It is also clear from records and photographs that the current infrastructure is a small part of what once existed along the Line of Lode and that the physical impact of built elements on the Cityscape has changed dramatically over time. The dominant form of the Line of Lode in relation to the city centre is now the outline of the lode with the Miners Memorial and a few remnant mining structures. Most of the remaining built elements are on the eastern side of the Lode, at North Mine or at Zinc Mine. The group of structures along Bonanza Street on the southern edge of CBH are an important visual grouping as is Browns Shaft and lookout (Junction Mine) and the structures on the south side of the Menindee Road.

The National listing citation sets out clearly the importance of mining and its now largely remnant elements.

The peak mining period for the city was between 1885 and 1939 when BHP left Broken Hill. Mining has continued successfully but is coming to an end with possibly another 15-20 years of active mining remaining¹⁴. Whatever the precise time frame for the cessation of mining on the Line of Lode, the outcome will be that in time all mining buildings and infrastructure will be closed and will become redundant. There is an obligation on the lessees and Government to remediate the Line of Lode which would normally involve removing all remnant mine infrastructure and returning the sites to a remediated natural form. There is a clear conflict between National heritage values (and local values) and the remediation requirements.

In 2020 there are two major mine operators on the Line of Lode, Perilya and Central Broken Hill. Perilya operates North Mine and the former Zinc Mine to the south and CBH operates the central mine over blocks 10-15.

The following discussion does not focus on any particular mining operation and examples are taken to illustrate issues that exist across the whole of the lease areas.

Most, but not all of the mining infrastructure will be vacated, some has already been abandoned and is in various states of repair. Generally, while infrastructure has a use it is maintained and when it is no longer required, maintenance ceases and places deteriorate. Many of the buildings and site elements are old and have not been maintained for a long time, many features have reached their end of useful life in terms of their use, their structural condition and the failure of building elements and materials. A large number of the structures and elements were not built with a planned long life span.

A key question that arises is: how are National heritage values retained if there is a large-scale change to the mine landscape and, as a result, a loss of built elements and their surrounding infrastructure?

After closure, putting aside the loss of significance of the mine sites not operating as mines, significance will be found in the physical elements that remain, the landscape, and the relationship of the remnant features along the Line of Lode to each other and to the City. The sites will have an interpretive role in relation to National heritage values.

¹⁴ This is an approximate time frame as advised by Perilya and CBM during discussions related to mine elements and their future.

The infrastructure of the mines (that is all built and associated elements) falls into a number of types of places that will have different potential and ability for ongoing use or management.

They are:

- i. Mine production buildings including
 - processing buildings,
 - workshops,
 - store buildings,
 - etc.
- ii. Headframes and winding houses and associated elements
- iii. Infrastructure
 - storage tanks,
 - pipelines,
 - railway tracks,
 - roads,
 - infrastructure around buildings,
 - ruins of earlier buildings and features,
 - site ephemera such as signs, lights and bespoke features
- iv. Staff facilities buildings
- v. Administration Buildings
- vi. Staff residences
 - within mining sites,
 - outside mining sites
- vii. vii Recreation facilities and structures
 - bowling greens and buildings,
 - ovals and grandstands,
 - tennis courts,
 - parks and associated facilities
- viii. Modern buildings and infrastructure such as the Miners memorial
- ix. Memorials

For the purpose of this discussion the mines themselves (surface and underground) and the land formations are not discussed. An assessment of the nine items above is:

- | | |
|--------------|--|
| Items i-iii | Present significant challenges in relation to retention, use, maintenance, safety, and management that, if the items are lost or removed, will have a major impact on National heritage values. |
| Items iv-vii | Have good potential for other uses or ongoing use, for example as part of parks and reserves or other site uses that may be developed. These elements are at relatively low risk of loss or significant impact from change (in comparison to items i-iii). |
| Item viii | Contains places that have a viable current use. |
| Item ix | Memorials will need to be retained and generally, due to their locations, will be capable of incorporation into future publicly accessible areas. |

The future of items i-iii has to be considered and assessed differently to how an individual significant building in the City may be considered. Under the discussion related to hotels in Broken Hill (later in this study) reasons are set out that may be argued where there is a desire to make substantial change to or demolish a significant building. With the remaining mining infrastructure, the issue of future retention, demolition or other actions needs to be considered across the whole of the mining leases so that what remains after mine closure is sufficient to ensure that National heritage values remain and are seen. This study does not recommend how this should be resolved as that is part of other work in relation to the mines, but it does recognise that how mine structures are managed will be a key issue for the City and its heritage values.

A fundamental objective of planning for mine closures (or substantial closures) must be to retain as much as is possible to provide an understanding of the scale and impact of mining in the City. This will be informed by looking at whole mine sites, groups of buildings and structures and how they relate spatially and functionally, the condition of elements, the ability to re-use structures either with new uses or as part of the landscape (managed ruins), the level of significance of individual elements, future management and maintenance needs, etc.

The question of why disused and redundant structures should be retained is an interesting concept as the usual end of life of mining sites is closure, removal and, to varying levels, remediation of the landscape that remains. There are no other operational mining sites that are on the National heritage schedule and the now historic sites that achieve national or State listings are in ruined or remnant form and their management is related to what has survived rather than having to address what should survive.

Other large and significant industrial sites around Australia have closed and go through the usual process of preparing CMP's, heritage strategies, interpretation plans etc. The results are often the retention of small parts of sites that have specific elements and interpretive value and the development of the majority of the sites for new uses. In urban areas such as Newcastle and Wollongong (for example), disused mining sites are valuable and under pressure for redevelopment. That is unlikely to be the situation in Broken Hill.

Broken Hill exists with a different set of parameters as it is remote, in population decline, in economic decline¹⁵ and there is almost no pressure for development on former mine sites. The City will need to shift from its former mining focus to other activities that will include tourism and potentially new sustainable industry or activities¹⁶. The heritage values of mining in Broken Hill also cannot be confined to a small area that is capable of interpreting the 130 year history of the place.

The approach to the remnant mining features and structures needs to be strategic and carefully planned across the whole of the mining infrastructure of the City.

The first assessment is of the more iconic mining elements that have become redundant and are now tourist sites. These have varying degrees of access and success in their role as tourist attractions at this time:

¹⁵ Economic decline is used in relation to the decline in mining in the City where mining has been the major reason for the success of the City over such a long period. As mining reduces, the economic base of the City will reduce and also will change.

¹⁶ These are observations only in relation to the discussion of the future of mining elements and places.

Table 24 : Examples of Tourist Mining Sites in Broken Hill

Item	Description
Kintore headframe	Relocated from its original site to a park in Blend Street near the Visitor Information Centre. While it is highly accessible, it is removed from its context and has limited interpretive value. A relocated element on the one hand makes it very accessible and safe to access, but if a number of items were relocated it would distort the understanding of mining in the City, where it took place and how it functioned. The site receives a high level of visitation due to its proximity to the Visitor Centre and the availability of parking and facilities. (Figure 5)
Browns Shaft (Junction Mine)	The site contains a number of elements and is also a lookout offering excellent views across the City and North Mine. The headframe, winder house, and a number of other buildings and features remain in varying condition. Long-term maintenance and management will be required if the site is to remain accessible to the public. (Figure 7) There is interpretation available on site that assists in placing the site within a broader context.
Delprat Mine	Located on the access road to the Miners Memorial, the site retains a number of elements including the head frame, winding house, other buildings, base of the early chimney, and many ruins. For a long period below ground mine tours were available, but ageing equipment, the cost of maintenance, increasing safety requirements, and nearby mining operations have closed the site for all access. In its current form it requires considerable work for it to be incorporated into some form of tourist site. It has minimal interpretation but has high potential for access and interpretation.
Block 10 remains	On the entry to the City from the airport, a hillside that was part of block 10 but is now cut off by the main City entry road features some mining ruins and equipment. It is possible to visit the site and there is a Block 10 lookout behind it that provides overviews that are significant. Access is difficult to find and the site is poorly maintained with very little visitor access observed. There is site interpretation that is now deteriorated and damaged.
BHP Chimney	A small remnant chimney associated with the commencement of BHP mining, located close to block 14. Mining is taking place in close proximity and it is away from main access routes. Recent work has included a new shelter structure and interpretation related to the history and role of BHP. The site has high potential for visitation and interpretation as the starting point for mining in Broken Hill.

Some parts of mining sites have public access and have been developed for public or local community use:

Table 25 : Areas on Mining Leases Used for Community Purposes

Item	Description
Zinc Lakes	A major parkland that also formed part of the greening program. It is now used as a public park.
Ovals at several locations	These remain in public use although infrastructure is ageing and will require significant upgrade and maintenance to continue in use. They are all significant.
Miners Memorial and Kiosk	This is a contemporary site that has an ongoing use.
Bowling Greens	There are several sets of greens on leased land that remain in use. They are significant. It is not known if they will remain in use long-term. They are on the edges of lease areas and are easily accessible.
Tennis Courts	There are several sets of courts on leased land that remain in use. They are significant. It is not known if they will remain in use long-term. They are on the edges of lease areas and are easily accessible.
Lookouts	Block 10 lookout Browns Shaft and lookout (Junction Mine) Both of these locations provide for some interpretation and viewing locations onto mining and former mining sites.

Some former mining sites and buildings have been repurposed, sold, and have new uses. They no longer form part of the mining sites but remain as significant mine elements:

Table 26 : De-accessioned mining sites

Item	Description
Residences	Former mine manager's residence now St Anne's Nursing Home. Former mine manager's residence Proprietary Square. (Figure 6)
Block 10	Former mining area now site of static display and lookout.
O'Neill Fields	Former tailings dam, now playing fields.

To explore how National heritage values may be affected by a proposal the following examples from North Mine have been selected for analysis as they represent different aspects of mining heritage value. There is also a discussion of how changes to the overall form of the Line of Lode may affect National values.



Figure 5 : The relocated Kintore Headframe, now situated opposite the Tourist Information Centre surrounded by campervan and caravan parking areas. Conservation and retention of the headframe is achieved however, the siting of the structure is out of context as it is not related to a mining site. Relocating the item would have allowed it to be saved, conserved and seen by visitors, which is more difficult on active sites but as mining moves towards closure, there will be greater potential to retain structures in situ. Placing the structure within a carpark is a poor heritage response to its significance. Generally, the relocation of elements such as this weakens the heritage values of the City even though in this particular instance it has achieved a reasonable outcome despite the very poor recent works to encapsulate the site with parking. This is an example of how heritage values are not considered by Council when other issues arise and the cumulative effect of decisions is to diminish the value of the City.



Figure 6 : The first mine manager's house in Proprietary Square. The house is heritage listed and is of very high significance. The building is derelict, has mining taking place in close proximity and has recently been given to the Broken Hill Historical Society. It is unlikely that they will be able to conserve and restore the house to a suitable standard due to its very poor condition and the amount of funding and organisation required to achieve a suitable outcome. This places the heritage values of the site at high risk from abandonment and vandalism. The loss or further damage to this building would have a significant impact on national heritage values which are embodied in the building and the nearby remnant BHP chimney (recently conserved).



Figure 7 : Brown's Shaft/Junction Mine above Junction Circle housing. The mine is abandoned and a public lookout with interpretation. It is presently in fair condition but the nature of the buildings and elements will result in long-term deterioration and potential loss unless there is ongoing, consistent and significant investment in the site.

North Mine and No 2 Shaft Mill Building

For the purpose of considering a large example of how remnant mining infrastructure could be looked at, the North Mine No 2 Mill Shaft Building is discussed below. The example is not intended to single out this mine or structure above other structures and the analysis is a general one that can apply across all mining sites and elements. However, No 2 Mill is a very large and now abandoned structure that has major conservation issues, consequently it allows a discussion of most of the issues that are likely to arise across the Line of Lode sites.

The No 2 Shaft Mill Building has been assessed¹⁷ as having exceptional significance. The reasons for attributing this level of significance are sound and are not set out in this discussion. It is sufficient to conclude that within the North Mine lease area there are the following heritage listings (LEP). They are separated into buildings/structures and infrastructure elements. They are also separated into the

¹⁷ Perilya (the operator of North Mine) have been preparing heritage strategies arising from the various conservation management plans for their lease areas and the assessments used derive from those documents. It is noted that at the time of writing this report those plans are preliminary and are only used as a basis for the discussion. Final assessments of significance and management are not determined.

four gradings of significance used in the studies¹⁸ and the condition assessments used by Perilya in its draft 2020 Strategic Heritage Management Assessment:

Table 27 : Assessment of North Mine Significance Elements

Level of Significance	Number of Items - Buildings	Condition of Items - Buildings	Number of Items - Infrastructure	Condition of Items - Infrastructure
Exceptional	1	Poor -1	0	-
High	13	Very Poor - 1 Poor - 2 Fair - 6 Good - 3 Very Good - 1	5	Ruin - 2 Very Poor - 1 Poor - 2
Moderate	4	Ruin - 1 Fair - 2 Good - 1	8	Very Poor - 1 Poor - 3 Fair - 1 Good - 3
Little	0	-	1	Fair - 1
	18	18	13	13

Not surprisingly, the built elements on the site have been assessed as the more significant features. There are no built elements of little significance and only several of moderate significance.

No 2 Mill Building is the only element on the North Mine site that has individual exceptional significance, and it is in poor condition. At this point in time the structure is not accessible due to the risk of injury to visitors from falling fabric; it is a very large building, it was built to accommodate a specific process that is significant, it has not been used for some time, and is not maintained. It could be argued that the building has reached its logical end of life and that the cost of retaining it is likely to be of a magnitude that is difficult to address. It is also a building that will most likely require remediation (due to mining generally and what took place inside it) and is very unlikely to attract a use that could generate funding if any use were to be possible.

However, it is also the most visually dominant building at North Mine and is, with the headframes, a defining structure on the site. It appears to be the largest remaining building along the Line of Lode.

If, for the purpose of discussion, it was proposed to demolish the no 2 Mill Building on the basis of condition, cost of future works to retain it, remediation and difficulty of finding a future use, it is likely that some of the surrounding infrastructure would also be removed as it is of lesser significance, also in poor condition and would be without the context of the Mill building.¹⁹

¹⁸ This refers to the heritage strategy reports being prepared by North Mine (Perilya).

¹⁹ It is noted that this is a hypothetical proposition as there is no proposal to demolish the building.

Of the list of 31 extant heritage items on the North Mine site, there are 14 sites assessed as being in poor or worse condition. They include 1 place of exceptional significance, 8 places of high significance and 5 places of moderate significance.

The management of the balance of the sites then would also need to be considered.

At North Mine there are currently 8 buildings and 1 infrastructure site in fair condition and 6 of those are of high significance. Over time, as all of these items are currently or become redundant, it can be assumed that without significant work they will continue to deteriorate and will fall into worse condition.

At present there are 5 buildings that are in good or very good condition and 1 infrastructure site in good condition. Three of these sites are houses that are in a relatively low risk group as they are adaptable for future use.

If condition and ability to be maintained are key factors for determining what can take place in the future, apart from housing, the only features that are likely to survive longer-term on North Mine are set out in the following table:

Table 28 : North Mine Items in Good Condition

Item	Assessed Significance	Condition of Item
No 3 Shaft Headframe	High	Good
No 3 Loading Station	Moderate	Good
Water tank	Moderate	Good
A tank and shed	Moderate	Good

If the analysis includes places in fair condition the following may remain:

Table 29 : North Mine Items in Fair Condition

Item	Assessed Significance	Condition of Item
No 2 Shaft Headframe	High	Fair
No 2 Shaft Winder House	High	Fair
No 2 Change House and extension	high	Fair
No 2 Mine Ambulance Station	Moderate	Fair
No 3 vent	Moderate	Fair
No 3 Crusher House	Moderate	Fair
No 3 Winder House	Moderate	Fair
No 3 Change House	Moderate	Fair
North Mine Assay Office	Moderate	Fair



Figure 8 : No 2 Headframe and the Mill Building viewed from Browne's Lookout and shaft looking north-east. No 3 Headframe is in the background. Other elements also appear in the photograph. Taken from a popular lookout, where there is interpretation of the view available, the remaining structures provide an impressive mining landscape that contains the last of the major mining buildings and features. The Mill Building dominates the landscape from all directions as illustrated below.



Figure 9 : The north Mine Mill Building and No 2 Headframe viewed from Argent Street where the structures dominate the skyline. Most of this infrastructure is unused and abandoned.



Figure 10 : North Mine with the imposing Mill Building 2 in the centre ground viewed from the north-east on the verge of the Barrier Highway. This view meets visitors as they approach Broken Hill from Sydney.



Figure 11 : A dusk view, also from the verge of the Barrier Highway, where the structures, backlit and illuminated create striking forms on the horizon.

As there is a low correlation between significance and condition, decisions made on a single or even several factors will inevitably result in a random loss of heritage values.

Apart from assessing the major building on the site, a strategy that addresses the matrix of issues from significance to condition and cost is important to avoid the accidental loss of elements through collapse or decisions being made in reaction to urgent events.

The factors that need to be considered in making determinations about what should happen to any significant piece of infrastructure or building are quite complex as they have to address:

- i. specific issues about each place or item,
- ii. the relationship and grouping of places and items that contributes to their significance,
- iii. other issues such as remediation requirements,
- iv. who will manage the sites and elements into the future?
- v. how will the sites/buildings be used?
- vi. how will maintenance and the sites generally be funded?

There are also a number of thresholds that could be adopted in relation to significance:

- i. should everything be retained irrespective of cost and future use?
- ii. what is the minimum retention of buildings/features that needs to take place to retain the National heritage values of the site?
- iii. can parts of buildings or elements be retained rather than whole structures, and would this satisfy significance retention?
- iv. should the focus be on only the most significant elements, irrespective of condition?
- v. should the focus be on the key groups of buildings to maintain a context rather than have isolated items within a remediated landscape?

These are theoretical thresholds and as significance, use and condition do not align on almost any element of the sites, there then must be a matrix that provides a framework on which to base decision making.

For the purpose of this analysis it is assumed that every identified element and building could be retained provided sufficient funds were allocated to undertake whatever works were necessary to conserve each place. Funding is a key consideration, but should not be the determinative consideration when looking at theoretical models on how to retain National heritage values.

It is noted that on the CBH site that one of the headframe structures that was at risk of failure was stabilised using grant funding. This had two significant outcomes, firstly it allowed the head frame, a significant built feature of the site, to be retained so that it can be potentially incorporated into the longer-term remediation and interpretation of the site and it established a basis that could apply over time for future funding of key actions.

While grant funding is important and allows significant elements to be retained, without a long-term strategy on how to manage and maintain these assets, it could be at risk of simply being a delaying process for later decision to remove items.

Generally, funding assistance is easier to obtain when it forms part of a clear strategy with time frames, costings and identified outcomes.

The North Mine site, putting aside the residences, falls into three zones around the three shafts.

Shaft 1 Area

This is a ruin site with the remnants of the early structures. It is likely to remain as a ruin.

Shaft 2 Area

Shaft 2 contains the head frame, winding house, no. 2 mill and a range of smaller elements.

The area is redundant and has no working areas or structures.

The head frame, winding house, and mill are the key visual elements within the landscape. Other elements provide a context and demonstrate the complexity of mining sites.

The group of features has significance.

Individual elements have varying relative significance.

Shaft 3 Area

This is the newest of the mines on the site and the most robust in construction. The mine structures are becoming redundant but some buildings and infrastructure will remain in use until the site closes.

The group focusses around the head frame and winding house but includes offices and amenities which are buildings that may have future uses as they are not specific mine buildings.

The group of features has significance.

It would appear feasible to manage the whole site as an entity, but also to manage each of the three areas as self-contained precincts - making decisions initially on a precinct basis using information about individual items, and then ensuring that the whole site retains its visual form and identity even if some elements were to be removed.

As noted, this is a theoretical look at the sites and is not intended to provide specific guidance on any element, however it highlights the complexity of issues and the high potential impact on National heritage values if site features are lost.

Ruination

There are a range of possible actions between restoration of a place and its removal and loss. If the absolutes of full restoration or complete loss are the 0 and 100 percentiles, various actions can be considered and assessed on a relative basis on a scale between them.

Many of the buildings and site features at North Mine will not have a future use except interpretation. The exceptions are the administration and staff buildings and possibly some of the sheds, tanks and other reusable infrastructure.

The concept of ruination is the selective retention and removal of parts of a place to create a managed ruin that forms part of the interpretation of the site. Where most ruins are the result of neglect and time, this is a selective process that creates an 'instant ruin'. Where costs of retention are high, ruination can offer a cost-effective and high-interpretation value outcome. As many of the mining sites are in various states of ruin at present, this approach allows the more evocative nature of the Line of Lode to remain while managing the whole of the place. For the purpose of this analysis matters such as remediation are not considered however, they do need to be addressed as part of a complete understanding of an industrial site.

For elements and features that do not have a future use, the options between the two extremes that may be viable include:

- i Stabilisation of the element in its current form.
 - this would require a program of sufficient maintenance to retain that form into the future
 - there would need to be funding allocations to undertake required maintenance
- ii Partial demolition to retain aspects of the element of greatest significance.
 - this would require a detailed analysis to understand how the element can be interpreted without the whole feature being in place
 - there is an initial cost in the work and some ongoing commitment to maintain the remaining aspects of the place into the future
- iii Establishing the item as a managed ruin.
 - this may involve substantial removal of fabric and in particular failing fabric and the retention of the elements that have a longer-term potential to remain in situ with limited future works
 - this is likely to apply to masonry features in particular or elements that are quite robust in their materiality
- iv Interpret the element as part of a new use within, say, a park or reserve setting with applied interpretation.
 - this would be subject to a detailed study of how to interpret the element and place
 - it may involve reuse of material
- v Allow focus and funding to be allocated to key sites rather than spread across all sites.
 - it is unlikely that a realistic outcome of mine closure will be the retention of all remaining significant infrastructure consequently, making strategic decisions early in the process on how and where funds will be spent, and as a result how to manage the balance of features, is an essential process to retain significance.

Example

At a purely aesthetic and visual level the two headframes (2 and 3), their winder houses and the No. 2 mill are the defining elements of North Mine as viewed from the public view-points and lookouts. Without them the site would be difficult to understand as a mining site or even to see as having built elements.

If a strategic decision were made (conjectural) that these were the most important elements to retain and should attract the majority of funding that may be available, there would remain significant issues of how to achieve the heritage outcome that was desired.

Head frames are difficult structures to retain. They require high levels of maintenance and become unstable quite quickly after use ceases. There would need to be a considerable financial commitment to achieve a long-term outcome.

No. 2 mill appears to be in an unrecoverable state, even with substantial funding. However, the scale and form of the building is significant. It may be possible to undertake selective removal of fabric and retain the building as a ruin, even though a light-weight structure.

Without determining how this may take place in detail, the scale and form of the building may be possible to retain in the context of the headframe and winding house. If dangerous fabric is removed and remediation takes place, the remnant structure may form part of a setting that is evocative and interpretive. This would be in the form of a managed ruin.

6.1.3 Summary

The most important aspects to retain significance on the Line of Lode are:

- i. Making all decisions in relation to the overall values of the Line of Lode across all mining sites;
- ii. Retaining the key individual elements (in forms determined through strategic planning) irrespective of their current condition;
- iii. Retaining a significant number of individual elements to provide a strong visual representation of mining along the Line of Lode;
- iv. Retaining key groups of structures and features;
- v. Identifying across all mining sites strategic areas for funding;
- vi. Identifying across all mining sites elements that can be considered for partial demolition, ruination, or in some cases removal; and
- vii. Developing a comprehensive funding model to allow the above to take place.

6.2 Residential Sites

Broken Hill accommodated around 30,000 people at its height. The accommodation varied from substantial houses, housing provided by the mines, simple worker housing, boarding houses, makeshift houses and early camps. Housing was also relocated, a considerable amount from Silverton as Broken Hill overtook that town and Silverton went into decline.

The town developed in three distinct residential areas defined by the Line of Lode and the Silverton Tramway:

- i. Broken Hill, north of the town centre
- ii. Broken Hill South
- iii. Railway Town

Areas could be further broken down into housing types based on topography, views, aspect etc.

Solomon²⁰, in his 1988 book on Broken Hill, mapped the early development of the town, showing on an overlay plan the occupied areas in 1886 and then in 1888. That drawing is below at figure 13. It demonstrates the rapid increase in development in the city as mining took hold. The illustration also overlays the Solomon plan with the present heritage conservation areas (HCA's). It illustrates that while the residential HCAs capture a range of housing periods and types, they do not include much of the first settled areas with only the northern portion of Railwaytown having any significant overlap.

There are two residential heritage conservation areas (North Broken Hill and Railwaytown) and the Patton Street town centre HCA extends over mining housing areas. General housing in South Broken Hill is not recognised by any form of heritage listing.

²⁰ Solomon RJ, *The Richest Lode Broken Hill 1883-1988*

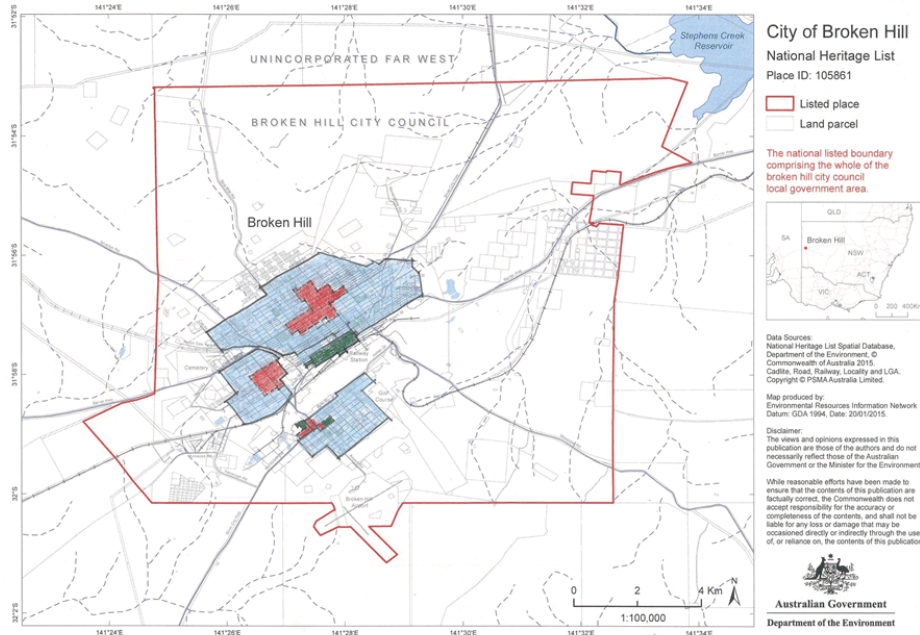


Figure 12 : The National Heritage Listing Map overlaid with the three residential areas in Broken Hill (light blue) and the three heritage conservation areas (red) and the commercial heritage conservation areas (green).

The HCA residential areas have broad protection for principally streetscape values²¹. There are effectively no heritage controls on significant interiors. The Broken Hill Development Control Plan interestingly does not specifically address heritage conservation areas under a separate set of controls however, it does include them in the objectives with later clauses applying to both items and areas. This is not the form of DCP used in most NSW Council areas. The DCP sets out:

Objectives

1. To conserve items of environmental heritage and maintain appropriate settings and views.
2. To retain evidence of historic themes of development evident in Broken Hill through the proper care and maintenance of individual items of environmental heritage and Heritage Conservation Areas.

²¹ This is defined in the heritage provisions of the Broken Hill LEP section 5.10. Objectives: The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Broken Hill,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.

3. To provide guidelines for alterations and additions which complement and do not detract from the heritage significance of individually listed heritage items and Heritage Conservation Areas.
4. To protect those items and areas of value to the local community.
5. To encourage new development which complements existing heritage items and Conservation Areas in a current day context.

CITY OF BROKEN HILL

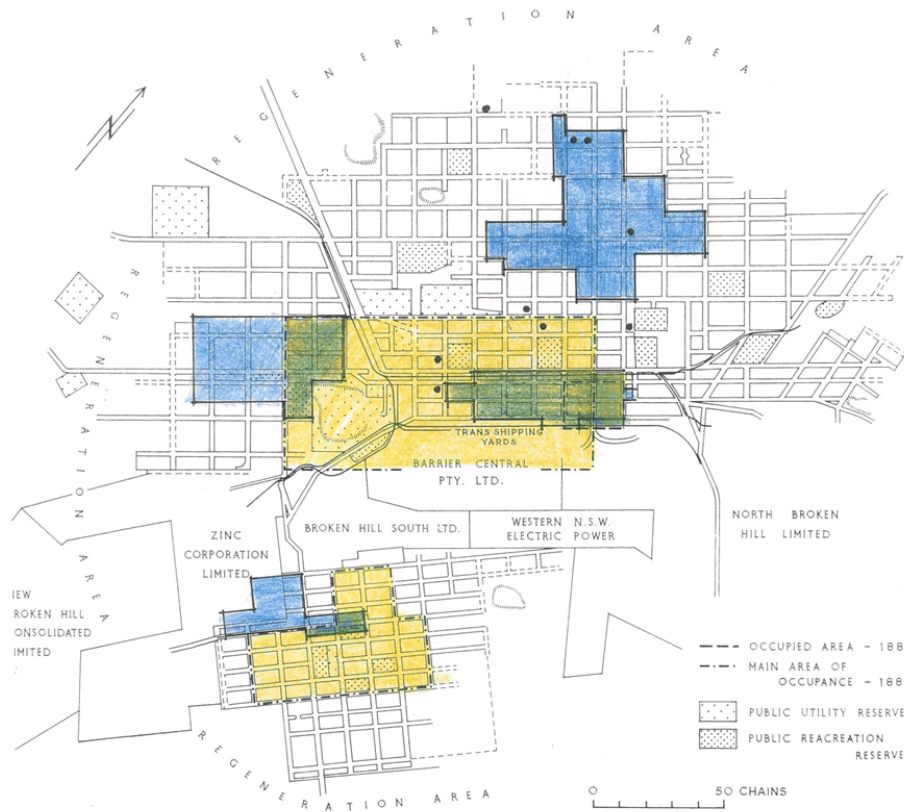


Figure 13 : Solomon drawing showing 1886 and 1888 main settled areas drawn on a council 1950s town plan. The plan drawing key shows the occupied areas at 1886 and 1888.

The coloured overlays are:

Yellow - 1886 and 1888 built up areas;

Blue - HCA's outside the built up areas;

Green - HCA areas that overlap the built up areas;

Black dots are LEP private house heritage listings (excluding mining, education, police etc). Davies overlaid on Solomon.

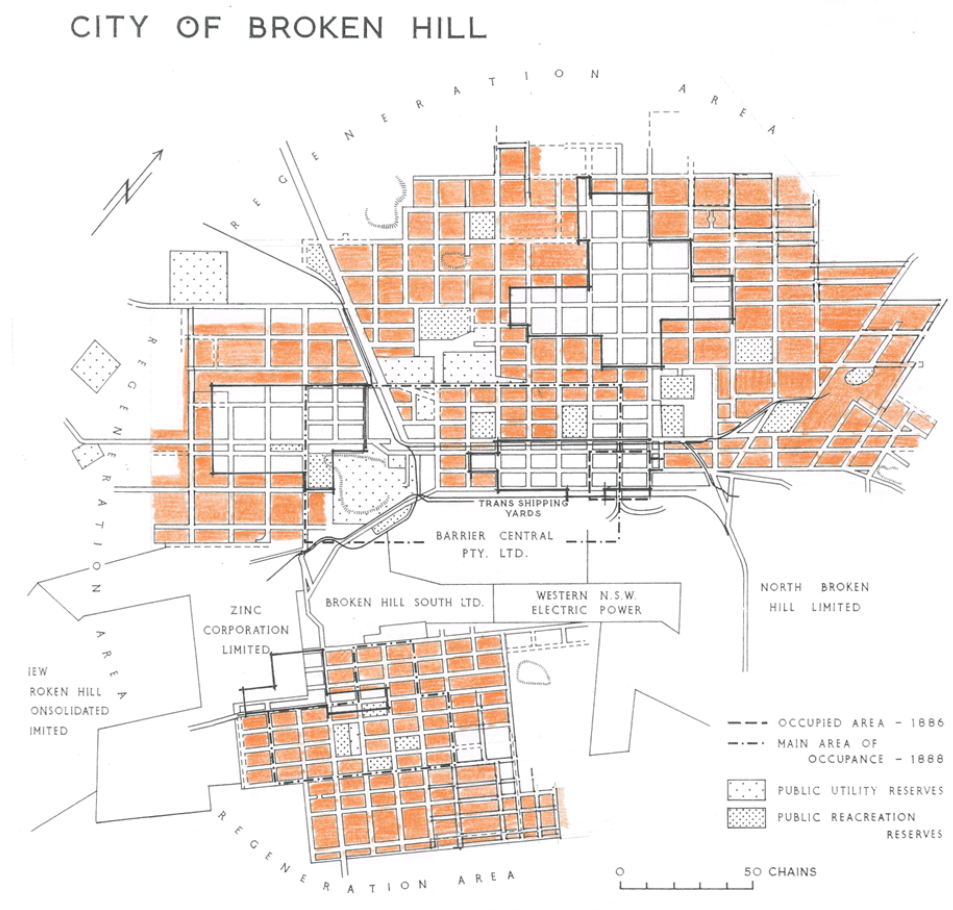


Figure 14 : Overlay of the Solomon map showing the residential areas of the City that are not covered by the residential character controls in the DCP. Paul Davies over Solomon using 1950s town plan as housing generally since the 1950 period is of less heritage significance. Also note the dotted areas that Solomon noted as the early residential areas that are also not included in any current controls. The Solomon plan does not show residential development areas since the 1950s.

Objective 1 is limited to heritage items and their setting and views.

Objective 2 relates both items and precincts to historic themes focussing on care and maintenance of places.

Objective 3 relates to design guidelines for work to items and precincts.

Objective 4 is a broad objective that does not necessarily relate to the LEP heritage listings. If an item or 'area'²² is important it would have to be included in the LEP schedules to be protected or managed under the DCP controls as they are written.

Objective 5 addresses development around heritage items and within HCA's. The reference to a 'current day context' is unclear and probably refers to using contemporary design in contrast to replica styles and forms.

It would be desirable to provide discrete controls for heritage conservation areas in contrast to heritage items so that there is a clear understanding of the different types of listing and the different reasons for listing under each category

6.2.1 .HCA's and Heritage Items

The interface of the central commercial and residential precincts to the north-west, beyond Beryl Street is now blurred through the inevitable creep of commercial uses into the edges of residential land. However, the area between Beryl Street and Chapple/Lane Streets contains a range of the earliest dwellings in the City (refer to Solomon) and they have neither specific nor general heritage protection or recognition. Solomon correctly notes that his drawing is indicative, that not all the mapped areas were fully occupied, and that there was development beyond those areas, it does however, represent the major pattern of growth in the city. This can also be seen in early photographs of the township where small-scale residences extend well outside the mapped area.

The town continued to grow out from the 1888 mapped areas and by early in the twentieth century, apart from the edges of the city that developed in the later part of the twentieth century, the residential areas were largely in place if not completely taken up. This included the large residential heritage conservation area to the north of the city centre.

After the mining booms (up to the 1930s) further residential development took place around the periphery of the city particularly to the north in new subdivisions. While some infill development took place, most newer development was situated around the edges of the City.

It is not clear how the current HCA's were mapped and what precise values they were intended to capture. They include the more major areas of housing and they are reasonably consistent²³ but the mapped precincts exclude large areas of early and significant housing.

The Broken Hill LEP heritage schedule includes 24 residential sites (some with a number of dwellings); they are with reference to each residential area and noting mining housing as a sub-group:

²² The term 'area' is not one used in the LEP and does not have a definition. It appears not to be the same as a precinct or HCA as that terminology would have been used, consequently it appears to be places, other than those listed, that the community may value. However, there is no protection or control under heritage that can be applied.

²³ Consistency refers to the high number of contributory buildings within the precincts and not the particular style or period of buildings.

Table 30 : Analysis of LEP Residential Heritage Items

Location	Number of residential listings	Substantial houses	Worker housing	Mining Housing
Broken Hill	17	10 - 7 general - 2 police houses - 1 bishops house	1 - Terrace housing	6 - Proprietary Square: 2 separate listings - Bachelor's quarters - Junction Circle - North Mine housing - North Mine
Broken Hill South	6	0	0	6 - St Annes - former mine managers residence - South Mine housing - South Mine housing - South Mine housing - Westside Drive housing - 136 Eyre St staff residence
RailwayTown	1	0	1 - Tramway housing group	0

While there are many more individual residential properties that have specific heritage value than are presently listed, a revised schedule of places would still only provide examples of the best, the unusual, use of key materials, the original, etc. The National listing places priority on the collective value of housing and its relationship to the phases of development, remoteness, ingenuity in use of construction and materials, typologies of housing, location of different housing types, and the inter-relationship of buildings, sites and details such as fences and sheds that provide the character that is recognised in the listing.

The two residential heritage precincts come closest to setting out those values and providing a framework for management. However, the precinct boundaries require review to ensure they include the range of values, particularly in relation to early residential development that characterises the City.

6.2.2 Discussion on Residential Heritage Significance

The residential buildings in Broken Hill are unique. Their collective value with regard to National heritage values is exceptional. However, very few residential buildings are heritage listed (on the LEP or SHR) and the precincts, while sound, do not cover the range of buildings that are significant nor do they reflect the phases and historic development of subdivisions and development. Residential buildings are hugely under-represented in current heritage listings for the City.

There has been some sound analysis of residential buildings, but little has translated into heritage listings. There is also good guidance material on how to work with existing residential buildings and how to design infill buildings, but only in relation to the heritage conservation areas. The guidelines do not apply beyond those boundaries and consequently most residential buildings within the City have no controls in relation to heritage or context.

The issues to be considered are:

- i. Which buildings are significant?
- ii. Why are they significant?
- iii. What is different about the residential buildings in Broken Hill to other places?
- iv. As most of the residential buildings have evolved, sometimes greatly, what is their significant form?
- v. Given the number of buildings and the range of building types, should they be protected and, if they should, how should they be protected?

Broken Hill retains an extraordinary layering of residential buildings from first settlement of the mining camp to the present day. Apart from several notable exceptions, the significant period of residential development was from 1885 to the 1930s with a range of styles and typologies across the city. This 50 year period is what sets Broken Hill apart from other mining and, to a lesser extent, rural centres as many of the early buildings remain where many mining settlements were short-lived and either did not have the range of residential buildings seen in Broken Hill or the buildings disappeared as mining ceased. Another key aspect of many of the Broken Hill buildings is the range of changes and additions that have taken place, particularly to the more modest residential buildings.

The following list sets out the more important values related to housing in Broken Hill that have attracted National heritage value:

- i. early miners houses evident from 1885 onwards and remaining today;
- ii. relocated housing from Silverton and elsewhere;
- iii. mine management housing, often early in date and substantial;
- iv. mine workers housing provided by the mines from various periods;
- v. substantial housing, often with gardens, related to significant local business people;
- vi. the influence of Adelaide in the design of residential buildings;
- vii. the reliance on innovation in making housing liveable over time;
- viii. the use of recovered materials and materials from the mines in adding to and adapting housing;
- ix. the longevity of housing, almost no early mining towns survive to the extent that Broken Hill has and it retains large numbers of early residences, now enlarged and adapted, but still legible as early residences;
- x. the changes in subdivision layouts, how re-subdivision took place over time;
- xi. the layering of change seen in many of the early houses with the addition of elements such as verandahs, wings, new cladding, air conditioning, etc.;
- xii. the effect of topography on the location of housing types and how residences were site on specific sites.

There is no other mining town in Australia that has retained its residential infrastructure for such a long period (135 years) with such a high level of integrity.

What is exceptional in Broken Hill is that so many early dwellings survive and are readable in the streetscape as early buildings. This is rare and exceptional and is a core character of the City.

But it is not only early dwellings, most dwellings over the first 50 years of the city's history remain, some in extraordinarily intact form. There is unlikely to be any place in Australia that exhibits this level of early building retention and use. There are also a range of later buildings that add to the layering and significance and demonstrate the ongoing prosperity of the town.

But, at the same time, most of the buildings are quite ordinary, they do not stand out, they are not exemplars and they would not meet most of the criteria in a Sydney or Adelaide suburban heritage study as heritage items for their individual value. If an observer randomly selects a cottage that has an early construction date it is unlikely to attract particular attention as it will not demonstrate any of the features that would usually attract attention in relation to heritage listing. It probably does not have a high level of integrity, it will without doubt be altered or adapted, it will be extended (as most houses were only 1 or 2 rooms when built), it will be improved (probably a new verandah structure, possibly new cladding, rear additions, air conditioning), and it will have site improvements such as fences and gardens and sheds.

It is then the collective value of all these elements combined with the range of early buildings that remain that provides such an evocative and significant residential heritage.



Figure 15 : 1887 photo of the township taken from the Line of Lode showing the apparently random spread of small dwellings with the form of Argent Street in the foreground and Iodide Street extending into the distance. This photograph captures the historic focus of the town and its core structure. The extent of building within 2 years of the discovery of silver is pronounced. It can be seen that the majority of residences are one and two room. BHP image 66.



Figure 16 : Dwellings in 1888 showing more detail of the type of buildings being erected. Note in the foreground a tent and a partially complete stone dwelling with a range of stone and timber/iron buildings beyond. Roof forms vary from skillion to hipped to gabled. BH 280



Figure 17 : A clear photo looking along one of the wide streets (Argent Street) showing the arrangement of simple dwellings. BH 280.

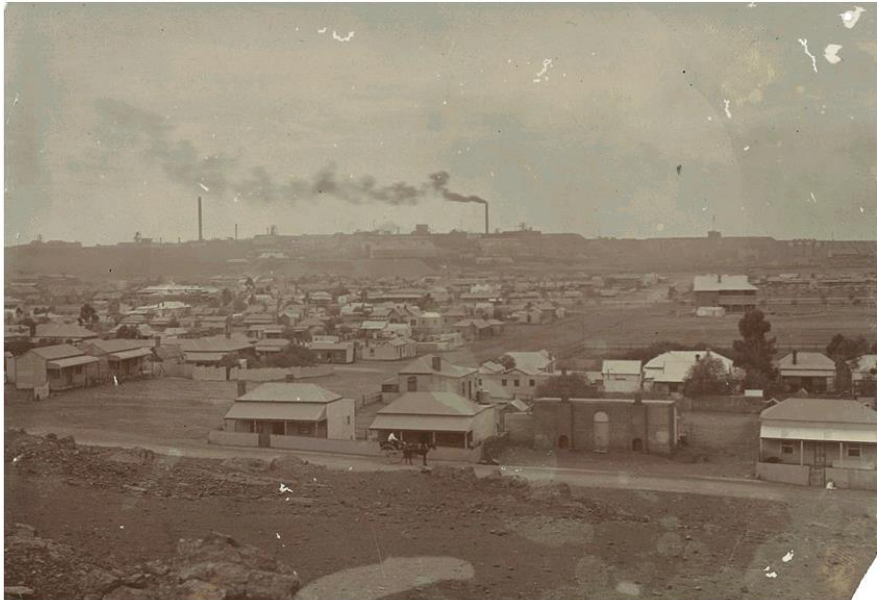


Figure 18 : View towards the Line of Lode from Mica Street near Kaolin Street. Many dwellings have had verandahs added to their early unadorned rectilinear forms. BH 286.

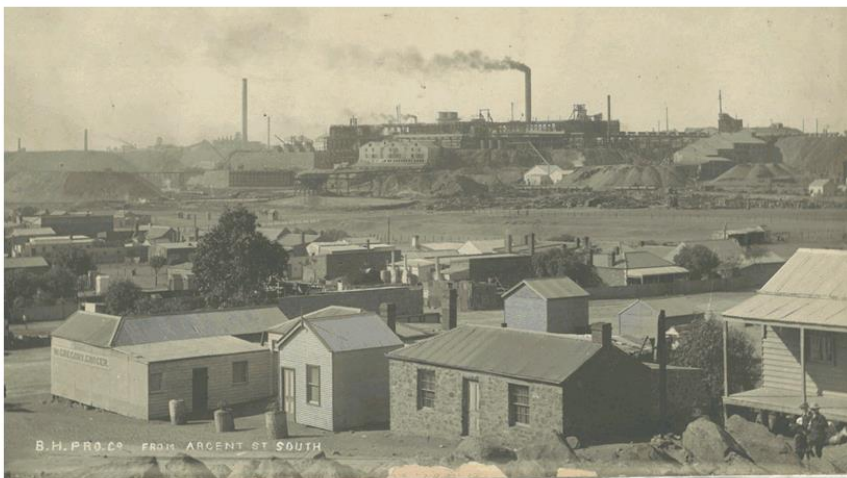


Figure 19 : View to the Central Mine from Argent Street at south end c 1880s. BHP



Figure 20 : Similar view to above photo 2019, the cottage in the foreground remains.



Figure 21 : A view down a rear lane from a hilltop illustrating the effect of topography on the layout of the city.

6.2.3 Discussion

Considering the six questions posed earlier in relation to residential development:

i Which buildings are significant?

All residential buildings built between 1884 and the Second World War are significant. They may vary in levels of significance, which will inform how each place should be managed in the future, but they are all significant. This arises from the key operational period of the mines and the development of the City that, with several notable exceptions, was largely in place by the late 1930's.

Residential buildings outside this time period may also be significant but this would be recognised by an individual heritage listing, or as part of a precinct where the values of the building or a group of buildings are identified.

It is difficult however, to include every building as some form of heritage place. It is necessary to identify the key highest value places as heritage items to ensure that the most significant values are managed carefully. It is then necessary to map residential heritage precincts carefully to capture the broad range of places that contribute to National values. It is also necessary to establish guidelines to assist in the management of those values. Precinct listing is the most effective way to manage the broad values of the City.

ii Why are they significant?

Significance, at all levels including National values, resides in the collective value of early residences and how they demonstrate the development of Broken Hill as a mining town. Early town photos show what at first appears a quite random arrangement of tents, shacks, and small cottages, but quickly forms a town grid of development. The grid layout of the town is established early and remains today; extant cottages can be easily identified from early photos, giving a clear understanding of the structure and development of the City.

iii What is different about the residential buildings in Broken Hill to other places?

Many dwellings demonstrate their early construction and form, others an adapted form. The evolution of the buildings is clear and observable in the majority of residential streets.

There has been a relatively low level of loss of significant residential buildings. While this is not rare, as whole suburbs of dwellings from particular periods remain in major cities, it is rare in that most of the building stock is very modest.

The buildings, as noted earlier, use a consistent palette of materials - mostly freestone and iron with some brick - that even with changes gives a homogeneity to the character of the city.

There has also been a repeated pattern of adding to and adapting small residences in contrast to large scale replacement of buildings. While there are a number of buildings that have replaced earlier simple structures, a very large number of early cottages remain.

iv As most of the residential buildings have evolved, sometimes greatly, what is their significant form?

Most heritage listings look for integrity of form and detail to an original or early state. Sometimes, changes are significant, particularly if they relate to a significant intervention or phase of development. While this is a sound approach for the more major residential buildings of Broken Hill, the more modest houses almost without exception have additions, often much larger than the original dwelling. The additions are significant as they tell the story of the growth of the town and

the adaptation that was needed to accommodate families and growing aspirations. Some houses were removed and replaced but most have been adapted, often using materials that were locally available, often second-hand, and often from the mines.

The heritage value of the residential buildings, with a few exceptions, is the form in which these buildings are now found.

v Given the number of buildings and the range of residential building types, how should they be protected?

The recognition and protection of residential buildings is the most difficult area to consider as this group of places makes up the largest group of buildings in the City, they are largely individually owned and planning for residential properties is the most fraught of planning matters. However, they are a critical element of the National heritage value of Broken Hill and have to be considered in relation to their National value.

The two basic levels of heritage protection are heritage items in the LEP and being within an LEP heritage precinct. It is unrealistic to consider any action by the NSW Heritage Council in relation to listings, no matter how significant, as the concept of State listings has almost ceased within NSW as reflected in the very low number of heritage listings within Broken Hill. Individual National listings are not appropriate for most residential buildings.

It would appear if local listings correctly and comprehensively address the National values of the City as well as local matters and there is a framework for referral on matters of National interest if that were required, that there is no need for any additional residential listings at either State or National level. This is a pragmatic approach but recognises that neither the State or Commonwealth have any real ability to operate in the local setting with regard to most heritage issues.

Consequently, the key factors in protecting National (and other) heritage values in relation to residential values but also with regard to all other aspects of heritage value are:

- i. Ensuring that local LEP heritage listings (individual items and precincts) are thorough and comprehensive, that they reflect National (and State where appropriate) heritage values, and that they are clearly articulated within the framework of National values;
- ii. Providing advice, guidelines, and information to the community and council (as the consent authority for most applications for works) to improve the understanding of what heritage value is, why it matters, and why Broken Hill is a National Heritage Item;
- iii. Developing protocols at local Council level to identify National values and when a proposal may impact those values;
- iv. Establishing a clear referral path that is understood and is functional to initially test proposals for National referral and then, if warranted, to make an application for consent.
- v. Setting out thresholds within Council that ensure that Council actions always place the consideration of national heritage values as a high priority in any assessment of any proposal.

There is a persuasive argument that suggests all of the residential buildings discussed above are of high heritage significance as they collectively create the 'sense of place' that demonstrates the history of Broken Hill. It is the large number of similar places that contributes to this heritage value. This tells the story of the scale of mining and of the City.

The following illustrations demonstrate different forms of residential building within the City. They do not cover all typologies and provided to demonstrate the range of residential buildings that exist



Figure 22 : A largely original miner's cottage, now in poor condition, without any substantial upgrade or external change. The housing stock of the City is widely varied but retains a very high level of early buildings that remain readable even though many have been altered. It is not heritage listed nor within a heritage precinct.



Figure 23 : A typical early timber residence with a later 'grand' verandah added. It is not heritage listed nor within a heritage precinct.



Figure 24 : An early (1880's) stone residence that has had additions of a shop (early twentieth century adapted later twentieth century) and a garage late twentieth century) in a prominent corner position. It is not heritage listed nor within a heritage precinct.



Figure 25 : A group of modest cottages showing the range of styles, materials, additions and changes that take place across the City. They are not heritage listed nor within a heritage precinct.



Figure 26 : A row of 6 terrace style houses (forming part of a larger complex in three streets). This form of housing is rare in the City with only a few examples. LEP Heritage Item as a group, noting that the other adjoining examples are not heritage listed.



Figure 27 : A relocated Bank building from Silverton, rebuilt as a residence in Williams Street. Not heritage listed but within a heritage precinct.



Figure 28 : A modest but well-detailed house with return verandah in North Broken Hill. The building is not heritage listed nor within a heritage precinct.



Figure 29 : Group of small cottages with relatively little change but showing the range of incremental changes that typify the residential areas of much of the City. The buildings are not items or located within a heritage conservation area.



Figure 30 : A substantial house in William Street with fine detailing, a significant setting and the addition of well-detailed verandah base and fence. Not heritage listed but within a heritage precinct.



Figure 31 : A more major house located on a corner with views across the town to the Line of Lode. This represents a grander form of housing usually located with aspect and outlook. The building is an LEP heritage item and is not in a precinct.



Figure 32 : The first mine managers house in Proprietary Square (1885). The house is heritage listed and is of very high significance, possibly the most significant house remaining in Broken Hill. The building is derelict, has mining taking place in close proximity and has recently been given to the Broken Hill Historical Society. It is unlikely that they will be able to conserve and restore the house to a suitable standard due to its very poor condition. This places the heritage values of the site at high risk from abandonment and vandalism. The loss or further damage to this building would have a significant impact on National heritage values which are embodied in the building and the nearby remnant BHP chimney (recently conserved). This is a residential building that could have individual National heritage significance.



Figure 33 : Early corner house in elevated location. It is not heritage listed or within a precinct.

6.3 Commercial Sites

The historic commercial centre of Broken Hill is Argent Street²⁴. The street became the centre of commerce and retail very quickly, within a couple of years of the mines opening and has remained the focal point of the City until recently. The construction of two shopping malls between the City Centre and Railwaytown saw a significant decline in the activity and viability of the City Centre. A similar decline was seen in the Patton Street shops in south Broken Hill after the closure of the local supermarket and also the shops in Railwaytown that are in close proximity to the two shopping malls. All three traditional retail/commercial areas now struggle to survive as a result of poor planning decisions.²⁵

South Broken Hill and Railwaytown centres, with several smaller local centres that are discussed later, are important, but it has been Argent Street that has been the focus of the City since inception. This is evidenced by the high quality of buildings, the superb streetscapes, the variety of retail and commercial buildings, the number of hotels and civic buildings and the visibility of the precinct in books, photographs, paintings etc. A simple ‘pub test’ is to name an iconic feature of Broken Hill and it is likely to be either the desert, the Line of Lode (which overshadows Argent Street) or a building such as the Palace Hotel or the Town Hall façade that are in Argent Street.

²⁴ Argent Street refers to both Argent Street and the Argent Street heritage precinct which extends a block to either side of Argent Street and from Garnet Street to Iodide Street.

²⁵ The significant shifts in use of the main block are:

- the large increase in vacant tenancies indicating the slow decline of the main street and reliance on other centres and on-line shopping;
- the decline in food supply with large supermarkets being developed on the fringes of the City
- a decline in hotels; and
- an increase in government, commercial and medical uses as retail uses reduce.

The overall shift is one from a vibrant retail focus to a provision of service tenancies.

There is no doubt that the Argent Street Precinct as an entity is one of the two or three most iconic elements of Broken Hill and is core to National Heritage values.

Until the 1980s, the Argent Street Central Precinct would have seemed unassailable in its central role in the life of the City, but even at that time there were signs of decline²⁶.

A National heritage value is the centrality of the Argent Street Precinct to the city, its direct and constant relationship to the Line of Lode - the grid layout of the city being determined by the alignment of mining leases - and the proximity of mining to the commercial heart of the City that juxtaposes two of the major City themes.

It is not difficult to define the City core as an element of National significance within the broader city. It is also possible to identify key places or buildings of specific National heritage value.

It is more difficult to define the edges of the Precinct and there is a risk of excluding places that are not as iconic as the Post Office or the Palace Hotel but which are essential elements of the commercial/retail core of the City. It would be wise to establish a broad City Precinct that captures as many National heritage values as possible.

Other retail areas, which are not iconic and do not have the spectacular range of places that Argent Street has, are also potentially of National significance, not for any specific place but for their ability to demonstrate a way of life in a major mining town that relied on local communities, shops, churches, businesses and transport to function. There is no other place in Australia of the remoteness and scale of Broken Hill that has had to create such a complex and complete social network of small communities, all within a single town (not a city until recently) that relied on local facilities as well as being part of a venture that was of National importance.²⁷

Since 1884, Broken Hill has been of National significance. That has never been in doubt. Broken Hill has achieved way beyond any expectations and has created wealth and industry that has placed Australia in an enviable world position. It is the only major mining venture to remain in the country after 135 years of mining²⁸.

There are numerous historic mining sites in Australia that have risen and fallen and mostly disappeared. Broken Hill remains and although mining on the Line of Lode is finally coming to an end (possibly in another 15 years), the place has managed to redefine itself and will have a future post-mining. This is rare in such a remote and difficult location and demonstrates the depth of the cultural, social and economic heritage of the City.

Significant commercial sites include the range of small and large enterprises that supported the growth of mining in the City over its history. They range from significant commercial ventures, the use of mining infrastructure to improve community places, commercial support businesses to small operations providing for local communities. They may not individually be of high heritage significance, but collectively they are a defining element of the National values of Broken Hill,

²⁶ Solomon details the changes in Argent Street in some detail.

²⁷ Broken Hill has been of National importance or significance since the discovery of silver in 1884, this is evident from its history and the role it has played in establishing Australia as a major mining and mineral export nation. The National heritage listing has articulated this significance clearly and placed it within a legislative framework, but the National listing has not created National significance. The National listing has recognised the National significance that already existed.

²⁸ Noting that Kalgoorlie has a slightly shorter history.

particularly in reflecting a social framework that arose initially from need and developed through Unionism and social welfare actions.

Broken Hill is a place of bespoke solutions. In the built area this can be seen in elements such as: gates; fences; signs; bus shelters; lighting; civic improvements; stormwater drainage; use of recovered materials; etc. It can also be seen in the community structure of the City with the extraordinary rise of Unionism and the various societies and organisations to provide for the welfare and social needs of a large working class community. In Broken Hill the minutiae is as important as the iconic.

If the minutiae is not protected and celebrated, the iconic risks becoming no better than a theme park where concepts are dumbed down and presented as 'selective cultural tourism'. Currently, the experience of Broken Hill (if a visitor takes time to look) is of a place that is iconic on the one hand but, more importantly, is an amalgam of the efforts of thousands of residents, businesses, council workers, and mine employees to create a society and cultural life where the City should not, by rights, take place.

There has been a long-term and coordinated program within the city to recover the significance of Argent Street and surrounding areas (in particular). There has been a focus on reinstating missing verandahs that characterised the street, ensuring that additions and new buildings in the City Centre are designed in response to heritage values, repurposing buildings such as the former Sully's Emporium for new cultural uses (the regional art gallery) and looking at main street improvements to activate the city centre. This has had a significant impact on the character and quality of the City and has undoubtedly contributed to the ongoing life of the City Centre however, even though it has achieved a lot, it has not prevented a gradual decline in retail and commercial activity and a significant shift in the type of retail activity that takes place in the City.

Solomon in his study of Broken Hill in 1986-7 looked at the changes in occupancy and use in a section of Argent comparing the 1910 and 1932 land user surveys with the situation in 1986-7. Comparison of that analysis with the same section of Argent Street (Oxide to Chloride Streets) at the end of 2019/2020 shows a change in retail use from a mix of essential retail to peripheral retail uses.

The following table shows a summary of the changes from 1932 to 1987 to 2020.

Table 31 : Argent Street Analysis of Retail and Commercial Use

Use	1932 (Solomon)	%	1987 (Solomon)	%	2020	%
Vacant	2	3%	5	7%	13	17.5%
Clothing/shoes/haberdashery	9	14%	16	22.5%	10	13.5%
Medical/dental/chemist	5	7.5%	7	10%	7	9.5%
Specialist Retail	8	12%	9	12.5%	6	8%
Office/Commercial	2	3%	1	1.5%	6	8%
Government/Institutional	1	1.5%	4	6%	6	8%
Café/restaurant	4	6%	6	8.5%	5	6.75%
Gifts/Interiors (draper)	8	12%	5	7%	5	6.75%

Use	1932 (Solomon)	%	1987 (Solomon)	%	2020	%
Hair/beauty	4	6%	4	6%	5	6.75%
Hotel/accommodation/Club	7	10.75%	3	4.5%	3	4%
Real Estate	1	1.5%	2	3%	2	2.5%
Entertainment (not hotel)	1	1.5%	2	3%	1	1.25%
Newsagent/bookstore	1	1.5%	2	3%	1	1.25%
Industrial	1	1.5%	1	1.5%	1	1.25%
Florist	0	0%	1	1.5%	1	1.25%
Union	0	0%	1	1.5%	1	1.25%
Bank	2	3%	3	4.5%	1	1.25%
Grocer/food/butcher	15	23%	2	3%	0	0%
Supermarket	0	0%	1	1.5%	0	0%

The highlighted areas show shifts in occupancy, green indicating an increase and blue a decrease. Changes are only indicated where there is shift that is significant.

The noticeable changes are the decline in food outlets, the increase in vacancies and the shift to commercial and government tenancies. There has also been a decline in banks and accommodation. Without food stores, the main street quickly loses its day to day shopping value and ceases to be a main street.

The obvious decline of Argent Street (and the other small centres) results in a shift in the focus of the City and a need to add new uses and activities that allow the exceptional value of the built environment, apart from the social setting of the City, to be maintained. This is a core heritage issue as buildings are only maintained and conserved when they have viable and vibrant uses. The decline of the City centre has the potential to adversely impact National heritage values.

6.4 Hotels

The following analysis and discussion looks at the hotels of Broken Hill. The analysis is based on a list of hotels built up to 1900 in the city prepared by Solomon²⁹ in his 1986 analysis of the City. The heritage listings and typology are added as part of this study.

²⁹ Solomon cites a range of sources for this information.

Table 32 : An Analysis of Hotels in Broken Hill

Hotel (in order of construction)	Address	Date established	Delicensed (where known)	Heritage Listing	Typology
Royal	350 Argent St	1885	1924	LEP 150	A
Silver King	428 Argent St	1885		LEP 190	B
Commercial (Astra)	393 Argent St	1886	-	LEP 8	A
Duke of Cornwall	76 Argent St	1886	-	LEP 51	A
Freemasons (West Darling)	26 Oxide St	1886	-	LEP 231	A
Tattersall's	367-377 Argent St	1886	1924	LEP	A
Theatre Royal	347 Argent St	1886	-	LEP 216	A
Crown	2 Oxide St	1887		LEP 47	B
Denver City	376 Argent St	1887	1933	Demolished	
Willyama	464 Argent St	1887	-	LEP 102	A
Adelaide	Blende St	1888	1924 ?		
Athletic Club	415 Cobalt St	1888	1924	Demolished	
Australian Club		1888	1941		
Barrier Club	Argent St	1888	1924		?
Hegarty's (South BH)	211 Patton St	1888		LEP 196	B
Crystal	92 Crystal St	1888	1924	LEP 48	B
Excelsior	13 Thomas St	1888		LEP 54	B
Gladstone	170 Morrish St	1888	1924	LEP 63	B
Hotel (in order of construction)	Address	Date established	Delicensed	Heritage Listed	Typology
Globe	Cnr Crystal St	1888	1965 ?	Demolished	A
Grand	311 Argent St	1888	1960	LEP 64	A
Imperial	397 Cobalt St	1888	-	LEP 81	A
Masonic (Mario's)	172 Beryl St	1888		LEP 88	C
Miners Arms	82 Crystal St	1888		LEP 89	B
Mulga Hill	264 Oxide St	1888	-	LEP 94	B

Hotel (in order of construction)	Address	Date established	Delicensed (where known)	Heritage Listing	Typology
Oriental	Argent St	1888	1960		B
Oxford (Port Adelaide)	Oxide St	1888	1924		
Peter's (Gearins Catholic Club)		1888	1924		
Pig and Whistle	95 Bromide St	1888	-	LEP 109	B
Prince Consort		1888	1912		
Rising Sun	2 Beryl St	1888	-		B
Royal	146 Oxide St	1888	-	LEP101	A
Royal Mail		1888	1924		
Silver Age		1888	1924		
Silver Spade (Criterion)	157 Argent St	1888		Demolished	B
South Australian	250 Willis St	1888			B
Southern Cross	93 Oxide St	1888		LEP 199	B
Sportsman's Arms	112 Brazil St	1888	1998		B
Sydney Club	Beryl St	1888			?
Tramway	20 Beryl St	1888	1924		B
Union Club	93 Patton St	1888	2005		B
Weller's Family		1888	1932		
Wentworth		1888	1924		
Wilcannia Club	1 Oxide St	1888	1971	LEP 68	B
Centennial	426 Blende St	1889		LEP 55	B
Crown and Anchor		1889	1924	Demolished	
Royal Exchange	320 Argent St	1889	-	LEP 122	A
Brewer's Arms (Northern)	636 Beryl St	1890	-		B
Victoria	Chappell/Oxide Sts	1890	1990		B
All Nations	331 Eyre St	1891			B
Alma	212 Hebbard St	1891	-		B

Hotel (in order of construction)	Address	Date established	Delicensed (where known)	Heritage Listing	Typology
Gasworks	213 Mercury St	1891	1986	LEP 62	B
Hillside	Gypsum/Burke St	1891	1999		B
Newmarket	133 Buck St	1891	1994		B
Tydvil	318 Oxide St	1891	-		B
Allendale		1892	1924		
Cable		1892	1924		
Junction	560 Argent St	1892	-	LEP 83	B
Palace	227 Argent St	1892	-	LEP 105	A
Caledonian	140 Chloride St	1898		LEP 37	B
Freiburg	127-129 Rakow St	1899	1924	LEP 31	B
Federal Palace (Black Lion)	34 Bromide St	1900	-	LEP 17	A
Daydream (Sydney Club)	75-77 Argent St	1880	c1990s	LEP 50	B
Silver City	402 Argent St			LEP 189	A

Key

	Within Argent St Precinct
	Outside city centre
	Location Unknown ³⁰

6.4.1 Hotel Building Typologies

The Broken Hill hotels fall into several key periods of construction and two main building types. Of the list of approximately 60 hotels built between 1885 and 1900 (15 years), 45 of those remain even though not necessarily used as hotels.

There are 24 hotels related to the town centre of which 14 are built on corners.

There are 21 local pubs outside the town centre.

The following analysis can be drawn from the material:

³⁰ Considerable research has been undertaken to ascertain the names and locations of the various hotels. Records do not always agree and have only been added where there is certainty about the accuracy of the material.

A - Main Street hotels

15 buildings

- all heritage listed;
- generally, two storey often with two storey verandahs;
- most are located between Sulphide and Iodide Streets to the north-east of the civic buildings with a focus of buildings around Oxide Street;
- some are located on corners but a number are mid-block;
- they offer a larger number of accommodation rooms than other hotel types;
- some have sample rooms for the use of travelling salespeople;
- they have major dining rooms and facilities.

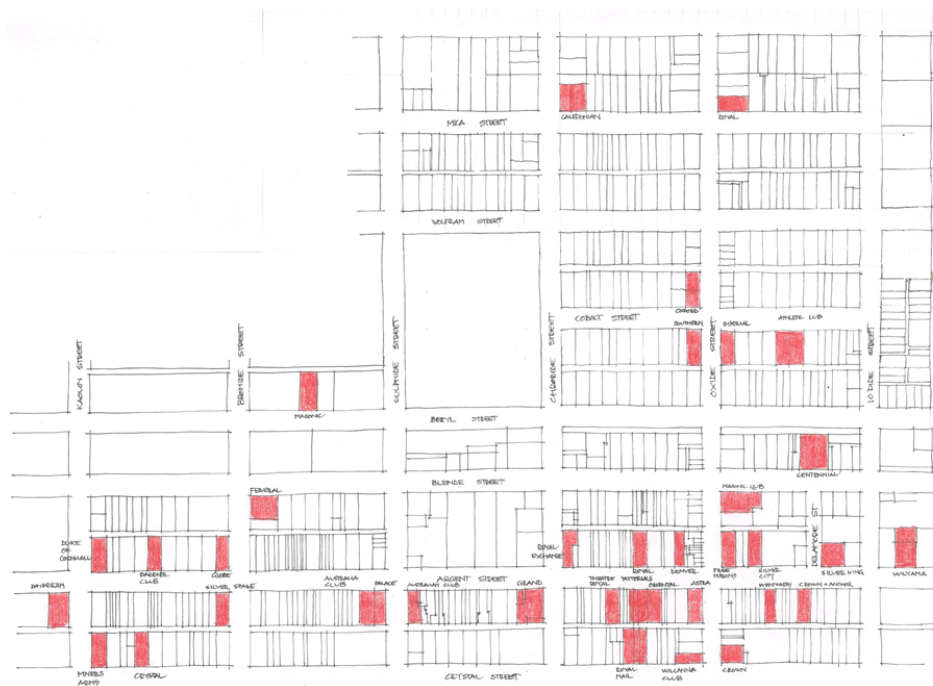


Figure 34 : Location of hotels (historic as not all buildings remain as hotels or are extant) in the Argent Street area and extending north-west along Oxide Street. Paul Davies.



Figure 35 : Theatre Royal Hotel 1927 in Argent Street. Noel Butlin Archives, ANU.



Figure 36 : Grand Hotel 1927 in Argent Street. It has had its verandahs removed with façade alterations since this photo was taken. Noel Butlin Archives, ANU.

B - Local hotels

30 Buildings

- 17 Heritage listed
- generally single storey with wide street verandahs;
- simple building forms, very similar in style to each other;
- mostly located on prominent corners;
- offer some accommodation but generally small number of rooms than city hotels;
- often located near mines or local shops.



Figure 37 : Silver King Hotel corner of Argent and Delamore Streets 1927. Noel Butlin Archives, ANU.



Figure 38 : Victoria Hotel on the corner of Chapple and Oxide Streets 1940. Noel Butlin Archives, ANU.

There is also a crossover in typologies with several larger buildings being found outside the town centre and local corner hotels located within the city. However, there are only local hotels located in South Broken Hill, Railwaytown and north-west of Lane Street.

This brief analysis identifies a range of matters that affect National Heritage Significance.

Apart from mining structures and retail buildings (that take a broad range of forms) hotels or pubs are the most prevalent building form in the City. This is not surprising given that Broken Hill was and is a mining town with a large population of mostly working people.

The hotels served a range of functions apart from bar services with the city hotels in particular offering a broad range of accommodation, dining and other commercial and cultural activities. This is not explored in detail here, but there was a need for hotel accommodation in addition to bar facilities, and accommodation was a key focus of the city hotels in particular.

The available floor plans of the hotels within the city centre provide fascinating information on the range of facilities offered and needed.

Local hotels were quite different. They were local with limited facilities. Small and local area based, they have suffered the greatest level of closure as communities have become mobile and pubs, local shops, local churches etc, have become redundant. The loss of local hotels continues with several closing in the last year.

The South Broken Hill Hotels (5) are all local hotels. Four are close to the Patton Street town centre but not in it (interestingly). The All Nations Hotel was in Eyre Street, near the mine. South Broken Hill has a very particular and somewhat understated character that is reflected in the hotels. There are no hotels (or other buildings) in South Broken Hill that compete with Argent Street in character and scale.

Similarly, Railwaytown only has local hotels. They also relate to the small local centre and are located adjacent to the railway workshops and the small shopping precinct.

A number of hotels are situated specifically in relation to mine access (e.g. Junction Hotel), which is not unusual, but adds another layer of significance to the social and work structure of the town.

Heritage studies often seek to list the 'best', the 'iconic', 'representative examples', etc. This is understandable but does not capture the values of a place such as Broken Hill. Hotels, perhaps more than most non-mining buildings, tell the story of early Broken Hill. They vary from grand to ordinary but all of them are essential to National Significance values as they complete the story of how Broken Hill functioned in a remote and hostile environment. The list of hotels in table 31 illustrates that in the first five years of settling Broken Hill, 46 hotels had been built.

In the last few years one of the local hotels (typology B) within the city area was demolished (with approval) based on a condition issue. The site is now vacant and is unlikely to be infilled so a key corner building has been lost without a sound heritage reason. This example is of interest as it allows the concept of National heritage value to be considered in relation to a specific place that is not under contention.

The Criterion Hotel (also Silver Spade) located on the corner of Argent and Bromide Streets was a single storey local hotel. It had late twentieth century accommodation behind it as a separate building that remains and still provides accommodation.

It was a corner hotel, one of 14 in the city centre (24 hotels in total in the city centre area). Corner sites are amongst the most significant sites within a town and are usually the defining town elements. It was a B typology and formed part of a group of related buildings between Bromide and Kaolin Streets.



Figure 39 : Criterion Hotel (called Argent Motel on the sign) site showing the retained motel wing to the rear and the now vacant corner.

The question that is of interest is does the loss of one of 65 buildings within a group affect a National heritage value? Or, does it affect a local heritage value if not a National one and how do they relate?

Reasons for demolition that are usually put for the demolition of a heritage listed building can be:

- i. it is not structurally sound and there may be a safety issue argued;
- ii. it cannot reasonably be recovered at a cost that can be afforded;
- iii. it no longer has a viable use;
- iv. there is a better use for the site;
- v. retaining the building is an unreasonable impost on the owner;
- vi. there are many examples of similar buildings and the removal of one does not change the overall heritage values of a place;
- vii. the owner (or lessee, etc.) no longer wishes to retain the building on the site.

Similar reasons may be put forward to demolish any building and if the building is not a heritage item or within a heritage precinct, there are almost no controls to refuse such an application.

For this building, built in the core period of hotel construction in Broken Hill, 1888 (33 of the 65 hotels were built in this year and a further 13 were built in the two years either side of this date), in Argent Street, on a prominent corner a linking building between Kaolin and Sulphide Streets, that was a heritage item, a decision to demolish would have to be based on exceptional conditions as the building is unarguably:

- i. a key element of the city form;
- ii. one of a group of very significant buildings that are a core aspect of the National values of the town (as set out in this study and in the listing citation);

- iii. a key building within the Argent Street streetscape that is a central element of National significance;
- iv. a heritage item where there is a very clear expectation under the LEP that demolition, while not prohibited, cannot satisfy the heritage provisions of the Plan.

What then could be, with regard to a building such as this, the circumstances where an action such as demolition may be considered despite the potential impact on local and National heritage values and should such a proposal be referred under the Federal Act for Federal determination?

A quick analysis of the 6 reasons that demolition or a similar action may be argued is set out below:

Table 33 : Reasons for Demolition of Heritage Items

	Reason	Comment
i	it is not structurally sound and there may be a safety issue argued	<p>The most likely reason for a building to be approved for complete or partial demolition is where a place cannot, after assessment and review ,be retained due to the condition of the building. There are buildings that are so badly damaged that repair is not supportable.</p> <p>Most applications for demolition argue structural issues and most are wrong. It is rare that a building has such significant structural issues that it cannot be reasonably repaired and conserved.</p> <p>The more significant the building, the greater the need for a nuanced and carefully considered analysis.</p> <p>Consideration of cost is not part of a condition or structural analysis.</p> <p>Any structural or condition report has to be peer reviewed by a specialist engineer/heritage architect for its validity. Many engineers, for example, will quickly declare a building unsound to the point of demolition as without experience in the conservation of heritage buildings they may not understand the processes and analysis that is required.</p> <p>Most buildings are in poor condition due to a lack of maintenance and care and/or abandonment.</p>
ii	it cannot reasonably be recovered at a cost that can be afforded	<p>Cost is a key concern for an owner/manager but is not always a valid consideration when assessing an action such as demolition.</p> <p>Simply not being able to afford work is not a reason for approval of an action. The site may be sold, assistance may be sought, options for how the building can be retained can be explored.</p> <p>The only valid application of costs is where the cost of work, in relation to the significance of the place, is so high and the building is in such poor condition that retention is deemed unviable in relation to its level of significance.</p>
iii	it no longer has a viable use	<p>In Broken Hill, as the population slowly falls and traditional building uses are no longer viable, a considerable number of buildings, of heritage significance and other non-significant buildings, become</p>

	Reason	Comment
		<p>vacant and difficult to find uses for.</p> <p>The majority of hotels have closed as hotels and many have other uses while some have been demolished (only this example since the heritage listings were gazetted).</p> <p>This is a significant problem as unused buildings are difficult to maintain in the short and long-term.</p> <p>Lack of use is not a reason for demolition. There needs to be a considered effort to find alternative uses or a new owner.</p> <p>There is a significant and increasing risk in Broken Hill of loss of significant buildings as the demand for buildings lessens (with falling population and less commercial and mining activity). There are a range of vacant buildings in the City at present that are significant and whose loss would have a significant adverse impact on national heritage values.</p>
iv	there is a better use for the site	<p>This is not a reason for demolition.</p> <p>It is reasonable to explore how other uses may take place with the significant building remaining.</p>
v	retaining the building is an unreasonable impost on the owner	<p>It is not possible to determine with any accuracy or validity what is reasonable or unreasonable when it comes to an owner's wishes or position on any property. What is reasonable or unreasonable is subjective.</p> <p>For a place that is heritage listed and, in this case, has been heritage listed for more than 30 years, the consequences of being heritage listed are clearly set out in the LEP apart from other legislation and what is reasonable is that the legislation is maintained and places of value are protected.</p>
vi	there are many examples of similar buildings and the removal of one does not change the overall heritage values of a place	<p>There are situations where this argument may be valid, this is explored elsewhere in this study in relation to broader groups of places such as residential development. However, where a place is heritage listed and forms part of a group of places that individually and collectively are of high significance (hotels) at a national level, the loss of any part of the group must have a significant impact on National heritage values.</p> <p>This raises the question of: if National values could be retained with the loss of some examples out of a group of places, which places could be lost, how is that determined, how is a threshold developed, and: is it simply a case where the first applications are the easiest as more similar places exist and each time it gets harder as the remnant gets rarer?</p> <p>The importance of understanding the National themes and how they are physically represented is that it allows an understanding of the places that are essential to the retention of National values and those</p>

	Reason	Comment
		places where greater flexibility may be possible. In the example of the Silver Spade Hotel I would conclude that the loss of any hotel building in its entirety or undertaking major change that removes the essential character and fabric of the place is an action that has a 'significant impact' on National heritage values and should not proceed. Such a proposal should then be referred for consideration as well as assessment at local council level.
vii	The owner (or lessee, etc.) no longer wishes to retain the building on the site	This is not a reason for proposing demolition no matter what the reasons for wanting this may be. With the Silver Spade site, the corner is now vacant and grassed leaving a major gap in the pattern and form of the city centre.

The consideration of a listed place that fits a clear National criterion is reasonably straightforward even though, for this place, the demolition was approved. Later in this study, places that are not as clear in how they relate to a National value are considered.

6.4.2 Summary Hotels

All of the extant hotels and hotel buildings in Broken Hill are of high significance and are a key part of the National heritage value of the city. While there may be a range of responses to proposed changes to these buildings, based on their integrity, use, etc., overall, they should be retained in their significant forms to satisfy the National listing values.



Figure 40 : The Palace Hotel, possibly the most well-known building in Broken Hill through its associations with *The Adventures of Priscilla, Queen of the Desert* as well as its iconic presence in the cityscape.

Potential changes need to be considered against the guidelines set out in this study and developed in future council controls, and any works that affect the form or significant detail of buildings should be assessed for their potential impact on National heritage values.

6.5 Infrastructure Sites

Infrastructure sites include:

- i. Railway sites, current and former
- ii. Sites related to water
- iii. Sites related to power generation
- iv. Council and government owned sites that are not civic or community sites such as tips, workshops, etc.

The provision of infrastructure has been critical to the initial survival and then growth of Broken Hill. Without railways and water, the town would not have survived. The complex and political history of infrastructure in such a remote but important location involving three states and the Commonwealth is unique and falls within a range of National heritage values. While each area of infrastructure can be looked at in detail and specific places added to a list of Nationally significant sites, generally, infrastructure underpins the city's history.

Much of the infrastructure required has also been outside the now listed city area. Stephens Creek Reservoir, the Menindee pipeline, the tramway to Silverton - by way of example - are largely outside the listing boundaries but are key components of the National values of the City. While they may not technically be able to be included in a schedule of places (local or National), they can be included in the understanding of significance and an adjunct list of places is set out in this report where they are considered important to a national value.



Figure 41 : A section of the Menindee pipeline between Stephens Creek Reservoir and the City. This section of pipeline is just outside the City boundary but the whole of the pipeline is integrally linked to the survival of Broken Hill and could be included within the National listing.

Looking beyond the listing of specific sites (such as the Sulphide Street railway station for example) it is the overall role of services such as water and transport that is of National significance. Any remnant elements of early infrastructure that remain are tangible evidence of the importance of infrastructure and contribute to National significance.

The physical remnants of infrastructure can be identified and mapped and listed where required but National values in this area in particular are tied to political decisions, interstate rivalry, financial interests, and the remoteness of the place that in the early decades of mining often left the residents and businesses of the town to rely on their own resources.

The main infrastructure types are discussed briefly below.

6.5.1 Railway Sites, Current and Former

There were two railway systems in Broken Hill: The Silverton Tramway and the NSWGR line. The tramway was constructed in the 1880s and connected to the South Australian railways at Cockburn on the border. Originally built to Silverton, with the discovery of silver at Broken Hill it quickly extended, opening in early 1888, only 3 years after the discovery of silver. For the next 40 years it was the only rail link from Broken Hill to a major city and port.

The tramway extended into the city terminating at Sulphide Street station for most activities but also continuing along the reserve along Beryl Street, bifurcating to head north along Rhodenite Street and east to North Mine. At the western entry to the town the tramway reserve skirted the cemetery running next to Galena Street and turning into Blende Street. There were major workshops and yards on the site of what is now Westside Plaza with a small amount of remnant railway housing remaining in Wills Street. The existing and former tramway reserve (some has been sold for development and some remains in public ownership) contains remnant elements from the tramway use. Beyond the city boundary parts of the tramway formation and features remain.

There is also a strong connection between the tramway and Railwaytown (as the name suggests) with much of the railway workforce living adjacent to the workshops.

The NSWGR line was built in 1919 to Menindee but did not connect to Sydney until 1927. The initial section of line to Menindee was closely linked to bringing water to Broken Hill until a pipeline was constructed. The first Sydney station (1927) is now abandoned and is the only reminder of that first section of line that remains within the city boundaries (other elements of the early line remain outside the city boundary).

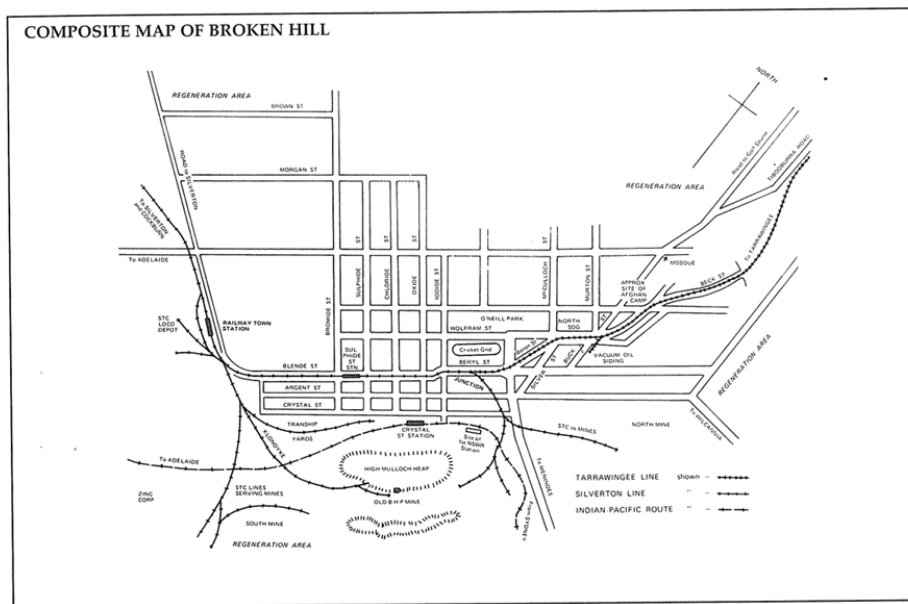
The current Broken Hill Station (1957) is a significant site as it was a key stop in the transcontinental railway.

Both standard gauge stations are of National significance as they are direct evidence in their location and relationship to the politics of rail in NSW and the constant fight against government for the survival of the city.

The remnants of the Silverton Tramway, including the former reserve (both remaining and redeveloped) are of National significance for their contribution to the development of mining, access and transport and their ability to facilitate the growth of Broken Hill into a major town. The tramway is synonymous with mining and the movement of ore and forms an integral part of the core operation of the township. The connection between Broken Hill and Adelaide, encapsulated in the rail link, while the governance of the town was with NSW is also of high significance.



Figure 42 : The now abandoned Sydney Railway Station from the 1920s. This is a site that is of local heritage significance for its built form and as part of the larger NSW Railway system but is a key if small part of National values as it represents the connection of Broken Hill to NSW after the long delay with the Silverton Tramway dominating transport routes from Broken Hill to Adelaide. The history and remaining evidence of early railway connections is of National significance as it reflects National interests and struggles across then colonies and later States.



Reference: Henshaw

Figure 43 : Detail of tramway layout within the city of Broken Hill showing branches to the various mines and the vacuum oil siding. The depot and Railwaytown station are on the left of the diagram. Illustration from Rails to Wealth - Lew Roberts

6.5.2 Sites Related to Water

Water has been perhaps the most important element of life in Broken Hill since the Line of Lode was discovered. The scarcity of water over the whole 140 year life of the town has been a defining and constraining element. Other aspects of water management - sewage and drainage - are less significant on a National level as all remote locations have to address these issues and there is nothing related to this at Broken Hill that is unique.

However, the supply of water for such a large town - that grew so quickly - was an issue that at times threatened the viability of mining and the survival of the town. The history of water supply in the City is one of ineptitude, government obfuscation, grand schemes and the 'tyranny of distance'. Broken Hill suffered from being too close to Adelaide but in NSW which created political difficulties as funding needed to be found in Sydney and as the mining profits from the town moved to Adelaide and Melbourne there was little interest in supporting services that would create little or no return to the NSW Government.

The slowness of the rail connection to Sydney and the failure of the NSW Government to address water supply exemplify the problems of State and Commonwealth politics that remain today (as seen in the management of the Murray Darling river system). The history of water supply from 1884 to today is bound up in National (and State) issues and politics. The creation of a State boundary so close to Broken Hill that placed the town 500km from Adelaide and 1200 km from Sydney created an administrative impossibility that is seen in the history of water (and transport). The remaining elements of early water schemes, reservoirs, etc., are the tangible evidence of this and are of National significance.

Many of the items related to water are outside the city boundaries and outside the National heritage listing. However, historically, city boundaries were not that important as projects to provide access and water extended well beyond those boundaries and were managed by Broken Hill. Stephens Creek Reservoir, the Menindee rising main pipeline and pumping system and Umberumberka Creek Reservoir and pipeline are all key elements of the history of water in Broken Hill that are beyond the listing boundaries but should be at least referenced in relation to National heritage values.

The whole of the water supply system is an integral part of National heritage values and demonstrates the complexity of mining in a remote and arid location and the physical and political inter-relationships that affect how remote communities function. While the National heritage listing is for the City of Broken Hill, it cannot be easily separated from the influences that are part of that National value.



Figure 44 : Water Board Building in Blende Street



Figure 45 : Early concrete water tank above Block 10 mine site.

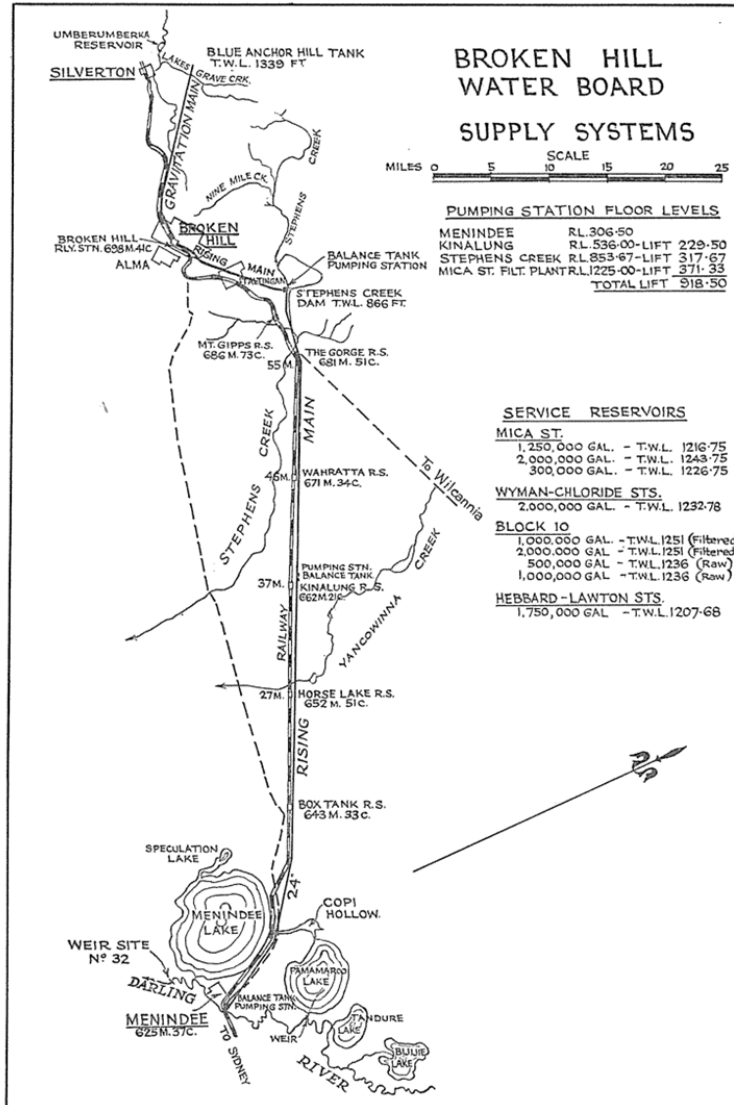


Figure 46 : Map of the Water Board Supply system 1968. The water supply system of Broken Hill was a complex and extensive system drawing water from Menindee Lakes and Umberumberka Reservoir at Silverton with the system of pump stations, pipe lines, holding reservoirs and tanks. Water Carts to Pipelines – The History of the Broken Hill Water Supply 1968 page 94.

6.6 Religious Sites

Broken Hill has had a large number of religious sites, with some buildings now demolished and a number of them repurposed as they have become unused. Within the scope of religious sites are churches, mosques, synagogues, residences, halls, etc.

Church buildings in rural centres and remote areas have been a core part of community life and largely have local significance. Religious sites that have significance beyond a local level are usually recognised for their early date of construction, their architectural excellence, their association with significant persons or events, or their rarity.

The religious buildings in Broken Hill, that have heritage significance fall into several groups:

- i. Church buildings and groups belonging to major Christian church groups or denominations: Catholic, Anglican, Baptist, Methodist, Presbyterian, etc.
- ii. Buildings of non-Christian faiths: mosque, synagogue, etc.

A number of historic religious buildings are heritage listed but not all. The Catholic Cathedral (once parish church) is on the State Heritage Register with several related buildings, as is the Main Uniting Church, and other sites are on the LEP heritage schedule. Both the former Mosque and former Synagogue are also on the State Heritage Register.

Of the Christian buildings, the most interesting group are the large number of Methodist churches (most repurposed and some now operating as Uniting Churches) in the City, as they represent the background and social life of the early community that predominantly comprised miners and associated working class areas. The 7 early churches in this group are a very clear representation of a unique social value that relates to the National heritage values of the city in relation to mining, immigration, and local community life.

However, individually they are a modest group of structures not all of which have, to date, attracted local heritage listing.

The mosque and synagogue are places of National significance in part due to their rarity but also in relation to their representation of the broad migrant base of the City that existed from its earliest development. Both sites are now used as museums. They represent National values through rarity and their ability to demonstrate the extraordinary mix of social groups within such a remote location.

It is the collective value of the range of religious buildings that is of particular National significance.



Figure 47 : Thomas Street Methodist Church building. Closed for many years and having had a range of uses the building forms part of a small local group of shops and church buildings but is at the point of collapse and is not recoverable. Many of the more minor church buildings have been lost.



Figure 48 : Interior of former Mosque prior to conservation works in 2019.



Figure 49 : Former Synagogue, now used as a museum.

6.7 Associations, Lodges, Societies and Orders Sites

Broken Hill was the centre of a very large number of Associations, Lodges, Societies and Orders that were linked principally to the Union movement. They provided social facilities and activities, education, welfare and support to workers and their families. There is relatively little remaining evidence of most of these organisations as they either did not have permanent premises or those sites are long gone as over time the government assumed more responsibility for welfare.

There were more than 40 organisations around 1900 but the only physical sites that remain relate to the larger and longer established groups such as the Masonic Lodge and the Order of Oddfellows.

The City also had numerous clubs related to sport and social clubs including the Barrier Social Democratic Club and the Workingmans Club.

There are several buildings remaining that demonstrate a significant aspect of the industrial social history of the City. They include the Masonic Lodge in Oxide Street and the GUOOF Memorial Hall in Blende Street. Both of these buildings were built in the later part of the twentieth century and as such represent the longevity of the more major associations and the impact they have had on the mining history of the City.

Band buildings were another feature of the town. Several remain, although their use has changed over time. The earliest remaining building is the Amalgamated Miners' Association band hall in Blende Street.

These buildings have an important role in defining National heritage values.



Figure 50 : The GUOOF Memorial Hall in Blende Street. This building from the 1960 period is a fine modernist building in its own right and demonstrates the lasting impact of Union welfare and support for mining and railway families in the City.

6.8 Education Sites

Broken Hill has a number of primary and secondary schools (public and church based), two TAFE campuses, and the School of the Air as educational sites. While a number of the buildings are locally heritage significant, apart from the School of the Air, the sites do not have significance beyond a local level or as part of the collective of educational buildings across the State.

The education buildings generally reflect the Sydney or NSW architectural tradition where other buildings reflect a South Australian design idiom.

The main TAFE campus in the centre of the City in Argent Street forms part of the core group of civic buildings and as part of that group demonstrates National values. This is particularly related to its architectural form as part of the main civic group rather than its use.

While some of the school sites and buildings are heritage listed, others that appear to have significance, are not. Additional school sites are being considered for local heritage listing but that does not affect National heritage values.



Figure 51 : One of the early buildings at Bourke Ward School in Railway Town. Most of the school sites contain a fine range of early buildings as well as later additions. As an overall group of buildings they are likely to have State level heritage significance for the range of buildings, styles and forms and for the extent of the collection of buildings in a remote location, but none of the buildings are of individual National significance.

The School of the Air is the exception as it is significant, not for the design of its buildings, but for the unique service that it has provided in education to central Australia. Established in 1956, the almost makeshift nature of the place informs its significance and relates to the resilience of remote life in Central Australia. Its reach into remote areas, including South Australia and Queensland, established its National value to remote Australia. The school also aligns with the remoteness of Broken Hill.

It appears to be the only educational site that has specific National heritage value in the City.

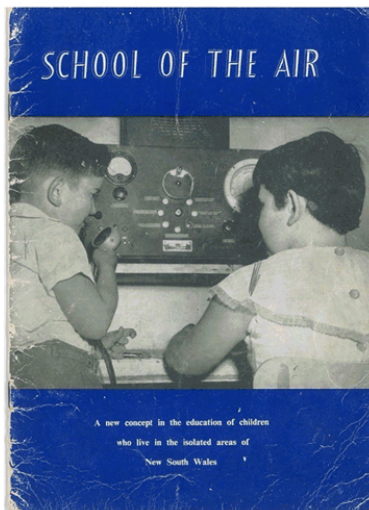


Figure 52 : Brochure cover produced in the early years of the School of the Air. VCN Blight Govt Printer.

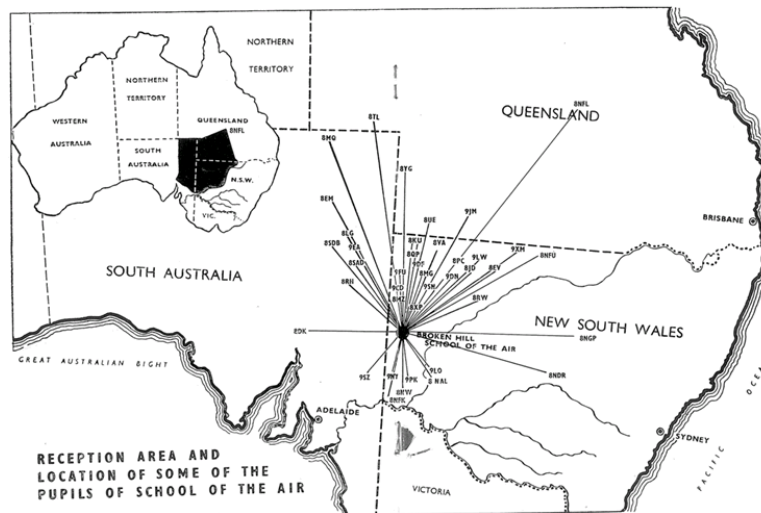


Figure 53 : Map from the brochure above showing the reach of the school into NSW, South Australian and Queensland. VCN Blight Govt Printer.

6.9 Government Sites

The State Government presence in the City was seen principally through education, management of mining leases, transport, police and justice. Initially many facilities were locally supplied - railways, water supply, hospitals, etc. - with government involvement arising after facilities were already in place. Education is discussed separately with the main government built elements of the City being the police station, post office, fire station and the gaol. These are fine buildings, all undoubtedly of State level heritage significance.

The smaller ancillary government buildings in north and South Broken Hill and Railwaytown (post offices, police stations, fire stations), of more modest scale and design, are all locally significant structures.

Individually there are no government buildings of National level significance in the City. However, the main civic group in Argent Street of Post Office, Police Station, TAFE, Town Hall (not a government building) and Courthouse, as a group are exceptionally fine and are important in the National heritage value of the City. The loss or diminution of, or significant change to these buildings and sites could result in an impact on National heritage values to the City.

Later government buildings in the City include the newer hospital buildings, railway stations and the government office building from the 1980s in Blende Street. They have varying levels of heritage significance but are not of individual National significance.



Figure 54 : Early photograph of civic group in Argent Street with a steam tram in the foreground. the scale, design materiality and siting of the civic buildings demonstrates a town of significance and is a statement about the importance of mining and the desire to establish permanence. BHP archives.

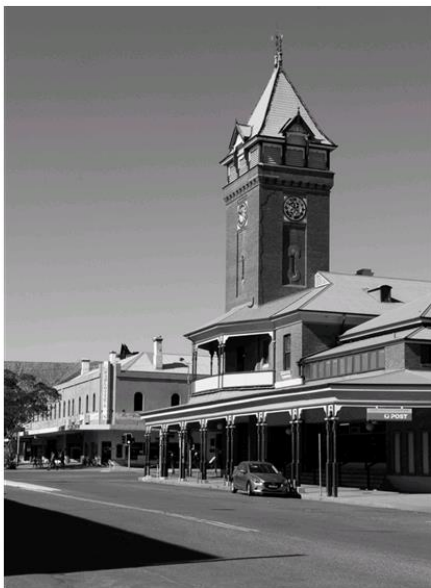


Figure 55 : Post Office Building in Argent Street.

6.9.1 Sites Related to Power Generation

There are several former power stations within the City. Power stations were developed to support mining - which had an intense power requirement – railway workshops and the township more generally.

Other towns in remote areas would have had local power stations or generation. Apart from the connection to mining that required significant amounts of power on a constant basis, power generation would appear not to have a particular National heritage value that would not be seen in other remote towns or mining settlements.

The remnant power stations, now that grid power is available, have been re-purposed. One located on Galea Street (related to the Silverton Tramway) is now a hardware store and one in south Broken Hill has been used for film studios and is in private ownership. They are local heritage items which is appropriate.

There is in summary a connection between the scale of power generation and mining that forms part of the heritage significance of the mines but there are no specific National values in the remnant elements.



Figure 56 : Former Mine Power station in south Broken Hill, more recently used for film studio use.



Figure 57 : Former Tramway power station in Galena Street.

6.9.2 Council and Government Owned Sites that are not Civic or Community Sites such as Tips, Workshops, etc.

There are range of service sites such as depots and tips that are the functional aspect of the City. They are typical of the infrastructure found in most country towns and do not have specific heritage values. None appear to have specific heritage value even at a local level. They do not contribute to National Heritage values.

6.9.3 Civic and Community Sites

Most civic and community sites, outside church facilities, are either operated by the Council or by the mining companies or union based organisations. This reflects the strong and long-term relationship (not always amicable) between the mining companies and the unions. There are relatively few facilities outside those operated by either council or the mining companies that require detailed consideration and these facilities, while part of the overall fabric of the National listing, do not have specific National heritage value.

6.9.4 Recreation Sites

Recreation sites in remote or rural communities are not inherently rare, nor are they likely to attract National significance. Communities and councils providing facilities such as ovals, grandstands, racecourses, bowling greens, tennis courts, etc. may be of local significance, or if the place has a specific value may be of State significance but not individually of National significance. In Broken Hill, while a number of parks are locally heritage listed and several ovals and associated structures are listed as part of a precinct or within mining sites on the LEP, there are almost no specific recreation sites that are heritage listed at any level.

Broken Hill is of particular interest in relation to sports and recreation facilities due to its extreme remoteness, the difficulty for many years in travelling for most of the population, and the size of the community. With a population between 20,000 and 30,000 people for a large part of its history combined with the isolation, there was a need for extensive recreation infrastructure. Many of the

facilities were provided by the mines and unions as well as by Council and many of the sites are located on mining lease land. Not all the recreation facilities survive but a significant number do.

There is particular significance in the relationship of recreation sites and mines that forms part of the National significance of the City. There is also a theme through many sites of facilities and features being built either in mining workshops or using material from the mines. This creates a bespoke set of facilities that include buildings, signs, fences, lights, landscaping, etc. built locally without the influence of available standard elements.

An example that illustrates all of these features is Zinc Oval, a site that is heritage listed in the LEP. The site is on a mining lease, was available for public use, and provided a high standard of facilities (still used but now deteriorated) that included:

- i. An oval and a smaller playing field;
- ii. A grandstand, bespoke design;
- iii. A velodrome;
- iv. Decorative landscaping;
- v. Amenities buildings;
- vi. Bespoke light standards, bollards, and fencing;
- vii. An entry drive and memorial gates.

The facilities were built and maintained by the mine and at their peak were an impressive array of elements.

Other facilities located on mining sites were bowling greens and tennis courts.

More broadly the recreation facilities of the township included:

- i. Golf course - South Broken Hill
- ii. Rifle ranges
 - North Broken Hill
 - South Broken Hill
- iii. Racecourse
- iv. Drive-in theatre - no longer in use
- v. Ovals and playing fields (some on reclaimed mining sites)
 - O'Neill Sports Ground
 - Jubilee Oval
 - Picton Sportsground
 - Excelsior Oval - no longer used
 - Hillside Sports Ground
 - Alma Oval
 - Lamb Oval
 - Zinc Oval
- vi. Trotting track (Memorial oval and track)
- vii. Swimming pools
 - Sturt Park – removed
 - North Broken Hill
 - South Broken Hill – removed

- viii. Bowling Greens
 - Pasmenco South Broken Hill
 - Proprietary Square
- ix. Boule
 - South Broken Hill - no longer in use

Recreation facilities also include activities such as local bands and their band halls, of which there were a significant number, and associations such as the Masons, Druids, and Oddfellows who had clubrooms and halls as discussed earlier.

It is not unusual for rural towns to have these facilities, however Broken Hill had extensive facilities that arose from the large mining and railway workforce, which resulted in a concentration of facilities that is not often seen in remote locations.

Some of the facilities have particular heritage value beyond local significance, such as the sites located on mining leases, but the collective value of the sites in relation to National heritage significance is high.



Figure 58 : Grandstand at Zinc Oval, a bespoke structure built on a mining lease by a mining company. Note the seats and railings also built from mine material.



Figure 59 : The velodrome and seating at Zinc Oval.

6.10 Environmental Sites

The environment of Broken Hill is severe and the survival of the town and its population has presented challenges since the first mine was established. The lack of water and the desert extremes with the sudden influx of people placing strains on what local resources existed saw the environment around the city change. This is common in early mining sites.

The work around greening Broken Hill, seen in the establishment of regeneration areas and the extensive programs of planting street trees, along with the creation of public parks and recreation facilities, demonstrates approaches to the environment that were innovative and had a profound impact on the character and quality of the city. They are aspects of National significance that are set out in the listing citation.

The initial planning for the township included large central parks and reserves that were quickly planted and laid out for public recreation and use. Bandstands, paths, lawns and gardens were established over time and as water allowed, Broken Hill was established as a desirable and successful town. These works did take time to establish but as the cover photo illustrates, despite water shortages, considerable effort went into creating sites that marked Broken Hill as a town of substance and permanence - in contrast to the many smaller mining settlements, including Silverton, that were subsumed by the surrounding desert environment once mining failed.

The Town Council also engaged in extensive tree planting in public streets with an early history³¹ noting that by 1908 more than 6,000 trees had been planted along streets. While these were not mapped or identified, many can be seen throughout the City now as well as later tree plantings.

³¹ 1908 History Curtis

There are a wide range of street plantings in the City reflecting changing policies and approaches over time to how to add trees into the City. More recent plantings are generally smaller trees and bushes, presumably not to conflict with power lines. While all plantings have an environmental value to the city that is high, not all trees have heritage value in relation to National values.

There are several major types of plantings that are now seen as mature tree avenues that are of particular value as they either date from early periods of planting or continue patterns of planting using the same species. They reflect early decisions to green the City and form part of the '6,000' tree plantings referenced in the 1908 town history.

The major avenues of street plantings that are an essential part of the National heritage values of the City contain:

- River Red Gums - Eucalypt Camaldulensis;
- Pepper Trees - Schinus Molle; and
- Monterey Pines - Pinus Radiata

Individual trees (not as avenues) were also planted such as Figs.

Later street plantings that are also significant include:

- Canary Island Date Palms - Phoenix Canariensis;
- Bauhinia - Butterfly Tree;
- Tree in a Hurry - Virgilia; and
- Various other eucalypts.

Some of this later group have been used as replacement plantings in some areas or to continue earlier avenue plantings.

The groups of River Red Gums, Pepper trees and Pines are a core character element of the City streets that reflect very significant historical patterns of managing the landscape. There would appear to be no doubt that every tree in this group is of National significance for their collective value and that any removal or loss of trees has a direct impact on the national heritage values of the City.

The entry roads into the City are also planted with rows of eucalypts either in single rows or in places with up to three rows. These are intentional cultural plantings to 'present' the City as a desirable and cultural place for visitors and are an important element of the City's civic form.

6.10.1 Development Control Plan 2016

The Broken Hill DCP sets out objectives, guidelines and controls in relation to trees in recognition of the importance of trees to the City. The two stated objectives are:

- To promote the safety and beautification of streets, parks and reserves
- To maintain and protect trees and shrubs on public land

These are reasonable objectives but do not address the heritage value of the National heritage value of specific groups and avenues of trees. The objective to protect public trees is very sound and is all encompassing however, the historic role of street trees (in particular) is not set out and the guidelines and controls allow significant trees to be removed.

The controls for trees on public land are very important to National heritage values and the DCP requires strengthening and greater finesse in relation to the significant avenues of trees and their protection. The DCP guidelines correctly look to maintain street integrity and unity which reinforces the importance of infilling existing avenues with trees of the same species and the intent to continue to plant, where that is considered appropriate, using historically tested and suitable trees that enhance and reinforce the character of streets that was established early in the life of the city.

Controls that allow the removal of trees where they impact services require rethinking as in the life of the City trees are far more significant than service infrastructure and a sound hierarchy of considerations is required if National values are to be protected.

A sound overall strategy is that no trees that have been identified and mapped as significant should be removed or damaged unless there are exceptional circumstances.

Council should also develop a clear policy on replacement of trees in existing planted avenues (where they have been lost) to reinstate major avenue plantings and to ensure that matching species are used.

It is observed that there is no material in the DCP that looks at the role of avenue plantings in HCA's. A number of HCA streets have avenue plantings of great significance that are not noted or protected apart from general tree controls. If character statements for the HCA's are developed they can identify where street plantings (and other trees) are important to the character of the HCA and how they may be addressed.

Specific issues related to trees and the DCP are discussed below.

6.10.2 Management of Trees in relation to National Heritage Values

The management of trees raises a number of matters that are important to discuss as there has been erosion of avenue plantings across the City over time that has resulted in a loss of National values. These are:

i **loss of individual trees**

There are a considerable number of 'missing trees' in avenue plantings due to natural loss or other reasons for removal. Where avenues of significant trees exist, it is critical that all remaining trees are retained and managed to ensure their health. If a tree has to be removed due to its poor condition it should be replaced with the same species as soon as possible and maintained to ensure it reaches maturity.

Where trees are missing from avenue plantings, they should be reinstated with a matching species to reinstate the avenue.

As a policy this would ensure the retention of National heritage values.

ii **removal of trees due to perceived danger**

It is very rare for the need to remove a tree due to danger. Various alternatives can be adopted including pruning and better tree management so that almost no trees should be removed. Given the age and size of many of the avenue plantings, replacement trees could take many decades to approach maturity with the consequent loss of heritage and environmental values to the City at local and National levels.

It could be argued that removal of significant trees (as defined here) is directly in contravention of the National Biodiversity Act requirements.

It is also critical for Council (as the owner of street trees) to maintain them to a high standard to reflect both their National value and their environmental value to the future of the City.

iii removal of trees for development or at the request of adjacent property owners

No avenue planting should be removed for development. A constraint on development is the need to retain trees and work with them in planning for development. This is consistent with almost every local council policy in NSW on trees.

There are a number of heritage values related to street trees (or trees planted in road reserves generally):

- i. the historic value of early intentional plantings in a deliberate plan to transform the desert environment into a townscape;
- ii. the aesthetic value of street trees again within an otherwise harsh environment;
- iii. the pattern of using rows of trees that the early plantings established that has been followed by other plantings as evidenced in a number of locations including the entry roads to the City;
- iv. the physical effort required to grow trees with shortages of water and the high needs of maintenance; and
- v. the evidence of early environmental intent that is rarely seen in early mining towns.

iv selection of tree species

There is excellent historical precedent demonstrating which tree plantings have been successful within the City. There are also high environmental values in relation to both the intentional planting of trees and in the trees that have survived across the City over time.

The various areas of street plantings also demonstrate different approaches to layout with both introduced and endemic trees used. There are avenues of pines, peppercorns, date palms (only a few examples) that will relate to specific periods of planting and cultural expression and also various eucalypt avenues, some of which are now very mature and which appear to relate to the earlier planting programs.

The following mapping and photographs locate significant avenue of street plantings. The mapping does not locate each tree type or specific location but indicates blocks and sides of streets that have rows of trees that represent this value. The various avenues also vary in maturity, condition and intactness, while it may be argued that the more intact avenues have greater significance, National values go more to the intent of creating civic and environmental improvement in a very hostile environment that is found in all extant examples.

The maps are also indicative in that they do not extend to the edges of the Council area. There are significant avenue plantings along the Silver City Highway and the Barrier Highway (north and south approaches to the City, and on parts of the Silverton Road.

The mapping below also illustrates that while there is some overlap between heritage conservation areas and locations of street trees that most of the significant avenue plantings are outside heritage precincts so that they do not have any statutory heritage protection.

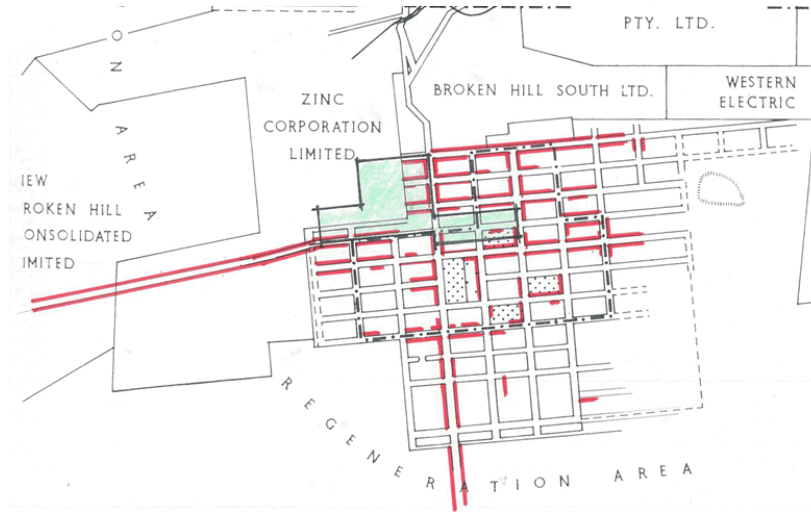


Figure 60 : Map of significant street trees in south Broken Hill. Heritage Conservation areas are shaded green. Map overlaid on 1950 period city map.

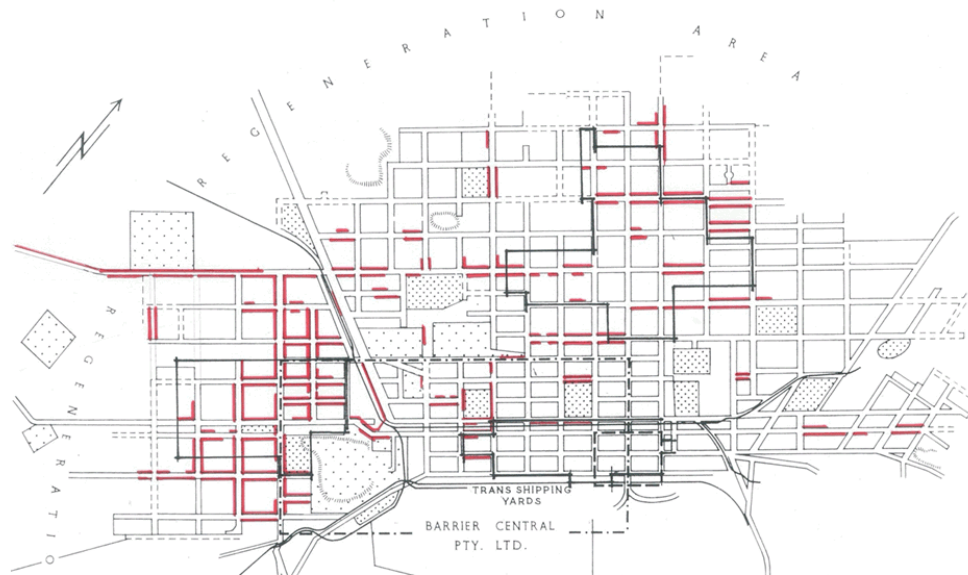


Figure 61 : Map of significant street trees in Broken Hill and Railwaytown. Heritage Conservation areas are outlined in black. Map overlaid on 1950 period city map.



Figure 62 : Tree plantings along the Wentworth Road, in places two and three rows deep that mark the entry to the City. All of the major entry roads have avenue plantings, mostly of eucalypts.



Figure 63 : An avenue of Pines in South Broken Hill.



Figure 64 : An avenue of River Red Gums in South Broken Hill.



Figure 65 : An avenue of River Red Gums that have been cut back for power lines.



Figure 66 : A slightly less intact row of eucalypts.

Parks and Reserves

The current heritage listings of environmental/park/reserve sites are set out below. There are also three individual trees included as heritage items in the LEP that are not considered as they are very specific and do not affect National heritage values. Broken Hill Council manages other small reserves and parks but they are not heritage listed and while they contain some tree plantings are not managed for their cultural or landscape values in the way that the major parks are.

Table 34 : LEP Landscape and Environmental Sites

Location	LEP No	Item type
Council managed sites		
Patton St Park	108	South Broken Hill Park and bandstand
Queen Elizabeth Park	114	North Broken Hill Park and bandstand
Sturt Park	208	Central Broken Hill Park and bandstand
AJ Keast Park	01	Railwaytown Park and bandstand
White Rocks Reserve	233	Reserve on site of historic event. (This is a natural site without introduced plantings)
Mining Sites		
Albert Morris Park (Zinc Lakes)	345	Former lakes made into recreation area within the south mine lease
Avenue of Honour	348	Entry driveway with plantings south mine
Native Plantation Site South Mine	357	Located adjacent to the zinc lakes
Orchard Site	376	Within south mine lease



Figure 67 : The bandstand in Queen Elizabeth Park, a remnant element of the social life of the town. Bandstands were located in each of the four major parks and while many country towns have bandstands the number of structures that were built and remain in Broken Hill are an indication of National values that relate to the way the community developed localised activities.

LEP Environmental Protection

The current LEP heritage listings do not include most of the regeneration areas.

The Broken Hill LEP has, however established a large area around the edges of the city zoned as 'Environmental Protection' (Zone E2). This includes in part some of the Albert Morris regeneration areas, but as a historic element they are not addressed in any heritage schedules or zoning. The areas of E2 are indicated in figure 70.

The LEP objectives for this zone are:

Zone E2 - Environmental Conservation

1 Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.
- To promote the preservation, conservation and enhancement of major landscape features and native fauna and flora in Broken Hill.

There is a clear intent to protect cultural as well as natural values, and while the LEP provision is not explicit, the cultural values can reasonably be, in part, attributed to the Albert Morris regeneration areas where they are included within the zone. However, these areas have a greater value in the history of Broken Hill than is addressed in the zoning. This is recognised in the National Statement of Significance and these areas form a central part of the National listing.

Regeneration - Greening the Hill

Remediation of mining and industrial sites is now a common activity around the world, but the work undertaken particularly around the 1930s to revegetate the edges of the City that interfaced with the desert has had implications for many other sites who have adopted methodologies developed at Broken Hill. The work in particular of Albert Morris, but also others, in developing techniques for revegetation are set out as a key theme of the National listing and have had a profound impact on the City.³²

Earlier heritage studies (for Council) identified both the regeneration areas around the southern edge of the city, and many of the street tree plantings that were established, some at the same time and some earlier, as significant heritage aspects of the city. However, none of these sites have been included on heritage schedules even though nominated. Interestingly, the regeneration areas were included on the National Trust of Australia (NSW) heritage register where there are relatively few other Broken Hill sites on that register indicating the broad level of acknowledgment of the significance of trees and Morris' work.³³

The National values citation sets out one of the key National values of the city as the regeneration work undertaken by Albert Morris (and others). At present there is no direct recognition or protection of this value and there have been recent examples of the removal of vegetation planted as part of these programs which is a loss of National significance. The maps below set out the extent of the greening program and what remains of it today. It is also important to observe that due to the combined effects of drought and lack of maintenance that a large part of these areas is now largely devoid of plantings even though the areas remain with remnant fencing and signs.

In its broadest form, it would appear necessary to map and include on the LEP heritage schedule the following environmental heritage aspects of Broken Hill:

- i. All of the regeneration areas ;
- ii. All of the planned street tree avenues in the city;
- iii. All planned plantings within parks and reserves;
- iv. Willyama Common;
- v. Other identified discrete landscape areas that retain plantings and remnant vegetation.

³² The Greening of the Hill - Re-vegetation Around Broken Hill in the 1930s. Webber. This book provides an excellent history and explanation of the work of Morris and others and the impact it had on the environment of Broken Hill.

³³ The National Trust Register has not been addressed in any detail in this report as it has no statutory role and while across Australia the Trust have identified important heritage places that has led to their protection, they have not considered places in broken Hill thematically or in relation to National values. It is noted that the National Trust Register predates the LEP, State and AHC lists and when first published in 1976, the Trust had 28 sites included but no mining sites or items.

This would allow both local and national heritage values in relation to regeneration to be protected and managed.



Figure 68 : A 1992 sign indicating the National Trust listing of the regeneration Areas. This is the only listing of these areas and it is non-statutory. The forlorn condition of the reserve is obvious.

Summary

It would appear on review that the Morris regeneration areas are also of State heritage significance and should be nominated for the State Heritage Register and that street trees are of local heritage significance and should be set out and mapped in the LEP.

In relation to National heritage values, the integrated collection of regeneration areas, site improvements on mine sites, council parks and gardens and civic tree plantings are significant and defining elements of Broken Hill and need to be part of the management of the Broken Hill environment.

The environmental setting of the city is also of significance. Edged by desert on all sides and devoid of consistent water, Broken Hill is part of a severe desert environment that is evident around and throughout the city. It is found on vacant land, around buildings, on the mining leasehold land that is not presently being mined, on Willyama Common, and on all of the Crown land that surrounds the city within the city boundaries. It is one of the core character elements of the city and there is constant evidence of the encroachment of the desert into the city. While the desert extends far beyond the city boundaries, the interface of city and desert is a consistent theme and presence that is one of the defining characters of the place.

This is recognised in the National heritage citation.

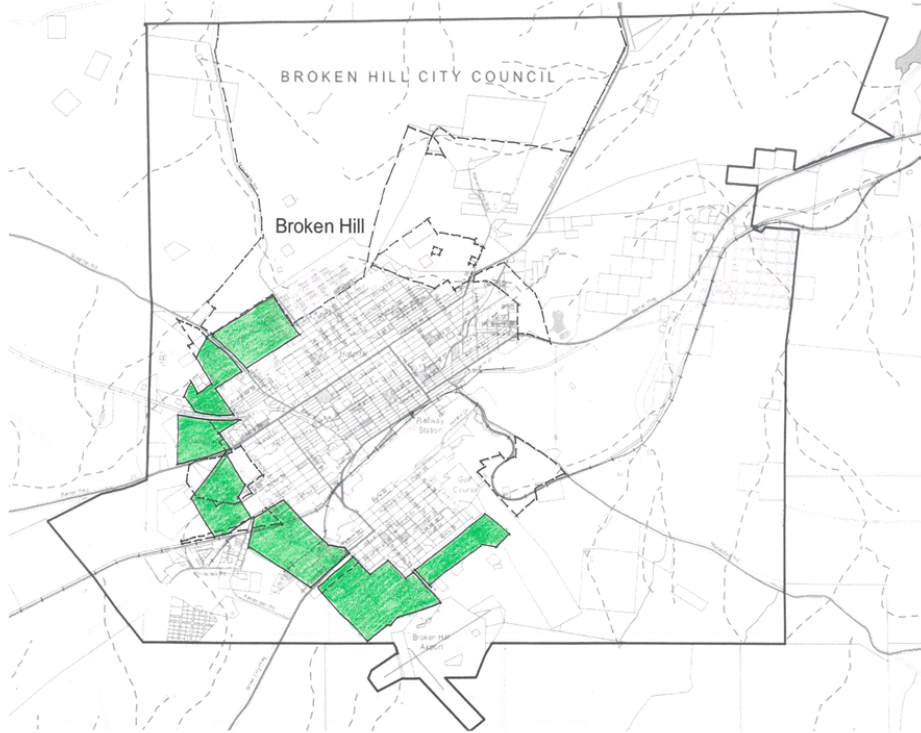


Figure 69 : The 1939 outline of Albert Morris regeneration areas overlaid on the National Heritage Listing map.

Green - Regeneration Areas

Heavy dotted lines - Boundaries of Environmental Conservation Zones within the LEP.

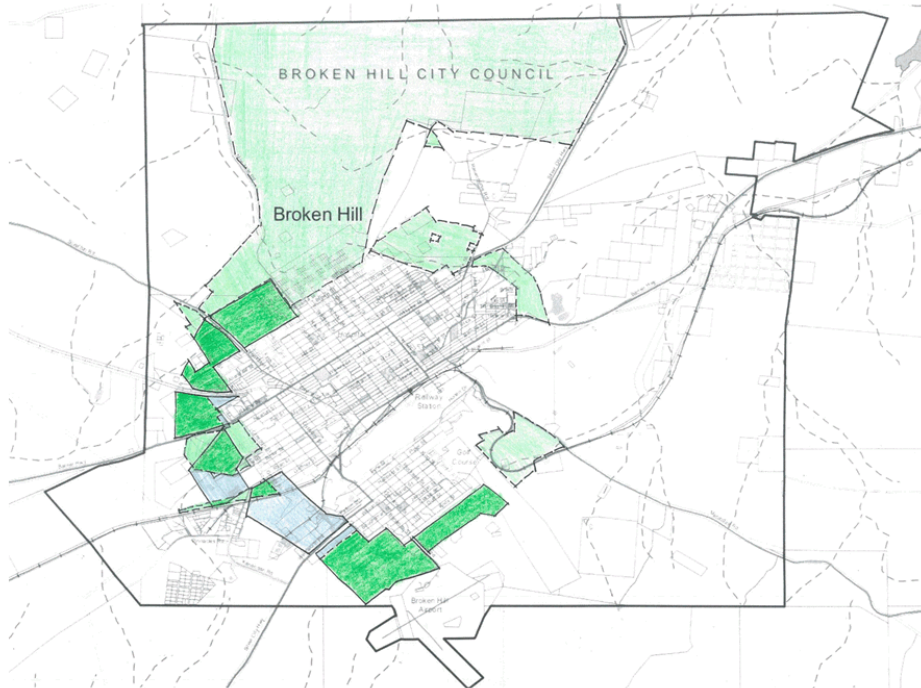


Figure 70 : The extant and removed 1939 Albert Morris regeneration areas with the more recent Environmental Protection Zone overlaid on the National Heritage Listing Map. The drawing does not show regeneration areas within the mine sites such as the Zinc Lake Park.

- Green - Original regeneration Areas that are now zoned Environmental Protection
- Blue - Former Regeneration Areas that are not part of the Environmental Protection Zone
- Light Green - Environmental Protection Zone Areas outside the early regeneration areas

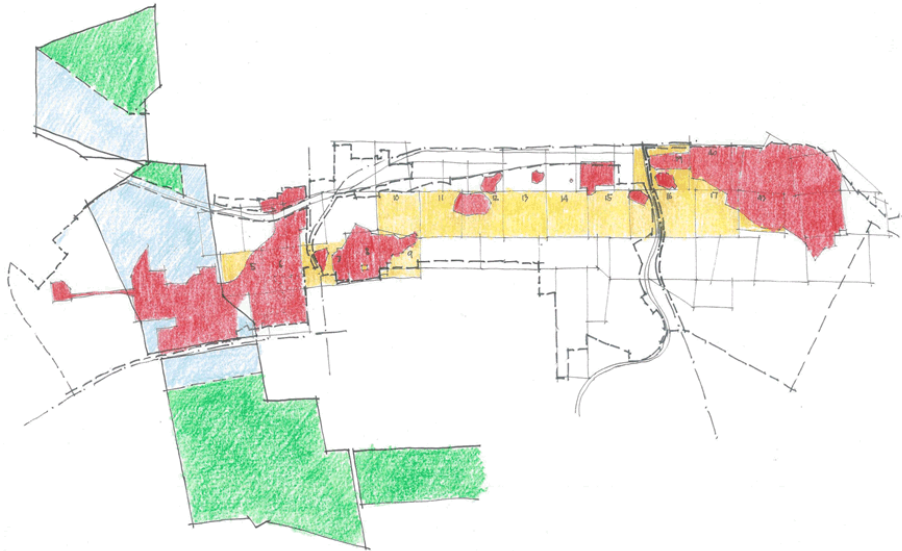


Figure 71 : A more detailed plan of the overlay of current mining operations and the original Morris regeneration areas.

- Green - Original regeneration Areas that are now zoned Environmental Protection
- Light Blue - Former Regeneration Areas that are not part of the Environmental Protection Zone
- Light Green - Environmental Protection Zone Areas outside the early regeneration areas
- Red - LEP Heritage Listings
- Dotted Line - Outline of Mining Leases

7.0 SCHEDULE OF SPECIFIC PLACES THAT HAVE NATIONAL HERITAGE SIGNIFICANCE

Although a list of places in this study does not have any statutory basis, as part of establishing guidelines on how to manage national values, a schedule of key places in relation to National values can provide a 'first check-list' to consider whether a proposal or an application on a specific place may need to be assessed for significant impacts on National values. If a site is listed it would trigger a closer analysis of whether National values could be impacted by the proposal.

The future guideline documents provide ways in which to consider this but it is not reasonable or practical to have to apply guidelines to every application that may be made. A level of discernment is required for Council staff in particular to make assessments on when National values may be impacted.

It is noted that the schedule below is not limited to places that currently are found in heritage schedules, although most will be. The list informs the heritage study review also being undertaken by Council by identifying places and groups of places that should be assessed for their potential addition to the LEP heritage schedule. The list is also capable of change over time as research is undertaken and places are better understood.

Table 35 : Places of National Heritage Significance

Place	Other listing references	Description
SHI Items		
All current SHI listings	various	While the relative value of the State listings is varied, they are gazetted for having State significance. Several appear below in other categories, those that do not include: <ul style="list-style-type: none"> - Kersten Mining Museum - Palace Hotel - St Joseph's Convent - BH Regional Gallery - Wesley church - White Rocks Reserve
Mining and Unions		
Line of Lode original leases		This is referenced in the many of the studies and the Register of the National Estate but has not become a listing at local or state level.
Line of Lode all extant structures and built elements	LEP 236 - 418	Most elements are individually listed in the LEP but none are on the State Register. However, not all items are included and there are some exceptions that should be reviewed.

	Place	Other listing references	Description
	All Mine owned Housing	LEP 21 LEP 417	Proprietary Square British Flats
		LEP 361 LEP 336 LEP 315	North Mine Housing
		LEP 310	Junction Housing
		LEP 418 SHR	St Annes (former mine manager)
		LEP 410	Zinc Housing A
		LEP 390	Westside Drive Housing
		LEP 381	Rainbow Avenue Housing
		LEP 76	ZC- Bachelors Quarters
			A detailed review of all mine housing is needed to ensure that key buildings are included as there are a number of clear omissions in the current heritage schedules.
	BHP Chimney remains	LEP SHR	Remnant stone chimney on Line of Lode
	Trades Hall	LEP 121 SHR	
	Kintore Headframe	LEP 84	The structures but not the site as the infrastructure was relocated to a non-mining site,
	Regeneration and Greening		
	Regeneration Areas	-	As mapped initially in this report and in more detail in the heritage study review. All remaining areas related to the Morris regeneration should be included even if they are not active.
	Planned Street Tree Plantings	-	As mapped initially in this report and in more detail in the heritage study review. All remaining areas avenues of major trees should be included.
	Zinc Lakes	LEP 345	Albert Morris Park
			Orchard
	Major Parks	LEP 108	Patton Park
		LEP 208	Sturt Park

Place	Other listing references	Description
	LEP 114	Queen Elizabeth II Park
Government and Civic		
Town Hall	LEP 220	Facade
Post Office	LEP 28 SHR	
Court House	LEP 46	
Gaol	LEP 23	
Cemetery	LEP 40	
Religion		
Mosque	LEP 91 SHI	
Synagogue	LEP 30 SHI	
Recreation		
Band Halls	LEP 2	AMA Band Hall
Other halls and facilities	LEP 58	There are several remaining halls representing early unionism and recreation including: - GUOOF hall
Transport		
Silverton Tramway Station	LEP 209 SHR	The collection at the museum is also of high significance. While the collections are not limited to railways, it is the largest collection of material related to the history of Broken Hill.
Silverton Tramway former corridor, formation and remaining elements	LEP 192 LEP 194 Also unlisted sections	Small parts of the former reserve are listed but after closure and the sale of much of the land for shopping precincts and other development remnant sections remain. The alignment itself with the remnant elements as it extends through the city from end to end is an important historic feature.
Silverton tramway Staff housing group	LEP 193 LEP 222	
Broken Hill Railway Station	LEP 49	

Place	Other listing references	Description
Broken Hill old Railway Station	LEP	
Water		
Water pipeline	-	The pipeline largely exists outside the City area but along with Stephens Reservoir and pumping station and other sites is a critical piece of historical infrastructure in the history of the City. It is proposed that associated items outside the City boundary but built and managed by the City should be included as a separate set of entries to address how the City developed and managed it's resources.
Residential		
North Broken Hill	LEP Precinct	Broken Hill
Broken Hill South	LEP Precinct	Broken Hill South
Railwaytown	LEP Precinct	Railwaytown
Individual houses		There are few individual listings and few are of State or National significance in their own right.
Commercial		
Argent Street group	Precinct	As mapped as a precinct.
Hotels		
Hotels	Many are heritage items	As mapped. The collective value of hotels is also very high to the City and impacts on any individual building need to be assessed. Major change or demolition for example would affect National values.
Education		
School of the Air	LEP	
Other Schools	LEP (some)	As a group they represent broader than local values but individually they are not Nationally significant.

8.0 MANAGEMENT OF NATIONAL HERITAGE VALUES

This section looks at a model for managing National heritage values and when referrals should take place for works that have a significant impact on those values.

8.1 Discussion

The management of planning and heritage matters in Broken Hill largely takes place at the local council level. As discussed earlier, there are very few State listed heritage items and no ability for State level management outside those listings (except for inter-government referrals). There has been little clarity on when a National heritage value is affected to a point where a referral is required to the Department of Environment and also as noted, there have been no referrals since the National listing was gazetted.

Most applications or enquiries about work take place at local council level or are works undertaken by Broken Hill Council on sites they manage directly. Even where consents are not strictly required (by a government agency or department) there is usually a referral to Council for comment.

There is also no agency or group in a position to review proposals and applications generally against criteria or guidelines outside the local Council LEP and DCP heritage controls.

However, the Council, from a statutory perspective, is also limited in its ability to consider heritage issues and cannot move beyond the LEP provisions and schedules. Heritage considerations are only available if the place is a listed heritage item, within a heritage conservation area, or adjacent to a heritage place. This leaves most of Broken Hill, even though part of the National heritage listing, without any direct heritage protection or management.

Broken Hill Council has a long history of employing a heritage adviser, for establishing a heritage register and generally managing heritage within the LEP framework. From a statutory perspective, it is difficult for Council to consider impacts on places that are not heritage listed even though there are provisions to protect places through the Interim Conservation Order process³⁴.

At present, the heritage schedule in the LEP derives from the heritage studies undertaken in the 1980 and 1990s and the heritage review in 2007 where some additional places and precincts were established. These significant studies pre-dated the National listing and neither study, understandably, focussed on National heritage criteria. The current National Heritage Schedule did not exist when the studies were undertaken and the Register of the National Estate (as has been discussed earlier) was not a thematic or overall study of National heritage values in the council area even though it would have been considered in those early studies.

A viable method of managing National heritage values would appear to be through the Council assessment and approvals process. However, this would require a number of changes to be made,

³⁴ The Interim Heritage Order is an emergency provision to allow Council to protect a place (that has not been heritage listed) that may be threatened and where there is evidence that the place has potential to be of heritage significance. The intent of the orders is to give time (usually 6 months) for a considered assessment to be made and if a place is of heritage significance to proceed to a heritage listing or if it is not to remove the interim order.

protocols and guidelines to be developed, and advice to be available to ensure that the consideration of National values can be accommodated.

A reason that this approach could be viable is that, even though there is a difference between a local and National value, any place of National significance will inevitably also be of local significance. It is not mandatory, but generally LEP heritage listings include State and National listed places as they also have local value. For State listed places there is a mandatory referral process as part of a development application and a requirement for a separate approval; this does not apply to Nationally listed places but a referral is available to Council if they are able to assess where a significant impact may take place. If there is clarity about when a 'significant impact' on National Heritage values may occur, Council are able firstly to consider this in any assessment they may make of an application and then, if justified, undertake a referral to the Department of Environment.

The key element of this approach is that Broken Hill Council can, with an updated heritage schedule that relates to National heritage values and a better understanding of National heritage values, assess impacts on National values as part of their general heritage assessment. This would address most issues that arise with only major projects requiring referral.

For Broken Hill Council to manage National values in a way that does not result in significant additional assessment requirements a number of matters need to be established. In summary they are:

- i. Council adopts as a policy that National heritage values will be considered in assessing applications and providing advice generally to the local community;
- ii. National heritage values are included in a revised LEP heritage database so that specific key sites with National significance are identified and flagged;
- iii. The LEP heritage schedule is developed using National as well as State and local themes to ensure that National values are captured and balanced across the Council area;
- iv. Broad National heritage values, that is those that are not just site specific, are set out in guidelines that allow Council staff and the community to have access to what National values are and how they apply within Broken Hill;
- v. National significance assessment forms are developed to assist in setting out information when a National value needs to be assessed;
- vi. Thresholds for referral to the Federal Department are articulated to assist Council in making referrals. As the National heritage sites guidelines are complex and quite difficult to navigate (unless the proponent is a government agency who are familiar with these processes), simplifying the requirements in material that is published in the local community is critical to assist in understanding how National values are assessed;
- vii. A pre-referral system is developed to allow Council to seek advice from the Federal Department where a referral may be considered to obtain early advice. There are standard pre-referral processes, but it would be desirable to establish a direct point of contact between Council and the Department to seek less formal advice on matters that may arise;
- viii. Areas of future development or works that are known to be likely to involve a Federal referral be identified and, if required, specific protocols developed to address those issues (e.g. mine closures or major infrastructure projects).

This study is taking place at the same time that the LEP heritage schedule is being reviewed by Council. This is not accidental and the combined work of this study and the heritage study review allows National values to be used in the review process.

Each of the above eight areas is discussed in detail below.

8.1.1 Policy on Adopting National Heritage Values

Council adopts as a policy that National heritage values will be considered in assessing applications and providing advice generally to the local community.

For the process to be workable, Broken Hill City Council has to commit to considering National Heritage Values as part of the day-to-day management of heritage within the Council area.

Council has previously endorsed and supported the National heritage listing and has referenced National values in the DCP. The analysis and work set out in this study is the next step of that endorsement and support.

Council should formally endorse the finalised documents and commit to the assessment of National heritage values. With a Council policy in place that sets out that National heritage values as important, National values can form part of assessments of applications for work with a clear framework for Council staff to operate.

As the work is outside the usual LEP provisions, a Council policy will give the required status to the assessments.

8.1.2 Management of the LEP Heritage Schedule and Heritage Provisions

National heritage values are included in a revised LEP heritage database so that specific key sites with National significance are identified and flagged.

There are two aspects to managing the LEP provisions in regard to heritage generally and National Heritage Values in particular.

The LEP sets out standard heritage provisions that are common across NSW Councils. They have been developed so that there is consistency in the approach to issues such as heritage (and other planning matters), and so that there is a common understanding of how the provisions apply beyond each local council area.

It is difficult and effectively not possible to change the standard Scheme provisions. Each Council can develop specific provisions through a DCP process and it is possible to add to the DCP heritage provisions to address National Heritage values. This process is one controlled by Council which means it is more readily achievable than LEP changes.

However, given the national listing of the whole Council area, there is a strong argument to suggest that this be reflected in the LEP (2013) heritage objectives. This could be as simple as adding a further objective as seen below at subclause (e):

Clause 5.10 Heritage Conservation

Objectives

The objectives of this clause are as follows:

- a) to conserve the environmental heritage of Broken Hill,
- b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

- c) to conserve archaeological sites,
- d) to conserve Aboriginal objects and Aboriginal places of heritage significance.
- e) 'to conserve the National Heritage values of Broken Hill'

An amendment such as this would allow Council to formally consider National values that could then be set out either in a DCP or in other guidelines or advice documents.

The second aspect of managing the LEP is through Schedule 5 - Heritage Items.

The current heritage study review is using the National themes to inform new listings that may take place but also to include National themes in the data of existing listings where those places are of specific National significance.

A revised schedule will form the basis of future assessments and will include National, State and local values. This will assist owners in understanding if National values are likely to be affected on their properties and also provides a framework against which an application can be assessed as other similar places will be identifiable.

A key to understanding how various levels of significance interact is for searchable schedules to be set out that allow quick comparison.

A data field that identifies National heritage significance and National heritage themes will allow this to take place in searching the database on-line or during an assessment.

At its simplest, a field that simply identifies if a place has a specific National heritage value can be used, similarly to how places that are considered to have State significance can be flagged, even if not entered on the State Heritage Register.

The database would have a field that would note the level of significance of the place - local State or National - and the information within the listing, for places of National value, can expand on the reasons for inclusion.

8.1.3 National Heritage Themes

The LEP heritage schedule is developed using National as well as State and local themes to ensure that national values are captured and balanced across the Council area.

The LEP database is in two forms: information that Council holds; and the SHI online database that is the official information related to a place. In the last year the Broken Hill SHI database has been completed and is online. However, the information in the database is varied and often inadequate. Example 1 in Appendix A (12 houses at Junction circuit) provides no information as to why the places are significant, nor any history. A theme is given as mining and settlement and the date of listing is noted, but no information or illustrations are provided.

In contrast, Example 2 (Bells' Milk Bar in South Broken Hill) has a well-constructed data sheet with history, significance and illustrations sufficient to understand why the place is significant and potentially at what level it is significant.

Most listings fall into the category of little or no information.

While the standard database form does not provide fields for National themes or significance, this can be easily added, particularly if the themes to be used are set out in an explanatory document that links National State and local themes (often which overlap).

The nine National themes apply to Broken Hill at a broad level, and many of the State and local themes that are more detailed in their application also apply. However, not all themes are relevant to the city. The following table sets out the themes as provided by the NSW Heritage Council that start with National themes and then break them down into State and local themes.

Table 36 : National State and Local Themes

National Theme	State Theme	Local Themes	Examples of National Places
1 Tracing the natural evolution of Australia,	Environment - naturally evolved	(1) Features occurring naturally in the physical environment which have significance independent of human intervention	Line of Lode Regeneration areas Recovered Mining Areas Desert Setting
		(2) Features occurring naturally in the physical environment which have shaped or influenced human life and cultures.	Crown land and reserves around the city within the city boundary
2 Peopling Australia	Aboriginal cultures and interactions with other cultures	Activities associated with maintaining, developing, experiencing and remembering Aboriginal cultural identities and practises, past and present; with demonstrating distinctive ways of life; and with interactions demonstrating race relations.	Mining sites Union sites
Convict			
	Ethnic influences	Activities associated with common cultural traditions and peoples of shared descent, and with exchanges between such traditions and peoples.	Mosque Synagogue Methodist chapels Clubs Cemetery
	Migration	Activities and processes associated with the resettling of people from one place to another (international, interstate, intrastate) and the impacts of such movements	Housing

National Theme	State Theme	Local Themes	Examples of National Places	
3 Developing local, regional and national economies	Agriculture	Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Rural landscape Revegetation areas Shelterbelt	
	Commerce	Activities relating to buying, selling and exchanging goods and services	Main Street Commercial buildings Civic buildings	
	Communication	Activities relating to the creation and conveyance of information	Post office	
	Environment - cultural landscape	Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Desert setting of the city Mining Parks and gardens Tree plantings Revegetation areas	
	Events	Activities and processes that mark the consequences of natural and cultural occurrences	Monuments BHP Chimney Trades Hall Line of Lode	
	Exploration			
	Fishing			
Forestry				
	Health	Activities associated with preparing and providing medical assistance and/or promoting or maintaining the well being of humans	Hospital	
	Industry	Activities associated with the manufacture, production and distribution of goods	Silverton Railway Industrial sites	

National Theme	State Theme	Local Themes	Examples of National Places
	Mining	Activities associated with the identification, extraction, processing and distribution of mineral ores, precious stones and other such inorganic substances.	Line of Lode Evidence of mining leases Evidence of early mining features Mining buildings and site features related to individuals, technologies and processes Memorial sites and objects related to significant people
			Minerals Sites named after significant persons
	Pastoralism	Activities associated with the breeding, raising, processing and distribution of livestock for human use	Pastoral stations
	Science	Activities associated with systematic observations, experiments and processes for the explanation of observable phenomena	Mining research Revegetation areas
	Technology	Activities and processes associated with the knowledge or use of mechanical arts and applied sciences	Mining
	Transport	Activities associated with the moving of people and goods from one place to another, and systems for the provision of such movements	Railway stations and infrastructure Camels, mosque

National Theme	State Theme	Local Themes	Examples of National Places
	Towns, suburbs and villages	Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Layout of the city in response to the Line of Lode City form in response to Silverton Tramway alignment and reserve Interface of mining and city development Use of iconic materials Distinctive architecture of mining buildings Distinctive architecture of residential buildings Distinctive architecture of civic and commercial buildings Buildings that demonstrate the functioning and layout of the city and residential areas Street tree plantings Parks and recreation areas
			Cohesive form and scale of the city Views Art
4 Building settlements, towns and cities	Land tenure	Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Line of Lode Regeneration areas City layout
	Utilities	Activities associated with the provision of services, especially on a communal basis	Water pipeline Water storage Power stations Drainage
	Accommodation	Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Housing Mining housing Miners housing Relocated housing

National Theme	State Theme	Local Themes	Examples of National Places
5 Working	Labour	Activities associated with work practises and organised and unorganised labour	Union buildings Memorials
6 Educating	Education	Activities associated with teaching and learning by children and adults, formally and informally.	Schools TAFE School of the Air
7 Governing	Welfare	Activities and process associated with the provision of social services by the state or philanthropic organisations	
Defence			
	Government and administration	Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public programs – includes both principled and corrupt activities.	Municipal chamber Council offices Departmental office
	Law and order	Activities associated with maintaining, promoting and implementing criminal and civil law and legal processes	Courthouse Police stations Lock-up Protest site Gaol complex Police housing
8 Developing Australia's cultural life	Domestic life	Activities associated with creating, maintaining, living in and working around houses and institutions.	Housing generally
	Creative endeavour	Activities associated with the production and performance of literary, artistic, architectural and other imaginative,	Theatres Cinema Bandstand Rotunda

National Theme	State Theme	Local Themes	Examples of National Places
		interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities .	Library Public hall
	Leisure	Activities associated with recreation and relaxation	Sports grounds Race track Swimming pool Recreation clubs
	Religion	Activities associated with particular systems of faith and worship	Church, monastery, convent, rectory, presbytery, manse, parsonage, hall, , graveyard, monument, church organ, synagogue, temple, mosque, , burial ground
	Social institutions	Activities and organisational arrangements for the provision of social activities	CWA Room, Masonic hall, School of Arts, Mechanic's Institute, museum, art gallery, RSL Club, public hall, historical society collection, public library
	Sport	Activities associated with organised recreational and health promotional activities	Oval, race course, swimming pool, bowling club, bowling green,
9 Marking the phases of life	Birth and Death	Activities associated with the initial stages of human life and the bearing of children, and with the final stages of human life and disposal of the dead.	Hospital Cemetery
	Persons	Activities of, and associations with, identifiable individuals, families and communal groups	A monument to an individual Named places and features

8.1.4 National Heritage Guidelines

Broad National heritage values, that is those that are not just site specific, are set out in guidelines that allow Council staff and the community to have access to what National values are and how they apply within Broken Hill.

The information and guidelines proposed are outlined at Appendix B. They vary from the material available that is published by the Department of Environment, as while that material is useful, it is principally aimed at government agencies and corporations who have processes in place and a familiarity with complex government processes. It is effectively not possible for an individual or even a local government agency to navigate the complexity of the processes set out in the Department material.

To be effective and to reach the constituency of Broken Hill (putting aside the major mining sites which will have a separate process that will include referrals) the process has to be relatively simple and easy to understand.

To illustrate the potential process several examples are cited. One is a theoretical application to construct a new dwelling within a conservation area and adjacent to significant buildings. The second looks at the current proposal to build a new library on the former town hall site in Argent Street. The third is to alter a significant existing building. The first is a small project and the second one of the larger non mining projects to be proposed in the City, the third example is incremental change to a place of significance.

Review Process for Potential Impact on National Significance and a Referral to the Federal Department

Example 1 New residence on a vacant site, potentially the site of an earlier building

Assumptions:

- it is not a heritage item;
- planning controls allow the development;
- the design is contemporary in character.

Process:

1. Check that the site does not have existing values for archaeology
2. Review the location and setting (the vicinity) including matters such as:
 - front and side setbacks to existing buildings;
 - roof forms and scale of development in existing buildings;
 - materiality and colour;
 - number of storeys;
 - car access and garaging patterns in the vicinity.
3. If the proposal is consistent with the existing pattern of development it is unlikely to have an impact on National values. It should be part of the continuity of incremental development that takes place.
4. If the proposal is not consistent with these values, the assessment needs to determine if that non-consistency could be acceptable and retain the heritage values of the area. It is still unlikely to have an impact on National values; however, where new works are not consistent with an identified character as would be found within a heritage conservation area, the assessment needs to consider the cumulative impact of similar proposals on heritage value. One new element may have an impact and it may be argued that it is so small that it in reality has little effect, however, two or five or ten such developments in an area may have a greater impact that does affect broader values.

The threshold issue for assessment, while it would not involve a referral under the Act, does affect the potential for long-term incremental change that will affect heritage values. The only point at which this level of assessment can take place is at local Council level where the LEP and DCP controls allow these concepts to be assessed as they fall way below a threshold for National intervention.

I would suggest that the consideration of the small-scale matters by Council is critical to the maintenance of National heritage values as those values are all encompassing.

Example 2 - New library complex (actual current project)

Assumptions:

- The project has a high level of community and government support;
- The design process, etc., have been properly undertaken;
- The site contains several heritage items that have their own values;
- The site has possible archaeological potential;
- The site is part of an HCA;
- The location has been selected, in part, to facilitate the reactivation of the centre of the City.

Process

1. Ensure that the heritage values of the site are understood and articulated.
2. Ensure that the proposal responds to the heritage values and retains significant elements of the site and buildings including any specific spatial values
3. The site is within an HCA and forms part of the Main Street area; how the site, proposed buildings, open spaces and activities integrate into the existing pattern of the City form needs to be considered.
4. Positive aspects of the proposal that may contribute to the City's future and heritage value need to be set out and considered, as proposals can enhance National values as well as at times having negative impacts.
5. Does the design respond to the form, pattern and scale of the City? If the answer is no it doesn't, it is likely to have an adverse impact.
6. Does the project add design quality or excellence to the city? If the answer is no it doesn't, it is likely to have an adverse impact.
7. Will the project adversely affect other elements of the City that may result in a diminution of National values?

Generally, a project that is well conceived, that has considered potential impacts on the City, and is then designed in response is very unlikely to result in significant impacts on National heritage values.

Example 3 - A change of roofing material to a highly significant building.

Assumptions:

- The proposal is to change an old galvanised corrugated iron roof (painted) to a colorbond roof. The reason for change is it is easier and cheaper to use new materials than old;
- The existing roof is in short sheet lengths and uses traditional lead flashings, etc. The new roof is proposed as long lengths with replaced flashings.

Process

1. Select a roofing material that is consistent with the detail and appearance of the building. For example, restrict the use of colorbond finishes and potentially use galvanised iron even if not painted.
2. Reinstate details such as vents, dormers, ridge detailing etc.
3. Do not use flat sheet flashings behind chimneys etc.
4. Match rainwater goods and profiles to traditional forms.
5. Potentially allow longer sheet usage to minimise joins.

8.1.5 Council Processes

National significance assessment forms are developed to assist in setting out information when a National value needs to be Assessed.

The study concludes that most National values are reflected also at local level in local values and that a sound assessment of local impacts on heritage values will provide a basis for making an assessment of possible impacts on national values.

One of the major differences that arises from consideration of National values is context and looking at how a proposal may affect broader values than those related to a specific site or even a precinct. Considerations around this would be a little different to how assessments currently take place.

Basic training of Council assessment staff in how to consider National values would address a large part of the process. This would be based on the material in this report.

8.1.6 Thresholds and Referrals

Thresholds for referral to the Federal Department are articulated to assist Council in making referrals.

A referral is an onerous and expensive process for an applicant. The application needs to be BOTH considered and comprehensive to achieve a proper response and fees for a referral are high. Referrals are only intended where there is a real risk of a significant impact. Consequently, it is unlikely that referrals will take place unless the work involved is either major and complex or has a very clear and definable impact on a National value.

Examples of such projects could be:

- i. a proposal to demolish mine buildings and structures;
- ii. a proposal to clear vegetation in an identified area of regeneration;
- iii. a proposal for a new building or structure on the Line of Lode;
- iv. demolition of a key building of heritage value within the City.

In reality there are relatively few such works that will be proposed. When they are proposed, the processes required are clear and the guidelines developed through this study will assist in providing an assessment path.

There is also additional time required to lodge and assess a referral, and if an application is then required it will require considerable work, time, and cost.

Unless a proponent is a government department or agency, it is unlikely that they will be aware of the Act requirements in relation to self-assessment and referral, consequently, Council would need to be aware of when a referral may be triggered to be able to advise proponents.

With good Council assessment, it is likely that most assessments would fall within the ability of Council to consider as part of the statutory LEP assessment process. This would particularly apply if the LEP were amended to include reference to National values.

8.1.7 Engagement with the Department of Environment

A pre-referral system is developed to allow Council to seek advice from the Federal Department where a referral may be considered to obtain early advice.

As part of the review of this report it is recommended that a point of contact be established with the Department to allow initial advice if a project arises at Council that, after going through the review processes established at Council, is considered to have a potential for a referral due to 'significant' impacts on national heritage values.

This initial contact is not likely to be used often and will minimise the need for referrals.

8.1.8 Specific Protocols

Areas of future development or works that are known to be likely to involve a Federal referral be identified and if required specific protocols developed to address those issues (e.g. mine closures).

The largest action within the Broken Hill Council area that will impact National values is the imminent closure of the mines. This falls generally outside the control of Broken Hill Council although Council is consulted about how this may occur. The NSW Heritage Office has a role in relation to closures as the sites are leased under the Crown Lands Act and fall under the control of the NSW Lands Department.

There is a requirement for the mining companies to remediate their sites on cessation of use and this potentially fundamentally conflicts with the heritage values of the sites at all levels from local to National. One of the greatest challenges that faces the National listing is how National Mining values can be retained in more than a tokenistic way given the status of much of the infrastructure (as discussed earlier) and the onerous remediation requirements.

The resolution of how to retain mining heritage values, remediate and develop new uses for the Line of Lode once leases cease will be an interesting challenge that will inevitably involve National values and interaction.

9.0 DISCUSSION OF ISSUES

This section of the report draws together the ideas, analysis and discussions in the earlier parts of the study and specifically addresses the questions that were set out as central to determining how to manage National heritage values in Broken Hill.

i At what point is a National heritage value impacted by an action?

Almost any action within Broken Hill has the potential to impact a heritage value. The values of the City are so interlinked and so overarching that every action is likely to have some impact even if it is minor.

The National Act recognises this, relatively crudely, by requiring an action to have a 'significant' impact. The Act, as discussed, unhelpfully does not define 'significant'.

A summary of how National Values may be impacted is:

- i. Work to a place that is of individual importance to National values, as set out in the schedule of this report;
- ii. Work within the public realm that affects an element that has any level of heritage significance - local or state;
- iii. Work within a heritage precinct that affects the values of the precinct;
- iv. Works such as infrastructure that change the setting or environment in which significant features are located.

ii What is a significant impact, how is that determined and who determines it?

There is a considerable difference between a minor and a significant impact in reference to the Act provisions. The Act only addresses impacts that are significant and presumably lesser impacts are not addressed as they would be dealt with by State or local government.

There are then two principal types of significant impacts:

- i. Impacts to a specific element that are large and which have a fairly clear and obvious potential for loss of significance. An example would be a proposal to demolish say the Trades Hall Building where that single action would have a profound effect on the understanding of the City;
- ii. Cumulative impacts of change or loss of elements. A recent example is the large scale replacement of roofs after the hail storms where painted short-sheet galvanised roofs have been largely replaced with single sheet colorbond roofs resulting in a large change to the visual character of the city. Another example is the addition of solar panels to roofs. While this is an activity that has environmental merit, if panels are added to prominent roofs or roofs facing streets it can have a significant visual impact on heritage values.

The first group, as discussed earlier in the report, are relatively straightforward to identify through current approval processes and if a referral was required, it could be made. The most likely areas for this to apply in the immediate future relate to mining structures as they and the mines come to end of serviceable life and the mining structures are considered in more detail.

The second group are more difficult as they are spread across multiple ownerships, building types and uses. They do however fall into several discrete types of issues that can be considered:

Abandoned Buildings and Sites

There are three general groups of abandoned places in the City:

- i. residences;
- ii. commercial and community type buildings;
- iii. mining structures.

There are a considerable number of such sites and structures and the abandonment or cessation of use and consequent decay quickly reaches a point where reinstatement of what may be a significant place becomes difficult to undertake due to cost and condition even apart from finding suitable uses.

If the buildings that are currently unused (not including vacant shops and houses awaiting a new tenant) were lost through demolition, there would be a very significant impact on the overall heritage values of the City that would impact National heritage values. There would be a loss of many individual structures but also a loss of the continuity of elements within the streets and precincts of the city.

As the City has reduced in population and there has been a shift in how people live, shop and access entertainment, a number of buildings and sites have become redundant and have fallen into disrepair including commercial buildings, hotels, community buildings and recreation facilities. As mining has changed and approaches the end of its life on the Line of Lode, many structures and features are redundant and have not had maintenance or repair for long periods of time. As residents desires and requirements for better accommodation are realised, basic and now basic or undesirable dwellings are hard to lease or sell. There has also been a quite significant loss of buildings due to fire, often due to the poor condition of the buildings, faulty electrical systems, etc.

A number of buildings and structures have been demolished in the City including two public swimming pools, the town hall, a hospital building, a corner hotel, churches and a range of community buildings. Most of these buildings have not been replaced or have had quite different forms of development replace them and the overall result is a loss of part of the very close knit arrangement of heritage buildings and sites that has characterised the town.

Broken Hill is unusual in that so much of the early built form remains.

Further losses of buildings and structures as they reach a point of not being viably recoverable will have a significant, even if incremental, impact on National heritage values as each loss weakens the overall value of the place.

Not all buildings abandoned or lost are significant and there will always be a gradual replacement of buildings into the future.

Loss of Significant Buildings

The first major threat to National heritage significance is the almost inevitable loss of significant abandoned structures that will take place unless there is a strategy to address the future of the 'high heritage value' 'at risk' buildings and structures. The focus in this discussion is higher value items but

it must be observed that even the loss of minor elements within local areas will have an adverse impact on the collective National heritage values as well as local heritage values.

Groups of local places (outside the core of the City) that are at high risk are former local or corner shops, some churches and former hotels. As most residences in the City have no heritage protection there is an increasing risk of loss of values as demand for minor buildings reduces over time.

Part of this area of risk is the deterioration of buildings that are in use as their uses become marginal and as generational change takes place. It can be observed that many buildings in the City are poorly maintained and will be difficult to recover. This can arise from many reasons that are not explored in this report. Often when properties are sold there is often a desire from new owners to upgrade and in some situations to bring houses to a liveable state. This can involve significant works or in some cases rebuilding.

The contribution of modest early dwellings to the City's heritage value is large as many remain across the breadth of the City but it is also recognised that those buildings may not meet contemporary expectations for accommodation. The balance between retaining significance and providing for ongoing and reasonable use can be achieved but needs to be considered as part of Council LEP and DCP controls.

The following table identifies a range of buildings that are at risk through not being used or being damaged. Individual residences and corner shops are only included by way of example but even a quick survey of the City illustrates that there are numerous examples of both building types that have been abandoned or are at threat of loss.

Table 37 : A selection of abandoned or near to abandoned buildings and sites.³⁵

Site/Structure	Address	Heritage Listing	Impact
Broken Hill/Broken Hill North			
Commercial/community			
Ice works	Beryl St	yes	High
Blende St warehouse	Blende St	Yes	High
Drive-in theatre	Racecourse Rd	no	Moderate
Marios Hotel	Beryl St	yes	High
Former Magazine Depot	Magazine Road	no	High
Corner Shop	278 Sulphide St		
Corner Shop	Bromide and Cobalt St		
Corner Store	Hebbard and Central Sts		

³⁵ The use of the term abandoned relates to where a building or site has ceased use and is deteriorating or has a marginal use that does not support the future of the building. It is a general description to capture a group of places that are at potential risk.

Site/Structure	Address	Heritage Listing	Impact
Nicholls St Church	Nicholls St	yes	high
Residential			
Iodide Street terrace row	Iodide Street	yes	high
Wolfram St terrace row	Wolfram	no	moderate
Residence	Argent St	no	Moderate
Residence	20 Crystal St		
South Broken Hill			
South Broken Hill supermarket	Patton St	No	low
South Broken Hill Hall – former Methodist Church	261 Patton St	no	low
Alma Institute	Patton St	yes	high
South Boys Club	Central Street	no	low
Community Building	Eyre and Rockwell Sts	no	moderate
House	149 Hebbard St		
House	307 Patton St		burnt
House	286 Wilson St		
House	143 Jamieson St		
Broken Hill			
houses	142, 144 Sulphide St	no	
house	15 Argent St	no	moderate
house	628 Lane St	no	moderate
house	578 Wolfram St	no	moderate
Corner Shop	Oxide St		
Corner Shop	258 Chloride St	no	Moderate
Corner Shop	306 Kaolin St	no	High
Corner Shop	158 Mica Street	no	moderate
Railwaytown			
Army barracks and Excelsior Oval	Morgan St	no	low
Rugby League Park	Rakow St	no	low

Site/Structure	Address	Heritage Listing	Impact
Mining sites			
Central Mine Power Station complex		yes	The major buildings are capable of adaptive re-use but some of the smaller and older buildings are very deteriorated.
Zinc Oval gatehouse		yes	
Zinc Oval Buildings		yes	
Staff building Proprietary Square	Proprietary Square	yes	High
First Mine Managers House	Proprietary Square	yes	High
Proprietary Square	Proprietary Square	yes	High
Browne's Shaft complex (Junction Mine)		yes	High
Delprats Mine complex		yes	High
North Mine buildings		yes	High
CBH Mine Buildings		yes	High
Zinc Mine buildings		yes	High



Figure 72 : A local shop, now boarded up, with early signage, that is unlikely to have a future use and which is consequently at risk of loss.



Figure 73 : An early stone house damaged by fire that is unlikely to be recovered.



Figure 74 : A local former shop, part of a small precinct that contains several shops (one still used) and a church and hall (abandoned) that is unlikely to have a future use.

Incremental Change

Another area of potential threat is the cumulative effect of incremental change to the City. This can be seen in what might otherwise be considered as civic improvements to roads, parks and public areas as well as the changes that take place across privately owned property.

This must be considered in the context of a town that has undergone constant change since it was first settled in 1884 so that change, improvement - both civic and private - and responding to changing needs and tastes is in itself an attribute of the National heritage values of the place. Consequently, change and adding new works and elements does not necessarily impact on National values however, where change takes place and how it occurs can have potential for significant impact when it is undertaken without reference to the underlying heritage values of the City.

As an overall observation about recent civic works in the City, it is apparent that they have been planned, at least initially, without consideration of National heritage values. New works need to be integrated with and enhance heritage values. This can be seen on both heritage listed and non-listed sites. Apart from setting a poor example for private and community projects that are expected to consider these matters, the lack of good contextual design and not working with heritage values damages the National values of the city.

As a principal, the Council or any Government agency should adopt exemplar processes towards works that carefully look at National heritage values (as well as State and local values) in guiding what works should take place, where they should take place and how they should be designed.

As observed earlier this does not suggest that upgrade or change to civic areas should not take place but the onus is on Council and other government agencies to adopt best practice and start with the National value consideration before making commitments to works. This will affect major

works down to minor service and utility upgrades as all decisions should be made in relation to a range of values that are not simply based on ease and cost.

Incremental change is also seen in the addition of new buildings into both commercial and residential areas where the character and design of the buildings is antithetical to the values of the City. As noted earlier, there is a level of protection and guidance for heritage conservation areas, but beyond these relatively small areas there is no control on overall fit and character. This is a potential significant threat to National heritage values as these values extend over the whole City and are not limited to heritage precincts.

As already discussed, the DCP controls for heritage precincts set out a good framework for new development and adaptation. However, these controls should apply across the whole City, reflecting the National value of all residential precincts and ideally more specific controls should be developed for heritage precincts.

Heritage Listing

A third area of threat to broad heritage values, as identified above, is the lack of heritage protection over most of the City. The analysis of heritage conservation areas demonstrates that most residential buildings are not protected for their heritage values and that many of the very significant buildings are not within the currently listed precincts.

There are almost no individual residential heritage listings and the extant precincts do not recognise or protect the heritage values or much of the City, particularly the early settled areas of the City. While there are residential HCA's in Broken Hill central area and Railwaytown there are none in South Broken Hill apart from mining housing (and these are already separately listed).

Most of Broken Hill's significant residential properties have no statutory protection and no controls to manage future development or change. The current precincts contain many fine individual and groups of places but they do not reflect the range of residential values that exist, they also do not reflect the early developed residential areas of the City.

There is a significant long-term risk to National heritage values resulting from the lack of heritage protection for large parts of the City area. Unless this is addressed the National heritage listing in relation to residential properties will remain token.

There are also a range of non-residential buildings that, as a result of the National listing, should be added to current heritage schedules. These are places that are not individually of national significance but, are, as part of the important themes of the City, important within the national framework.

Large-scale change arising from events or technology

The recent roof replacements across the City, while having obvious benefits for many structures that would otherwise not have been able to upgrade, have changed the visual appearance of the City considerably.

The difficulty of a large change taking place over a short period of time is that the slow incremental change that usually takes place and which absorbs a range of elements into the broader established context is not possible. The roof replacements have demonstrated that it is easy to undertake work

that is sound and enhances the City and also to undertake work that is inappropriate and out of character with the values of the City. The relatively small number of places that have heritage listing and which require any form of consent for an action such as a roof replacement results in the great majority of works not requiring approval. This results in the loss of features and details that are significant such as:

- i. painted roofs;
- ii. roof detail that is removed for simplicity;
- iii. colours being used that are not appropriate for the city;
- iv. change of pattern of roofs with the loss of small sheet usage;
- v. in many cases poor workmanship that results in a loss of quality.

The rise in the installation of solar panels is another example of change that if not managed has a major detrimental effect on the visual qualities of the City and by consequence National heritage values.

Again, there are significant benefits from installing good technology but the careful siting and management of installations is critical to retain heritage values. There appears to be little difference in how installations take place on heritage and non-heritage listed sites and the relatively low level of heritage protection means that most installations are not controlled in relation to heritage or cityscape values.

The following example illustrates the potential for visual impact from an installation.



Figure 75 : This example of a solar installation is provided as it illustrates the visual impact of installations where they are highly visible from streets. The site is not a heritage item or within a heritage precinct but is opposite a heritage site. The current Council controls do not require consent for such installations outside heritage sites.



Figure 76 : This example (opposite the example above) of a smaller installation is located on a prominent corner and the site and building is a heritage item. The panels are not on the main house roof but on what appears to be a ballroom or similar.

iii When an impact takes place what criteria apply to assess whether it is a significant impact?

As set out in detail earlier there is no definitive method of establishing when an impact is significant as the term is used in the Act. Most of the discussion and examples in this study look at works that would not reach a threshold for 'significant'. Again, as noted, the major changes are likely to be demolition of mining structures and changes to the mining landscape and possibly large civic or commercial works. It can be reasonably assumed that there will be no referrals for significant works under the Act however, this does not remove the need for some form of assessment to understand if an impact is possible.

For mining activities there is a consent process that is separate from local Council and the Federal Department but which is dealt with by State government agencies. Usually major projects are referred to Council at least for comment and sometimes for direct input even where a consent is not required.

For Government projects there is also usually no requirement for local consent but again most government agencies refer works to the Council for comment and input and on occasion for approval.

Private development and works initiated by Council are dealt with by Council directly and the controls that are in place through the LEP and DCP, with guidance as provided in this report, allows Council to determine firstly if a referral were likely or, if there are impacts on National values but not ones that require a specific referral, how to assess them as part of the usual DA assessment process.

iv For a specific site how does an owner ascertain whether an action may affect a significant value?

This also falls into two quite discrete areas.

For government, mining and large commercial applicants who are experienced in working with government regulation, most applicants have an ability to assess their projects against relevant legislation and make applications and referrals as required. As the determination in the Act is a self-

determining one, the process is a little harder but generally other controls would be in place that would require a large application to consider National Legislation.

For private applications, most applicants would not be aware of the legislation and would not know how to apply it even if it were applicable. The easiest process is for an applicant to consult with Council if they are concerned about a possible impact. Where Council receives an application that may raise issues of National impacts, Council are also able to provide advice and, if an application did trigger a referral, would be able to assist an applicant through that process. This would be an extremely rare occurrence. Most applications and advice will be around minor impacts to National values and the current and potential future controls as well as the material in this study can provide a sound basis for Council staff to identify areas of potential impact that can be raised with applicants.

The statutory basis for this is difficult as the Council LEP and DCP, while referencing National values are limited by the listings and precincts that are gazetted. As has been noted in the analysis in the study impacts to National values can occur anywhere across the Council area and without a specific reference to values in the LEP and DCP, Council are limited in their ability to make assessments even where a national value may be impacted.

v For actions that take place on a broader basis that are not related to single properties how are significant impacts considered?

Many of the areas of potential impact are small and incremental. A number of examples have been cited including roof replacement, solar panel installations, etc. Where there is no requirement for consent there is no ability to manage or provide advice to owners unless they seek it. Broadening the extent of precincts and items will assist in a longer-term and broader management of these issues. It may also be possible to expand the range of works that require consent, however this is rarely popular with residents or council.

Applicants, apart from general dissemination of material about National values are not likely to be aware of these issues. Some of the material accompanying this report that will be available to the community (and Council) to assist in a better appreciation of what does matter about the heritage of Broken Hill.

Council staff, through specific training (potentially undertaken by the heritage adviser) and using material that is set out in this report, should be able to provide better guidance to applicants and explain the importance of balancing incremental change with retaining elements of significance.

The most effective way to manage these issues is for the broader use of heritage conservation areas and for their character and values to be clearly set out as the basis on which decisions will be made about applications. This will not capture every place in the City but will at least allow core areas to be better managed in relation to their National heritage value.

vi When is an application to the Federal Department required and what form does it take?

Putting aside mining sites and the specific issues around their closure and long-term management, it is difficult to predict if any applications would trigger a referral. Purely by way of example considering the proposed Library hub project that Council has initiated may be useful in exploring this issue.

The library is a Council project and is located in the core of a very significant precinct. It is on the site of a heritage item, is surrounded by heritage items, within a heritage precinct and has buildings that collectively and to some extent individually are of National value. At face value there is potential for development to have a 'significant' impact on National heritage values.

However, that does not in itself trigger a referral.

The heritage values of the site and area are fundamentally the same in this location at local, State and National level. There are differences but they are not great. If it were determined that the project had an adverse heritage impact at local level (which is the actual listing of the site) it is unlikely that an approval would be granted without that matter being resolved.

If such an impact were not resolved looking at site and precinct values it would be possible to consider if there were issues arising from the overall National heritage listing that had not already been assessed as part of the local level assessment.

As this area is well understood in terms of heritage value and is the centre of the City it is very unlikely that separate National issues will arise that have not already been considered as part of a local listing. However, there is also the ability to consider broader National significance issues when considering the local controls as they are referenced in the control plans.

Difficulty may arise if a proposal is at odds with the significant form of the City, where an element of inappropriate scale or materiality is proposed, etc. but even in these situations the general local heritage controls will capture most significant potential impacts.

An example of how a National value could be impacted is if the proposal involved say the demolition of the former Town Hall façade. That would be a 'significant' impact on a range of National values and this action should require a referral. This example is used as it is a situation that, even if proposed, would be disallowed by Council for local reasons even before a National consideration was made.

Where heritage values are less obvious and less understood and the place does not have the same focus and profile as the Town Hall site, it is harder to make determinations and also less likely that a National referral would be required.

vii Who is responsible for monitoring compliance under the Act?

Technically the Federal Department is responsible for administering its Act but there appears to be no actual way that a listing such as Broken Hill can be monitored except by Broken Hill Council. Interested parties may identify issues and make submissions but as the Act is self-assessing and relies on a proponent to act, it would be almost impossible to monitor a complex city listing.

Broken Hill Council is also the only body that has a reasonably comprehensive understanding of what is taking place in the City. Even though not always the consent authority, through referrals from government agencies, Council is largely aware of what is taking place across the City.

Council has no statutory role or power in relation to the Federal Act but it can, through inclusion of the National values in the LEP and DCP monitor proposals for works across the City.

One outcome of this report is that it is intended to provide sufficient understanding so that Council staff and councillors can look at proposals within a broader framework than may currently exist.

viii What are the roles of State Government and Local Council in the consideration of National heritage values?

Point seven above concludes that, apart from major changes to mining sites that are imminent, Council is the only body that can exercise an overview of local and National values. This study has also observed that State values, as they are presently addressed through Heritage NSW and the Heritage Council, have almost no statutory impact on the City as so little of the City is listed.

This does not mean that there is disinterest and the financial supporting of heritage advisers and studies demonstrates a support for aspects of the City's heritage. Heritage NSW also have a role in the future of the mining sites through other statutory processes.

Ongoing financial support to ensure that the City has good heritage input would seem a critical exercise. There is a strong argument for enhanced heritage funding due to the National listing. The current grant to provide heritage advice is good but cannot provide the time or continuity to consider larger heritage issues such as broad National values. Funding for the heritage adviser role (currently around 9 days a year) could be expanded or specific grants could be made to fund heritage input and advice on key issues. This could include revising the DCP controls and training staff in better heritage management.

Fundamentally Broken Hill Council is the best placed and preferred agency to have general oversight of all heritage values in the City. This would be enhanced with greater input from State and Federal agencies particularly at a consultative level (that is not through approval processes). Being able to consult with specialist staff on specific issues would be of value to the overall management of heritage values and the inevitable tensions and difficulties that will arise as mining moves closer to cessation, remediation works are proposed and the nature of parts of the City changes.

10.0 SUMMARY RECOMMENDATIONS

The study draws a range of conclusions on how to manage the National Heritage values of Broken Hill. The main recommendation is that because of the very broad listing over a whole city and council area, that the only effective way to manage National values is at Council level through the existing planning framework. The Federal and State approval and referral systems are based around major projects or, for State items, only works to places listed on the State heritage register, consequently, they are not capable of considering the myriad minor works that take place and will be proposed in the future that affect many aspects of National value.

There is no reason that the National values that are set out in the listing citation and explored in further detail in this report cannot be set out within the local LEP and DCP controls and managed at a local level with the ability to refer major matters, that may require State or National referral through that process.

This will require a level of dialogue with State and Federal agencies that would take the form of being able to seek advice when particular issues arose without having to make a formal referral.

The works that may affect a National listing are likely to relate to the closure of the mines in the future and the proposals to remediate, remove elements and in places retain mining infrastructure. Most other possible works would potentially fall below the threshold for a National referral and are most appropriately dealt with at Council level.

Currently the Council controls do not reflect the National values set out in the citation, consequently, there is a need to review and upgrade the current controls.

The recommended actions arising from this study then are:

LEP Provisions

- 1 Broken Hill Council should manage the assessment of National Heritage values through the LEP planning process.
- 2 Broken Hill Council should amend the LEP to specifically include National values. The works required to achieve that review include:

Include in the LEP, under Clause 5.10 Heritage Conservation, a new objective 'e':

Objectives

The objectives of this clause are as follows:

- a) to conserve the environmental heritage of Broken Hill,
 - b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
 - c) to conserve archaeological sites,
 - d) to conserve Aboriginal objects and Aboriginal places of heritage significance.
 - e) 'to conserve the National Heritage values of Broken Hill as set out in the National Heritage Register citation'
3. Establish an enlarged and revised heritage schedule in the LEP, Schedule 5 - Heritage Items.

A revised schedule will form the basis of future assessments and will include National, State and local values for each place entered.

This will assist owners in understanding if National values are likely to be affected on their properties and also provides a framework against which an application can be assessed as other similar places will be identifiable.

- 4 Expand the themes within the LEP listings to include those found in the National citation. These are:

- i. Housing in its various forms
- ii. Regeneration
- iii. The landscape of the Line of Lode
- iv. The landscape of the desert and its interface with the city
- v. Water and transport
- vi. The social landscape of the City including sport and recreation
- vii. Innovation and resilience

- 5 Identify specific places that have individual National heritage value within the LEP schedule.

Although a list of places in this study does not have any statutory basis, as part of establishing guidelines on how to manage national values, a schedule of key places in relation to National values can provide a 'first check-list' to consider whether a proposal or an application on a specific place may need to be assessed for significant impacts on National values. If a site is listed it would trigger a closer analysis of whether National values could be impacted by the proposal.

The key factors in protecting National (and other) heritage values in relation to residential values but also with regard to all other aspects of heritage value are:

- i. Ensuring that local LEP heritage listings (individual items and precincts) are thorough and comprehensive, that they reflect National (and State where appropriate) heritage values, and that they are clearly articulated within the framework of National values;
 - ii. Providing advice, guidelines, and information to the community and council (as the consent authority for most applications for works) to improve the understanding of what heritage value is, why it matters, and why Broken Hill is a National Heritage Item;
 - iii. Developing protocols at local Council level to identify National values and when a proposal may impact those values;
 - iv. Establishing a clear referral path that is understood and is functional to initially test proposals for National referral and then, if warranted, to make an application for consent.
 - v. Setting out thresholds within Council that ensure that Council actions always place the consideration of national heritage values as a high priority in any assessment of any proposal.
- 6 Establish enlarged and additional heritage conservation areas within the LEP HCA schedule to reflect the thematic development of the City so that broad values are protected.

DCP Provisions

- 7 Revise the DCP controls for heritage items to respond to local, State and National significance as appropriate to each place. Establish provisions for the range of heritage items that are found in the City.
- 8 Develop additional and upgraded DCP heritage controls for the whole of the Council area that recognises that the whole of the Council area is part of the National heritage listing and requires broad heritage controls that reflect this.
- 9 Develop additional and upgraded DCP heritage controls for heritage conservation areas that:
 - i Reflect the specific needs of heritage conservation areas generally but also the specific controls required for each separate heritage conservation area.
 - ii Provide character statements for each heritage conservation area to assist in understanding the values of each area.
 - iii Address the spatial and landscape form of the city and its various areas including trees and street plantings.
 - iv Map contributory and non-contributory places across the heritage conservation areas to provide clear guidance to owners who wish to undertake work to their property.
 - v Consider local State and National values.
 - vi Develop clear character statements (as required by the NSW Government) for each HCA to set out its specific values.
 - vii Respond to the observations in the following table:

Table 38: Precinct Recommendations

	Precinct type	Recommendations
i	residential	<ol style="list-style-type: none"> i Create precincts that represent key residential areas that demonstrate a good level of integrity*. ii Represent the range of residential areas that relate to key development periods. iii Be comprehensive enough to demonstrate the extent of housing development. In the City iv Represent the different parts of the city: Broken Hill, BH South and Railwaytown as well as different areas within the main area of Broken Hill.

ii	retail/commercial	<p>Argent Street is largely a precinct of retail/commercial buildings. Patton Street contains retail/commercial, residential and mining sites. It does not include all of the civic buildings in South Broken Hill.</p> <ul style="list-style-type: none"> i The Argent Street Precinct is comprehensive but would benefit from review of boundaries to be more precise about the commercial centre of the city. ii Railwaytown has a single precinct that may benefit from being separated into the civic/retail area and residential areas. iii Patton Street should be separated into the commercial/retail/civic area and could be expanded to better represent the retail and civic life of South Broken Hill. iv Mining parts of the precinct should be excised and either a separate precinct created or included within mining. v Other small groups of local shops and churches could be considered for precinct listing to represent the strong local focus of retailing in some residential areas.
iii	mining	<ul style="list-style-type: none"> i Include as a minimum, the early mining lease areas as a precinct. ii Look at creating a single precinct that covers the full extent of mining leases. iii Consider establishing precincts of mining housing separately. iv Consider former mining areas as precincts that have changed use.
iv	regeneration/landscape	<ul style="list-style-type: none"> i Establish a precinct to address Morris regeneration areas for their heritage values that is separate to the current LEP environmental zoning. ii Establish either precincts or linear heritage listings to cover planned street tree plantings in various parts of the City iii Develop heritage policies on trees throughout the City.

- 10 Establish a template for the DCP controls that includes the following elements (based on the Section 8 heading within the current DCP:

8.0 Heritage

8.1 General introduction

8.2 National Heritage Values

Across the City and Council Area

Commercial Areas

Residential Areas

8.3 Heritage items

8.4 Heritage Conservation Areas

Commercial Precincts

Residential Precincts

Mining Precincts

8.5 Mining sites

8.6 Archaeological Sites

8.7 Aboriginal Sites

Each of the above sections could then contain the material that is set out in the current DCP using a standard order of elements. There would also be the ability to discuss National heritage values further in the introductory sections and establish controls that would apply to the whole council area.

General controls on commercial or residential that are not within heritage listings could be set out under the broader development controls of Section 3.

Mining

- 11 Re-assess the Line of Lode and the mining lease with the intent of:
 - i Creating a mining heritage conservation area at State and local level that is bounded by the early mining leases (as set out in figures 2, 3 and 4) to recognise the Line of Lode as the pivotal heritage element of the City.
 - ii Reviewing the heritage item listings to assess them with more finesse and in relation to the whole of the remaining mining infrastructure rather than on a lease by lease basis.
 - iii Developing an overall comprehensive approach to the future of the remnant mining features across the various leases.
 - iv Adjusting the current listings to reflect the outcome of these studies.
- 12 Adopt the following general approach to retaining heritage values on the Line of Lode the Line of Lode:
 - i. Make all decisions in relation to the overall values of the Line of Lode across all mining sites;
 - ii. Retain the key individual elements (in forms determined through strategic planning) irrespective of their current condition;
 - iii. Retain a significant number of individual elements to provide a strong visual representation of mining along the Line of Lode;
 - iv. Retain key groups of structures and features;
 - v. Identify across all mining sites strategic areas for funding;
 - vi. Identify across all mining sites elements that can be considered for partial demolition, ruination, or in some cases removal; and
 - vii. Develop a comprehensive funding model to allow the above to take place.
- 13 Engage with the mining companies and the NSW Department of Planning to ensure that heritage values on the Line of Lode are not marginalised to satisfy current government policies.
- 14 Assimilate the numerous reports and data into an overall database of mining sites to inform future management.

Environment, Regeneration and Trees

- 15 In its broadest form, it would appear necessary to map and include on the LEP heritage schedule the following environmental heritage aspects of Broken Hill:
- i. All of the regeneration areas ;
 - ii. All of the planned street tree avenues in the city;
 - iii. All planned plantings within parks and reserves;
 - iv. Willyama Common;
 - v. Other identified discrete landscape areas that retain plantings and remnant vegetation.
 - vi. It would appear on review that the Morris regeneration areas are also of State heritage significance and should be nominated for the State Heritage Register and that street trees are of local heritage significance and should be set out and mapped in the LEP.
- 16 Develop specific management policies in relation to trees.
- i A sound overall strategy is that no trees that have been identified and mapped as significant should be removed or damaged unless there are exceptional circumstances.
 - ii Where trees are missing from avenue plantings ,they should be reinstated with a matching species to reinstate the avenue.
 - iii Council should also develop a clear policy on replacement of trees in existing planted avenues (where they have been lost) to reinstate major avenue plantings and to ensure that matching species are used.

Council

- 17 Broken Hill Council should engage with the Federal Department of Environment to establish a dialogue to provide advice where there may be potential for a specific issue to require a Federal referral.
- 18 Develop guideline documents arising from the DCP review to assist owners. The future guideline documents provide ways in which to consider this but it is not reasonable or practical to have to apply guidelines to every application that may be made. A level of discernment is required for Council staff in particular to make assessments on when National values may be impacted.
- 19 For Broken Hill Council to manage National values in a way that does not result in significant additional assessment requirements a number of matters need to be established. In summary they are:
- i. Council adopts as a policy that National heritage values will be considered in assessing applications and providing advice generally to the local community;
 - ii. National heritage values are included in a revised LEP heritage database so that specific key sites with National significance are identified and flagged;
 - iii. The LEP heritage schedule is developed using National as well as State and local themes to ensure that National values are captured and balanced across the Council area;

- iv. Broad National heritage values, that is those that are not just site specific, are set out in guidelines that allow Council staff and the community to have access to what National values are and how they apply within Broken Hill;
 - v. National significance assessment forms are developed to assist in setting out information when a National value needs to be assessed;
 - vi. Thresholds for referral to the Federal Department are articulated to assist Council in making referrals. As the National heritage sites guidelines are complex and quite difficult to navigate (unless the proponent is a government agency who are familiar with these processes), simplifying the requirements in material that is published in the local community is critical to assist in understanding how National values are assessed;
 - vii. A pre-referral system is developed to allow Council to seek advice from the Federal Department where a referral may be considered to obtain early advice. There are standard pre-referral processes, but it would be desirable to establish a direct point of contact between Council and the Department to seek less formal advice on matters that may arise;
 - viii. Areas of future development or works that are known to be likely to involve a Federal referral be identified and, if required, specific protocols developed to address those issues (e.g. mine closures or major infrastructure projects).
- 20 Basic training of Council assessment staff in how to consider National values would address a large part of the process. This would be based on the material in this report and further material that is developed in relation to LEP and DCP amendments.
- 21 Seek ongoing financial support to ensure that the City has good heritage input. There is a strong argument for enhanced heritage funding due to the National listing. The current grant to provide heritage advice is good but cannot provide the time or continuity to consider larger heritage issues such as broad national values. Funding for the heritage adviser role (currently around 9 days a year) could be expanded or specific grants could be made to fund heritage input and advice on key issues. This could include revising the DCP controls and training staff in better heritage management.
- 22 Council should adopt the proposals.

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- Googlemaps
- Wikipedia

12.0 APPENDICES

Appendix A - Sample Data Sheets from SHI database

Example 1

12 houses at Junction Circle

Item details

Name of item:	12 houses at Junction Circle
Other names:	Junction Circle Housing
Type of item:	Built
Group/Collection:	Mining and Mineral Processing
Category:	Mining camp/settlement/housing
Primary address:	, Broken Hill, NSW 2880
Local govt. area:	Broken Hill

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
	Broken Hill	Broken Hill			Primary Address
North Mine Lessee	Broken Hill	Broken Hill			Alternate Address

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Broken Hill Local Environmental Plan 2013	1310	30 Aug 13		

References, internet links & images

None

Note: Internet links may be to web pages, documents or images.

Data source

The information for this entry comes from the following source:

Name:	Local Government
Database number:	1240350

Example 2

Bells Milk Bar

Item details

Name of Item	Bells Milk Bar				
Type of Item	Build				
Group/Collection	Retail and Wholesale				
Category	Milk Bar				
Location	Lat: 53.153788° Long: 141.27822°				
Primary address	180 Patton Street, South Broken Hill NSW 2330				
Local government	Broken Hill				
All addresses					
Street Address	Suburb/Town	LGA	Parish	County	Type
180 Patton Street	South Broken Hill	Broken Hill			Primary Address

Statement of significance:

Bells Milk Bar is a rare intact example of a post-modernist style milk bar complete with interior fittings, furniture and a drinking network. The site of Bells Milk Bar has hosted businesses providing cool drinks and refreshments for almost 100 years. Bells Milk Bar has been an institution in Broken Hill since the late 1920s. It contains a collection of milk bar furniture, fittings and equipment and decor dating from the 1950s. It has the potential to provide information relating to the design, fabrication and operation of these types of establishments. The building and its contents have state aesthetic and research significance, rarity and representativeness and local historical, historical association and social significance.

Data significance updated: 23 May 03

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the [GDM copyright and disclaimer](#).

History

Historical notes

Frederick Tanton established a confectionery and cool drink store in Patton Street, South Broken Hill in 1922. The business was named "F. Tanton Confectioner". It was later acquired by John Joseph Longman who worked for Frederick Tanton. John Longman married Pearl Davis who had been employed in the business as an apprentice cordal maker since 1923. John enlisted in the army during World War I and was killed in France in 1917. On his death Pearl took over the business.

Pearl later married Les Bell, a toolmaker at the South Broken Hill Mine, and she became known locally as Pearl Bell. The confectionery and cool drink business came to be known as Pearl Bell's. In 1933 the premises were heavily remodelled and the name of the business was changed to Bells Milk Bar.

In 1950 Pearl's son Les and his wife Kaye inherited the milk bar. They undertook extensive remodelling, including the construction of the post-modern facade and installation of new vinyl clad seats and buses, tables. The business has continued to trade and was acquired by Jason King in 2004. Jason has carried out restorations to return the milk bar to its 1950s glory, including the re-introduction of 1950s era counters, coolers and furniture.

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Peart later started the Ball a road house on the South Broken Hill Mine and she became known locally as Pearty Ball. The confectionary and cordial business came to be known as 'Pearty Ball's'. In 1928 the premises were heavily remodelled and the name of the business was changed to Ball's Milk Bar.

In 1929 Pearty's son and his wife Marie inherited the Milk Bar. They undertook extensive remodelling including the construction of the post-modern facade and installation of new vinyl clad seats and lawns for staff. The business has continued to trade and was acquired by Jason King in 2004. Jason has carried out restoration to return the Milk Bar to its 1920s glory including the re-production of 1920s era counter, stools and furniture.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3 Economy-Developing local, regional and national economies	Commerce-Activities relating to buying, selling and exchanging goods and services	Buildings/business in a mining town
6 Culture-Developing cultural institutions and ways of life	Leisure-Activities associated with recreation and relaxation	(None)

Assessment of significance

SIIR Criteria a) (Historical significance)	The site of Ball's Milk Bar was a road business providing cool drinks and refreshments for almost 100 years. Ball's Milk Bar was seen as an important Broken Hill town business in the 1920s. It has local historical significance.
SIIR Criteria b) (Associative significance)	Ball's Milk Bar has direct associations with local identity Pearty Ball, who was involved in the business from 1903 until 1929. It has local significance in this regard.
SIIR Criteria c) (Aesthetic significance)	Ball's Milk Bar is a rare historic example of a post-modernist style Milk Bar complete with thematic fittings, furniture and advertising signage. It has state aesthetic significance.
SIIR Criteria d) (Social significance)	Ball's Milk Bar was seen as a popular meeting place in Broken Hill for 70 years and has local social significance.
SIIR Criteria e) (Research potential)	Ball's Milk Bar contains a collection of Milk Bar furniture, fittings and equipment and décor dating from the 1920s. It has the potential to provide information relating to the design, fabrication and operation of these types of roadside ventures and has state significance in this regard.
SIIR Criteria f) (Rarity)	Ball's Milk Bar is a rare example of a 1920s Milk Bar still in almost original condition and still operating.
SIIR Criteria g) (Representativeness)	Ball's Milk Bar is representative of Milk Bars built in New South Wales during the mid 20th century.
Integrity/Intactness:	The Milk Bar and attached residence have a high level of integrity.
Assessment criteria:	Items are assessed against the State Heritage Register (SIIR) Criteria to determine the level of significance. Refer to the listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Broken Hill Local Environmental Plan 2013	113	20 Aug 13		

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Broken Hill Community-based Heritage Study	2008		Ray	Ray	Yes

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ORDINARY MEETING OF THE COUNCIL

April 17, 2021

ITEM 9BROKEN HILL CITY COUNCIL REPORT NO. 59/21SUBJECT: MANAGEMENT OF CONSTRUCTION CERTIFICATES 11/514**Recommendation**

1. That Broken Hill City Council Report No. 59/21 dated April 17, 2021, be received.

Executive Summary:

At the 31 March 2021 Ordinary Council Meeting, the Council considered a report comprising an 'Update on Construction Certificate Processing' that addressed the regulatory framework, regional certifiers and maintaining Council's Certification Service. This in particular identified difficulties in recruitment, limited opportunities to engage private sector practitioners and the impacts on processing times and service delivery.

The Council resolved:

1. That Broken Hill City Council Report No. 43/21 dated March 8, 2021 be received.
2. That the General Manager provides a report to the April 2021 Meeting outlining the requirements to complete the backlog of work to issue Construction Certificates and to ensure that the new Construction Certificates are dealt with in a timely manner.

Report:

As outlined previously the challenge facing the organisation is recruiting to the second building surveyor position that has been vacant for over twelve months. This in part reflects the City's relative isolation and more significantly the limited national pool of building surveyors and high level of construction activity.

In the last month the vacant position building surveyor position has been readvertised however at the time of preparing this report no applications have been received.

Efforts have been made this month to increase the role of private certifiers. This included personal telephone calls to a large number of certifiers in NSW and ACT linking to an Expression of Interest. The outcome was two responses with negotiations leading to several weeks of work committed at the end of April through to early May. An existing contractor from Mildura will be increasing their hours over the coming weeks.

Officers recognise that a longer term and cost-effective outcome is needed and pending the outcome of the recruitment effort and effectiveness of the contractors over the next two weeks further initiatives will be pursued. These will likely include:

- Industry bench marking to ensure that the Council remains competitive and alternate working patterns are considered.
- Establishing a longer-term relationship with a contractor and use of technology to minimize the number of trips needed to Broken Hill.
- Support the career development of existing officers to gain certification that supports construction management.

- Consider in the upcoming 2021/22 Operational Budget the re-introduction of a Cadet Building Surveyor, to ensure that longer term, Council is growing and developing its own talent for these scarce professional positions.

Several customer service initiatives have been introduced since the previous report with a regular update to applicants on the anticipated timeframe for the determination. The Building Surveyor is available at the Customer Service Centre for a defined hour daily from Mondays to Thursdays for applicant questions and clarifications.

There has been a modest improvement in the total number of outstanding Construction Certificate applications from 70 in February to 63 in March and 59 at the time of writing this report. With the committed consultant resource in late April/early May a more noticeable improvement is expected.

Community Engagement:

Council officers are communicating with applicants on predicted timelines. More formal communication is expected to commence in the next month.

Strategic Direction:

Key Direction:	4	Our Leadership
Objective:	4.1	Openness and transparency in decision making
Strategy:	4.1.1	Support the organization to operate within its legal framework

Relevant Legislation:

Environmental Planning and Assessment Act 1979 (EP&A Act)

Building and Development Certifiers Act 2018 (B&DD Act)

Financial Implications:

Council resolved at the February 2021 meeting to approve the December Quarterly Budget Review that included an additional \$50,000 to employ a contract building surveyor to assist in reducing the backlog in Construction Certificate approvals.

Attachments

There are no attachments for this report.

PAUL BAWDEN
MANAGER CITY DEVELOPMENT, PLANNING AND COMPLIANCE

JAY NANKIVELL
 General Manager

ORDINARY MEETING OF THE COUNCIL

April 16, 2021

ITEM 10BROKEN HILL CITY COUNCIL REPORT NO. 61/21

SUBJECT: MINUTES OF THE LOCAL TRAFFIC COMMITTEE MEETING NO. 412 HELD TUESDAY, 6 APRIL 2021 11/397

Recommendation

1. That Broken Hill City Council Report No. 61/21 dated April 16, 2021, be received.
2. That the minutes of the Local Traffic Committee Meeting No. 412 held Tuesday, 6 April 2021 be received.
3. That Item Number 407.8.1 – Busy Kids – Request for School Zone; that sign design ‘Size B’ is to be installed by Council.
4. That Item Number 408.6.3 – Loading zone – Silver City Cinema; that no action will be taken in relation to changing the ‘No Parking’ zone to a ‘drop off’ zone as it is currently able to be used in that function.
5. That Item Number 412.6.1 – Proposal to install bollards and ‘No Stopping’ signs at the rear of 183 Argent Street in Crystal Lane around fire door egress; that bollards and ‘No Stopping’ signs may be installed on the condition that the bollards are ‘hatched-in’ with paint for safety reasons.
6. That Item Number 412.6.2 – Resident having trouble accessing driveway at 191 Newton Lane as result of cars parking in the lane at the rear of the Burke Ward Primary School; that the current ‘No Stopping’ sign will be moved five to seven meters back to allow for better access.
7. That Item Number 412.6.3 – Request for Additional Directional Signage for RV Parking and Dump Points around the City leading up to the Broken Hill Mundi Mundi Big Bash Event in August 2021; that temporary RV and dump point directional signage will be erected for the duration of the event on local roads in the location of existing information direction signs.

Executive Summary:

Under Guidelines published in March 2009 by the Roads and Traffic Authority (now known as Transport for NSW), entitled ‘A guide to the delegation to councils for the regulation of traffic states’:

“The Local Traffic Committee (LTC) has no decision-making powers and is primarily a technical review committee. It only advises the Council on matters for which the Council has delegated authority, being certain prescribed traffic control devices and traffic control facilities.

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 must be referred directly to Transport for NSW or relevant organisation. Such matters must not be referred to the LTC.

Council is not bound by the advice given by its LTC. However, if Council does wish to act contrary to the unanimous advice of the LTC or when the advice is not unanimous, it must notify Roads and Maritime Services and the NSW Police and wait 14 days before proceeding.”

Report:

This report is to provide Council with the minutes and action list of the Local Traffic Committee meeting held Tuesday, 6 April 2021 which details recommendations to Council for consideration and adoption.

Community Engagement:

NIL

Strategic Direction:

Key Direction:	4.	Our Leadership
Objective:	4.1	Openness and transparency in decision making
Strategy:	4.1.1	Support the organisation to operate its legal framework

Relevant Legislation:

- *Road Transport (Safety and Traffic Management) Regulation 1999*, and
- Road Rules 2008
- A guide to the delegation to councils for the regulation of traffic (guideline)

Financial Implications:

Financial implications for any of the recommendations to Council will be detailed in the LTC minutes, if relevant.

Attachments

1. [↓](#) Minutes - Local Traffic Committee - Meeting No. 412, Tuesday, 6 April 2021

SIMON BROWN
ACTING CHIEF FINANCIAL OFFICER

JAY NANKIVELL
GENERAL MANAGER

412.6 Correspondence In – NIL

Item No.	EDRMS No.	Details
412.6.1	D21/12697	Proposal to install bollards and 'No Stopping' signs at the rear of 183 Argent Street in Crystal Lane around fire door egress.
412.6.2	D21/11567	Resident having trouble access her driveway at 191 Newton Lane as result of cars parking in the lane at the rear of the Burke Ward Primary School.
412.6.3	D21/14605	Request for Additional Directional Signage for RV Parking and Dump Points around the City leading up to the Broken Hill Mundi Mundi Big Bash Event in August 2021.

412.7 Correspondence Out – NIL

412.8 General Business

Item No.	EDRMS No.	Details
412.8.1	N/A	Ordinary Council Meeting – 24/02/2021 - From Item 24 (Traffic Committee Minutes) – School Bus Zone – Broken Hill Public School (Central).
Discussion Notes		Councillor Kennedy referred to the school bus zone at the Broken Hill Public School and asked if an explanation could be sought from the Committee as to why this school bus zone is only in force on a Friday afternoon from 12 noon to 3pm and not all school days.
Item No.	EDRMS No.	Details
412.8.2	N/A	CNR Gypsum and Newton Street – Notice of motion to establish a bus stop.
Discussion Notes		Notice of motion to establish a bus stop on the corner of Gypsum and Newton Street for the benefit of three women who have unofficially catching the bus there for the past 40 years.

412.9 Action Item List

Date	Item Details
October 2019	Angle parking at taxi rank outside the Theatre Royal Hotel – Point to Point Transport Commission
Item No.	397.6.1
EDRMS No.	D19/43779
CRM No.	N/A
Responsible Officer	Council's Chief Operations Officer, Anthony Misagh
Current Status	Pending
Date	Committee Recommendation/s
Action Date	Running Actions
October 2019	<p>After an assessment by the Point to Point Transport Commission (regulator for taxi's and hire vehicles in NSW) there were concerns regarding the angled parks directly in front of the Theatre Royal Hotel operating as taxi bays during the hours of 9pm and 3am Friday and Saturday nights.</p> <p>Discussion around suggested safety concerns about potential blind spots when taxis are reversing and suggested solution to change the 5 parking spots from angled parking to parallel parking for Friday and Saturday nights.</p> <p>The suggested parallel parking raised questions about how the new parks would fit amongst angled parks and if all the parallel parks were utilised and the angled parks before and after this section, could this be a potential risk for the taxis reducing their turning space and ability to get out.</p> <p>The parallel parking would only create 2 parking spots therefore reducing the available parking. Point to Point suggested the parking spots be marked by cones during hours of operation, this places possible pressure on Council to be responsible on Friday and Saturday nights to mark out the area.</p> <p>Committee did not believe there had been any previous concerns regarding parking in this area or accidents caused due to blind spots. They could not see a difference between a taxi backing out or a normal vehicle.</p> <p>Transport for NSW, David Vant advised this style of parking arrangement had happened in two other locations being Dubbo and Orange. He suggested contacting either Dennis Valentine at Dubbo Council or Jason Pheakstone at Orange Council. Both Council's would have had to create a traffic management plan for the installation of parallel parking. David suggested if Broken Hill City Council wanted to go down this path, instead of reinventing the wheel, speak to either of the above Council's.</p> <p>Local Member Representative, Peter Bevan discussed current parking behaviours in Argent Street. Normally when someone is travelling along Argent street, even if they do not want the carpark, they normally indicate to</p>

	<p>the driver backing out that they can come out. He presumed the same thing would happen for taxis.</p> <p>Discussion around the operation of the parallel parking bay, being that taxis would park in a location nearby and then just drive in, pick up their passenger and drive back out. It would be a rather quick stop.</p> <p>Discussion that if the parks are still signed as angle parks can it be signed as parallel parking as well? If the proposed parking goes through the LTC process and a traffic management plan is created, then it can be implemented. Signage would need to be installed to reflect the parking arrangements. Contact with either Dubbo or Orange Council's would be handy regarding wording of signs.</p> <p>Another suggestion was to mark yellow lines at the end of the current angled parks and then sign according to what the parking arrangements are within what times. The traffic management plan with Dubbo and Orange, does include coning as we would be unable to mark with yellow lines.</p> <p>Moving forward, discussions with the hotel and taxis company would need to happen. Possible discussion with Dubbo and Orange first to get an idea of the process and how it operates and then if this is what Council wants to do.</p> <p>Changing the angled parks to parallel will reduce parking however will not have as a huge of an impact at night as it would during the day. Ideally it be cleaner to change all 6 parks to parallel. In general, it is not ideal to mix angled and parallel parks.</p> <p>Discussion around possibility of putting parking bay at the start or the end of the hotel instead, however given the hotels location is in the middle of the block this would not be possible. There is already a taxi bay located further down which has parallel parking. However not having a taxi bay directly in front of the hotel may be an issue for patrons and the hotel as they would need to walk roughly 100ms.</p> <p>Suggestion to utilise a space near town square for a taxi bay.</p> <p>LTC discussed the possible of a night-time inspection to see how busy the area actually is.</p> <p>Possibility of widening the current parks and have 4 parks instead of 5 making it more visible. It is not visibility for cars but for the pedestrians.</p> <p>Question raised that if Council were not to go ahead with this recommended change, would this make Council liable if an accident were to Occur?</p> <p>RMS, David Vant advised that if the issue goes through the LTC formal process including investigations and collation of data, Council would be unblameworthy.</p> <p>Alan Lawrence and Anthony Misagh to have discussions with the taxi companies and the Theatre Royal Hotel and provide a report at the next LTC meeting.</p>
November 2019	<p>Develop a Traffic Management Plan to be provided at the next LTC.</p> <p>Report to be provided by Chief Operations Officer, Anthony Misagh regarding consultation with Taxi companies, The Theatre Royal Hotel and the Police.</p>
December 2019	<p>Committee meeting cancelled.</p>

February 2020	<p>Point to Point Transport Commissioner, Jenny and Chairperson, Raji have had a discussion regarding the issue at the Theatre Royal Hotel. Raji has also spoken to Orange and Dubbo Council's regarding the proposal as it has already been implemented at these sites.</p> <p>Current proposal is to change the 5 angled parks to 2 parallel parks only during taxi times. Parallel parking signs within the taxi zone sign including times would need to be installed.</p> <p>Raji has had a discussion with the Theatre Royal Hotel and Independent Taxi regarding the concerns raised and the proposal. Both have confirmed they do not have any issues with how the taxi bay currently operates.</p> <p>A discussion between Raji and Yellow Cabs has also occurred. It was identified that Yellow Cabs are the ones who have raised this issue with the Point to Point Transport Commissioner. Yellow cabs are in favour of the parallel parking.</p> <p>Raji raised the issue with Yellow Cabs on where the taxi's waiting to pick up passengers would park if the taxi zone was being utilised. The response provided was the normal carparking spaces further down which is actually illegal. Otherwise they will have to go around two blocks until taxi zone is free.</p> <p>Yellow Cabs also mentioned that the Demo Club have the same issue and parallel parking is required. Demo Club have an exit through the back door into a one-way laneway, this could be an option for taxi's to park/pick up out the back of the Club. Customers would just need to be made aware this is an option. There is no disabled access at the rear of the Club which could be an issue.</p> <p>As Police were not in attendance at the LTC meeting, notification of proposed changes in front of Theatre Royal Hotel to be supplied.</p> <p>Committee were all in favour of an interim trial period of 2 months with parallel parking at theatre Royal Hotel. Consultation with the Demo Club to happen when Transport for NSW, David Vant is in Broken Hill Tuesday, 10 March 2020.</p> <p>Council report to be created with the above recommendation.</p>
March 2020	Ongoing – signs to be installed beginning of April 2020.
April 2020	Signs have been installed – item to stay open until next Local Traffic Meeting on Tuesday, 5 May 2020 for review. Council, Raji to follow up with Theatre Royal Hotel and Taxi companies.
May 2020	Chairperson, Raji to follow up and provide an update at June meeting.
June 2020	<p>Council's Asset Officer, Paul Bezzina, spoke with both Taxi companies (Yellow and Independent) on Wednesday, 3 June 2020 who advised they have not been able to trial the new arrangements due to Covid-19.</p> <p>The Theatre Royal Hotel has only just re-opened and the Night Trian will not be reopening until Covid-19 has been cleared.</p> <p>Both Taxi companies have requested that the first cab parking spot be shifted down to be in line with the Night Train front door.</p>

	Committee could not justify moving the cab parking. Trial period extended for another 3 months.
July 2020	Trial period still being undertaken.
August 2020	Trial period to be extended to December due to Covid-19.
September 2020	Trial period to be extended to December due to Covid-19.
October 2020	Trial period to be extended to December due to Covid-19.
November 2020	Trial period to be extended until business has reopened.
December 2020	Follow up with Hotel in January 2021.
February 2021	The Royal Hotel is open; however, the night club is still closed. Council to follow up and provide the committee an update at the next meeting.
March 2021	The Royal Hotel is open; however, the night club is still closed. Council to follow up and provide the committee an update at the next meeting.
April 2021	Defer until June 2021 as nightclub to reopen 10/04/2021.
Date	Item Details
September 2020	Review No Stopping Signs – TNT Broken Hill
Item No.	406.6.1
EDRMS No.	D20/35512 and D20/40169
CRM No.	N/A
Responsible Officer	Council's Infrastructure Engineer, Bibek Bhattarai
Current Status	Pending
Date	Committee Recommendation/s
September 2020	All in favour of a letter being sent advising that there will be/is a loading zone in Oxide Street near the Astra which can be utilised.
Action Date	Running Actions
September 2020	Discussion around Crystal Lane and that there are no loading zones. Although the laneway is narrow there should still be a loading zoning. Committee determined at last meeting to install a loading zone in Oxide Street near the Astra. This zone can be utilised for Repco.

<p>October 2020</p>	<p>Discussion around Development Application (DA) conditions for deliveries for Repco. TNT have mentioned the use of a forklift for deliveries, was this taken into consideration in original DA and what were the conditions for unloading/loading of supplies with delivery vehicles. A Traffic Management Plan for the safety of pedestrians would have been submitted.</p> <p>Committee discussed the following:</p> <ul style="list-style-type: none"> • Laneway is 5.6m wide, delivery truck is close to 2.5m in size which would only leave available width of 3.1 m for passing vehicles. • Delivery truck would need to be parked right against the building to allow for clearance. Reduce lane width to 3m maximum. • Presumption that the vehicle is unloaded from the rear or the side. • Available space near the 'No Stopping' sign is 9.6m. Operations would basically close that Lane, there is no way a delivery truck would be able to unload as well as have passing traffic. • Cannot see anything that has been changed in relation to deliveries. Council's Rangers have been issuing more fines and been more observant of things happening around the place. <p>Transport for NSW do not support the proposed loading zone and stick with the original recommendation of utilising the loading zone located in Oxide Street near the Astra.</p> <p>Council to investigate the original Development Application lodged and report back to the Committee.</p>
<p>November 2020</p>	<p>Advice: Council's Planning, Development and Compliance Department have conducted a search through Council's records on Development Applications (DA) for Oxide Street, Repco.</p> <p>There is no DA showing up for the premises in Oxide Street, being Repco. It is likely that, at the time, a DA was not required for the business to commence.</p> <p>Please note that in some cases, in commercial zones, shops can change over to other shops within existing buildings, without needing to gain DA consent. (this is called exempt development). So, there will be occasions where a tenant may change, but there will not necessarily be a requirement for a DA.</p> <p>Historically, in the CBD area within town, consideration was given to how businesses could operate within existing buildings, and still be able to load/unload goods. In many cases the only option would be from the rear lanes of properties. This was not necessarily dealt with through the DA process, but rather through Traffic committee consideration as a separate matter.</p> <p>Where businesses are building a new premise, on vacant land, then consideration can be given to enforce they provide an on-site loading area, however this is not the case with existing businesses such as in Argent Street, of course.</p> <p>To be sent a letter advising a city-wide audit will be conducted. Council to complete audit and report back to the Committee.</p>
<p>December 2020</p>	<p>City wide audit of Loading Zones and No Stopping Zones to be completed by March 2021.</p>

February 2021	City wide audit of Loading Zones and No Stopping Zones to be completed by March 2021.
March 2021	City wide audit of Loading Zones and No Stopping Zones to be completed by March 2021.
April 2021	In 2017 Council went to consultants to create a parking strategy with input from local business recommending turning certain 'parking zones' into 'loading zone only'. The plan went through ELT and Council however was not put through due to the creation of the CBD Master Plan. Council's proposal is to turn Crystal Lane, Argent Lane and Gawler Place 'parking zones' into 'loading zone only'. Council to correspond with business' and residents in relation to the proposal. A plan will then be forwarded by Council to the Local Traffic Committee for review and approval.
Date	Item Details
October 2020	Busy Kids – Request for School Zone
Item No.	407.8.1
EDRMS No.	D20/39628
CRM No.	N/A
Responsible Officer	Council's Infrastructure Engineer, Bibek Bhattarai
Current Status	Pending
Date	Committee Recommendation/s
April 2021	Sign design 'Size B' to be installed by Council.
Action Date	Running Actions
October 2020	Discussion around full page article in the BDT on Wednesday, 30 September 2020 stating that an application for school signs had been rejected and that the LTC were seeking further clarification from the RMS Road Safety and Traffic Management Department. Transport for NSW, David Vant has spoken to a representative from Busy Kids and explained the exact situation. Busy Kids have been given a full explanation on why the signs requested are not allowed. A parking issue with Service NSW has been identified which is being followed up internally by Transport for NSW. Local Member Representative, Peter Bevan undertook an inspection at Rainbow Preschool which is in between two lanes (Wentworth Road and Bonanza Street) and located on a mining lease, there is one sign which states 'Preschool' only.

	<p>Inspection also conducted at Happy Day Preschool which has eight signs in total. Four signs are school zone signs without lights and the other four signs are preschool signs.</p> <p>Committee discussed the following options:</p> <ul style="list-style-type: none"> • Possibility of 'Preschool' only signs on either side of the road. • As facility is not a preschool is there any childcare signs. Which can be used – not that the committee are aware of. • Possibility of a reduced speed limit in that block. • Traffic classifiers to be installed to obtain speed/driving behaviours. • Additional patrols of the area by Police or Council Rangers. <p>As per previous LTC meeting discussion, the childcare facility identified as having a school zone but not within a school precinct, Transport for NSW, David Vant has received notification that there is going to be a review of this signage with the possibility of the signs being removed as it is only a private business.</p> <p>Busy Kids have been informed that part of the mandate is that all children must be escorted on and off the premise by a responsible adult. Which is one of the reasons apart from not being a school why they do not qualify for a school zone.</p> <p>Busy kids were worried about parking situation with Service NSW, which Transport for NSW are going to try and address internally.</p> <p>Council to place traffic classifiers and obtain speed/driving behaviours and provide information to LTC at next meeting.</p>
November 2020	A site visit to be arranged with Busy Kids and Local Traffic Committee on Monday, 14 December 2020.
December 2020	<p>Site inspection conducted by the Committee on Monday, 14 December 2020.</p> <p>Transport for NSW, David Vant to arrange for design and creation of 4 signs for 'Child Zone'. Council to install signs.</p> <p>Council to have further consultation with Busy Kids regarding proposed 15-minute timed parking restrictions to be implemented for the 7 car parking spots directly out front of Busy kids.</p>
February 2021	<p>Council Infrastructure Engineer, Bibek Bhattarai liaised with the Busy Kids and they are happy to introduce seven, 15-minute car parking spaces. New parking signs to be ordered and installed by Council.</p> <p>Transport for NSW, David Vant to provide sign design for review at the next meeting.</p>
March 2021	<p>Transport for NSW, David Vant will provide sign design to the committee to review prior to the next meeting.</p> <p>Once the sign design has been confirmed, Council will install the signs accordingly.</p>

April 2021	Sign design provided by Transport for NSW, David Vant. 'Size B' design confirmed by committee. Quotation to be submitted to TfNSW by Council to install signs.
Date	Item Details
October 2020	Burke Ward Public School – Line Marking Request – Lisa Bell
Item No.	407.6.1
EDRMS No.	N/A
CRM No.	N/A
Responsible Officer	Council's Infrastructure Engineer, Bibek Bhattarai
Current Status	Pending
Date	Committee Recommendation/s
April 2021	Line marking and sign installation to be completed by Council as per approved design plan.
Action Date	Running Actions
October 2020	<p>Discussion around existing line marks and the school wanting to reinstate previous markings.</p> <p>Being a school, they are only allowed certain types of signs and line markings. Therefore, what they are asking may not necessarily be allowed as it is outside the standard requirements. An audit needs to be conducted to identify what line markings are already there and what line markings are missing.</p> <p>A site inspection to be arranged to confirm/audit the existing lines and signs.</p> <p>School is currently on holidays; however, Council's Asset Officer will meet with the school once school resumes to discuss the application and clarify exactly what the school is wanting.</p> <p>Gypsum Street is a regional road, which Council are looking to upgrade. Newton Lane is a local road. Rakow Street is a State Highway therefore may ask for assistance with expenditure from Transport for NSW. Transport for NSW would cover costs of State Road.</p> <p>Council to meet with the school and clarify request. Council to also conduct an audit of current line marking. Report to be provided at next LTC meeting.</p>
November 2020	Discussed with principal and they are requesting designated line marking so that maximum vehicles can utilise the space. In between the holding line and the kerb.

	A site visit to be arranged with the School and Local Traffic Committee on Monday, 14 December 2020.
December 2020	Site inspection conducted by the Committee on Monday, 14 December 2020. Recommendation for a 'Kiss and Drop Zone' 5-6 car parks just after the traffic signals on Rakow Street. Signs to be organised by Transport for NSW and installed by Council. Rest of Rakow Street (near the school) to be marked bays for parallel parking. Council to create a design and provide to Committee.
February 2021	Council provided a Design Plan to the committee to review and approve. Transport for NSW, David Vant will arrange consultation with Transport for NSW, Project Officer around safety at schools and provide an update at the next committee meeting.
March 2021	Transport for NSW, David Vant advised the committee that the design plan has been approved and he would consult with TfNSW safety officer and will provide the committee an update to the next committee meeting.
April 2021	Transport for NSW, David Vant advised of no objections from TfNSW. Council to provide quotation for works to the applicant.
Date	Item Details
October 2020	No Stopping Zone – Musicians Club
Item No.	408.6.1
EDRMS No.	D20/43197
CRM No.	N/A
Responsible Officer	Council's Infrastructure Engineer, Bibek Bhattarai
Current Status	Pending
Date	Committee Recommendation/s
Action Date	Running Actions
November 2020	Discussion around location of delivery door which was identified as being in the laneway therefore the carpark cannot be utilised as a delivery option. Concerns raised that the fundamental issue is that Council's Development Application process should be identifying service deliveries as part of the application. However, Committee discussed that this is difficult given the age of the town and how long businesses have been operating.

	<p>The issue is there are no stopping signs however these were obviously installed for a reason but is there any chance these can be changed to loading zones?</p> <p>This should sit with Council to come up with a solution and provide a recommendation to the Local Traffic Committee (LTC). The LTC is for road safety and management only.</p> <p>Seems to be a city-wide issue particularly relating to the CBD. Instead of responding to each request one by one, there needs to be a city-wide audit and survey of loading zones to identify where they are needed to service several businesses not install one for each business.</p> <p>Council have conducted a number of surveys of parking within in the CBD however it is more in relation to the timed parking and keeping the flow of traffic moving within Argent Street.</p> <p>Laneways are narrow and cannot be made wider therefore might have issues creating loading zone.</p> <p>Generic letter to be sent to all businesses requesting a loading zone advising a city-wide audit will be conducted.</p> <p>Council to conduct an audit and refer back to the committee.</p>
December 2020	City wide audit of Loading Zones and No Stopping Zones to be completed by March 2021.
February 2021	City wide audit of Loading Zones and No Stopping Zones to be completed by March 2021.
March 2021	City wide audit of Loading Zones and No Stopping Zones to be completed by March 2021.
April 2021	<p>In 2017 Council went to consultants to create a parking strategy with input from local business recommending turning certain 'parking zones' into 'loading zone only'. The plan went through ELT and Council however was not put through due to the creation of the CBD Master Plan.</p> <p>Council's proposal is to turn Crystal Lane, Argent Lane and Gawler Place 'parking zones' into 'loading zone only'. Council to correspond with business' and residents in relation to the proposal. A plan will then be forwarded by Council to the Local Traffic Committee for review and approval.</p>
Date	Item Details
October 2020	Loading zone – Salvation Army
Item No.	408.6.2
EDRMS No.	D20/40838 and D20/42158
CRM No.	N/A

Responsible Officer	Council's Infrastructure Engineer, Bibek Bhattarai
Current Status	Pending
Date	Committee Recommendation/s
Action Date	Running Actions
November 2020	Generic letter to be sent to all businesses requesting a loading zone advising a city-wide audit will be conducted. Council to conduct an audit and refer back to the committee.
December 2020	City wide audit of Loading Zones and No Stopping Zones to be completed by March 2021.
February 2021	City wide audit of Loading Zones and No Stopping Zones to be completed by March 2021.
March 2021	City wide audit of Loading Zones and No Stopping Zones to be completed by March 2021.
April 2021	In 2017 Council went to consultants to create a parking strategy with input from local business recommending turning certain 'parking zones' into 'loading zone only'. The plan went through ELT and Council however was not put through due to the creation of the CBD Master Plan. Council's proposal is to turn Crystal Lane, Argent Lane and Gawler Place 'parking zones' into 'loading zone only'. Council to correspond with business' and residents in relation to the proposal. A plan will then be forwarded by Council to the Local Traffic Committee for review and approval.
Date	Item Details
October 2020	Loading zone – Silver City Cinema
Item No.	408.6.3
EDRMS No.	D20/40839
CRM No.	N/A
Responsible Officer	Council's Infrastructure Engineer, Bibek Bhattarai
Current Status	Pending
Date	Committee Recommendation/s

April 2021	The Committee have determined that no action will be taken in relation to changing the 'No Parking' zone to a 'drop off' zone as it is currently able to be used in that function.
Action Date	Running Actions
November 2020	Generic letter to be sent to all businesses requesting a loading zone advising a city-wide audit will be conducted. Council to conduct an audit and refer back to the committee.
December 2020	City wide audit of Loading Zones and No Stopping Zones to be completed by March 2021.
February 2021	City wide audit of Loading Zones and No Stopping Zones to be completed by March 2021.
March 2021	City wide audit of Loading Zones and No Stopping Zones to be completed by March 2021.
April 2021	It was determined that no action is to be taken as 'No Parking' signs act as a drop off zone. You can stop for less than 2 minutes if you stay within 3 meters of your vehicle, if you are: <ul style="list-style-type: none"> • dropping off or picking up passengers • loading or unloading items
Date	Item Details
October 2020	Loading Zone – Argent Lane – Broken Hill Pub
Item No.	408.6.4
EDRMS No.	D20/42024
CRM No.	N/A
Responsible Officer	Council's Infrastructure Engineer, Bibek Bhattarai
Current Status	Pending
Date	Committee Recommendation/s
Action Date	Running Actions
November 2020	Generic letter to be sent to all businesses requesting a loading zone advising a city-wide audit will be conducted.

	Council to conduct an audit and refer back to the committee.
December 2020	City wide audit of Loading Zones and No Stopping Zones to be completed by March 2021.
February 2021	City wide audit of Loading Zones and No Stopping Zones to be completed by March 2021.
March 2021	City wide audit of Loading Zones and No Stopping Zones to be completed by March 2021.
April 2021	In 2017 Council went to consultants to create a parking strategy with input from local business recommending turning certain 'parking zones' into 'loading zone only'. The plan went through ELT and Council however was not put through due to the creation of the CBD Master Plan. Council's proposal is to turn Crystal Lane, Argent Lane and Gawler Place 'parking zones' into 'loading zone only'. Council to correspond with business' and residents in relation to the proposal. A plan will then be forwarded by Council to the Local Traffic Committee for review and approval.
Date	Item Details
October 2020	Loading Zone – Argent Lane – The Workies
Item No.	408.6.5
EDRMS No.	D20/42023
CRM No.	N/A
Responsible Officer	Council's Infrastructure Engineer, Bibek Bhattarai
Current Status	Pending
Date	Committee Recommendation/s
Action Date	Running Actions
November 2020	Generic letter to be sent to all businesses requesting a loading zone advising a city-wide audit will be conducted. Council to conduct an audit and refer back to the committee.
December 2020	City wide audit of Loading Zones and No Stopping Zones to be completed by March 2021.
February 2021	City wide audit of Loading Zones and No Stopping Zones to be completed by March 2021.

March 2021	City wide audit of Loading Zones and No Stopping Zones to be completed by March 2021.
April 2021	In 2017 Council went to consultants to create a parking strategy with input from local business recommending turning certain 'parking zones' into 'loading zone only'. The plan went through ELT and Council however was not put through due to the creation of the CBD Master Plan. Council's proposal is to turn Crystal Lane, Argent Lane and Gawler Place 'parking zones' into 'loading zone only'. Council to correspond with business' and residents in relation to the proposal. A plan will then be forwarded by Council to the Local Traffic Committee for review and approval.
Date	Item Details
October 2020	Mica Lane
Item No.	410.8.1
EDRMS No.	N/A
CRM No.	N/A
Responsible Officer	Council's Infrastructure Engineer, Bibek Bhattarai
Current Status	Pending
Date	Committee Recommendation/s
Action Date	Running Actions
February 2021	Local Member Representative, Peter Bevan raised concerns about Mica Lane at the back of the Broken Hill Public School near the top of the Kaolin Street as you turn into the Joe Keenan Lookout and Water Board, there is road that is partly sealed, the shoulder of the road is not sealed.
March 2021	Council's Asset Inspector advised the committee at the section of the road needs to be widened. Council's Infrastructure Engineer, Bibek informed the committee that further investigation will be conducted of the area and advise the committee of an outcome at the next committee meeting.
April 2021	Site investigation complete by Council and proposal to install traffic counters to assess volume of traffic. Results to be discussed at next meeting.

Date	Item Details
February 2021	Replacement of Shoves along Argent Street
Item No.	411.8.1
EDRMS No.	N/A
CRM No.	N/A
Responsible Officer	Council's Infrastructure Engineer, Bibek Bhattarai
Current Status	Pending
Date	Committee Recommendation/s
Action Date	Running Actions
February 2021	<p>Council's Infrastructure Engineer, Bibek Bhattarai has informed the committee that a geotechnical investigation is underway to identify the condition of subsoil and need to design for required depth of rectification and type of material.</p> <p>The CBD Master Plan has determined that the median strip along Argent Street will be removed to increase the number of parking spaces. Following the installation of additional parking along Argent Street the shoves can then be replaced at this time.</p> <p>Council's Infrastructure Superintendent, Codie Howard has informed the committee that the issue is around differing the work on the shoves will cause safety risks around pedestrians stepping out of their cars and falling over on the unlevel surface. If the area can be replaced and worked into the plan, then the planned works will commence in line with the CBD Master Plan.</p>
March 2021	Council would update the investigation report, design requirements in the next Local Traffic Committee meeting. Depending on the available budget finally plans for the rehabilitation work.
April 2021	<p>Geotechnical investigation report has been received by Council.</p> <p>Council are currently in the design phase, once complete, the information including design, cost and timeframe will be presented to the Local Traffic Committee.</p> <p>The construction timeline will have to carefully considered as the works will take place in the centre of the CBD, works are expected to be completed within two to three days. Estimated timelines to commence by July. This will have no effect on the CBD Masterplan.</p>

Date	Item Details
April 2021	Proposal to install bollards and 'No Stopping' signs at the rear of 183 Argent Street in Crystal Lane around fire door egress.
Item No.	412.6.1
EDRMS No.	D21/12697
CRM No.	N/A
Responsible Officer	Council's Infrastructure Engineer, Bibek Bhattarai
Current Status	Pending
Date	Committee Recommendation/s
April 2021	Committee have no objections to the installation of bollards and 'No Stopping' signs on the condition that the bollards are 'hatched-in' with paint for safety reasons.
Action Date	Running Actions
April 2021	<p>Discussion was had around the distance of the 'No Stopping' sign on the right, in relation to the bollard. It was determined that the sign will be located just after the cut-in.</p> <p>A question as to whether the bollards should be 'hatched-in' with paint for the safety of vehicles was also raised. Upon a site visit by Council, it was found that the design is similar to what is already in place at the Musicians Club. It was then determined that if there is a similar design at a different location, it should also be hatched in for safety reasons.</p>
Date	Item Details
April 2021	Resident having trouble accessing driveway at 191 Newton Lane as result of cars parking in the lane at the rear of the Burke Ward Primary School.
Item No.	412.6.2
EDRMS No.	D21/11567
CRM No.	N/A
Responsible Officer	Council's Infrastructure Engineer, Bibek Bhattarai
Current Status	Pending
Date	Committee Recommendation/s

April 2021	The Committee have determined that the best action would be to move the current 'No Stopping' sign five to seven meters back to allow for better access.
Action Date	Running Actions
April 2021	Council's Asset Officer, Paul Bezzina completed a site visit and found that due to the lane being quite narrow and cars parking opposite the driveway, it was causing issues for the resident accessing the driveway. It was determined that the if the 'No Stopping' sign was moved 5-7 meters back it would resolve the issue. The committee had no objections to the proposal.
Date	Item Details
April 2021	Request for Additional Directional Signage for RV Parking and Dump Points around the City leading up to the Broken Hill Mundi Mundi Big Bash Event in August 2021.
Item No.	412.6.3
EDRMS No.	D21/14605
CRM No.	N/A
Responsible Officer	Council's Infrastructure Engineer, Bibek Bhattarai
Current Status	Pending
Date	Committee Recommendation/s
April 2021	Temporary RV and dump point directional signage to be erected for the duration of the event on local roads in the location of existing information direction signs.
Action Date	Running Actions
April 2021	Temporary RV and dump point directional signage to be erected for the duration of the event on local roads in the location of existing information direction signs however not on State roads.

Date	Item Details
April 2021	School Bus Zone – Broken Hill Public School (Central).
Item No.	412.8.1
EDRMS No.	N/A
CRM No.	N/A
Responsible Officer	Council's Infrastructure Engineer, Bibek Bhattarai
Current Status	Pending
Date	Committee Recommendation/s
Action Date	Running Actions
April 2021	<p>Councillor Kennedy referred to the school bus zone at the Broken Hill Public School and asked if an explanation could be sought from the Committee as to why this school bus zone is only in force on a Friday afternoon from 12 noon to 3pm and not all school days.</p> <p>Council to contact the bus company and enquire why it is currently only on a Friday afternoon and not every school day. Council to investigate and report at the next meeting.</p>
Date	Item Details
April 2021	CNR Gypsum and Newton Street – Notice of motion to establish a bus stop.
Item No.	412.8.2
EDRMS No.	N/A
CRM No.	N/A
Responsible Officer	Council's Infrastructure Engineer, Bibek Bhattarai
Current Status	Pending
Date	Committee Recommendation/s
Action Date	Running Actions
April 2021	<p>Notice of motion to establish a bus stop on the corner of Gypsum and Newton Street for the benefit of three women who have unofficially catching the bus there for the past 40 years.</p>

	Council to speak with the bus company and communicate with Councillor Kennedy for exact location. Concept plan to be created by Council and presented to the Local Traffic Committee for review.
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Next Meeting Date – Tuesday, 4 May 2021

412.11 Meeting Closed – 3.12pm

ORDINARY MEETING OF THE COUNCIL

April 15, 2021

ITEM 11**BROKEN HILL CITY COUNCIL REPORT NO. 62/21****SUBJECT: MINUTES OF THE BROKEN HILL LEAD REFERENCE GROUP MEETING HELD 27 FEBRUARY 2020**12/177**Recommendation**

1. That Broken Hill City Council Report No. 62/21 dated April 15, 2021, be received.
2. That the minutes of the Broken Hill Lead Reference Group for Meeting held February 2020, be received.

Executive Summary:

The minutes of the Broken Hill Lead Reference Group for Meeting held 27 February 2020 are presented to Council for endorsement.

Report:

The Broken Hill Lead Reference Group (BHLRG), chaired by the Broken Hill City Council, is a collaborative of the many companies, organisations and community representatives that work with, have an interest in and contribute to the lead management in the local community.

The BHLRG has developed the Broken Hill Lead Reference Group Integrated Strategy to provide a forum for information exchange and to guide activity relating to lead issues for Broken Hill.

Community Engagement:

Community engagement through community representation on the Committee.

Strategic Direction:

Key Direction:	4.	Our Leadership
Objective:	4.1	Openness and transparency in decision making
Strategy:	4.1.1	Support the organisation to operate its legal framework

Relevant Legislation:

Nil

Financial Implications:

Nil

Attachments

1. [↓](#) Minutes - Broken Hill Lead Reference Group - 27 February 2020

JAY NANKIVELL
GENERAL MANAGER

BROKEN HILL LEAD REFERENCE GROUP

Minutes

Meeting held Thursday 27 February 2020, Council Chamber, Council Administrative Building

Meeting commenced at 10:00am

Rajkumari Navis, Group Manager, Assets and Infrastructure, Broken Hill City Council, chaired the meeting.

1. Election of Chairperson

Rajkumari Navis, Group Manager, Assets and Infrastructure, Broken Hill City Council was nominated to the chair the meeting and continue to chair these meetings going forward.

Moved: Pam Tucker

Seconded: Councillor Marion Browne

2. Present and Apologies

Attendees: Rajkumari Navis (BHCC), Ross Berry (Essential Energy/Water), Kym Maddern (Essential Energy/Water), Peter Oldsen (EPA), Devon Roberts (CBH), Adam Forster (Perilya), Pam tucker (Community Rep), Vilmae Appleton (Far West LHD), Councillor Marion Browne, Leanne Hastwell (Far West LHD), Margaret Lesjak (Western NSW LHD) and Beau Williams (Western NSW PHN).

Apologies: Craig Bretherton (EPA), Cathy Dyer (Maari Ma), Joel Sulicich (CBH), Georgina Seward (CBH), Michelle Pitt (WNSW PHN), Jan Corey (CBH).

3. Adoption of Previous Minutes

That the minutes from the previous meeting held Thursday 22 August 2019 be adopted.

Moved: Peter Olsen

Seconded: Councillor Marion Browne

4. Matters Arising from the Previous Minutes.

Nil

5. Correspondence In

Nil

6. Correspondence Out

Nil

7. Quarterly Report

Quarterly reports were discussed.

7.1 **BROKEN HILL ENVIRONMENTAL LEAD PROGRAM (BHELP)**

May 2019 to February 2020

7.1.1 Remediation/Abatement Program

Home Remediation Program:

- Round 4 Program completed
- Round 5 Program due for completion in March
- Round 6 being prepared for tender



7.1.2 Community Engagement and Communications activities

- Rebecca Black commenced 31 July in role of Education Facilitator.
- Launch and facilitation of school program occurred in September 2019 with 8 incursions to 12 classes (201 children) in 2019.
- Booking system and processes for engaging and booking Child & Family Health for preschool incursions has been developed.
- Feedback surveys for both incursions and lesson plans have been completed.
- Second incursion kit and Lead Ted plush dolls have been delivered along with Lead Ted junior 2.
- LeadSmart collateral – audit and review undertaken, content updates identified, approval on logo positioning in-line with NSW Government Brand Guidelines.
- LeadSmart School Education Program - developed second eDM (electronic direct mail) campaign to promote LeadSmart School Education Program to local schools and teachers. First wave sent 20 February. Five more eDMs are scheduled for distribution to end of 2020. Used mailchimp (free plan) to design and deliver eDMs – will be able to track engagement with the campaigns.

- LeadSmart TVCs – endscreens updated to align with NSW Government Brand Guidelines, including recording of new VO and placement of new LeadSmart logo. The TVCs have been approved by ClearAds- formally Free TV Australia. This means all updated files have been classified, and key numbers embedded – a requirement for any television commercial in Australia. Potential for Southern Cross Television to broadcast additional spots “free of charge” as community service type announcements.
- E-learning module 3 - drafted script and storyboard for 4 x 1 minute animations for the segment introductions. Perilya, CBH and Consolidated Mining & Civil have now supplied their WHS documentation and communication materials relevant to lead. Commenced process of reviewing and drafting relevant information into appropriate quiz content – 80% complete
- Social media strategy for e-learning modules – strategy complete. Will commence digital asset development once the animations for module 3 are finalised.
- LeadSmart handwashing signs - designed new LeadSmart handwashing sign for schools and preschools featuring cartoon image thumbs up of LeadTed : “At Morgan Street, we wash our hands before eating and after playing outside.” One metal sign will be placed on the entry gates of each school and a laminated version will be placed outside each classroom. A poster featuring LeadTed and correct handwashing techniques will be displayed at all handwashing stations / toilets. Council park and playground signs have been updated with new logos.
- LeadSmart education materials – brochures, recipe books - distributed in information package to the 350 residents in District 5A in the vicinity of Perilya’s North Mine site
- Review and update of research reports – ongoing, First draft of all reports except one complete. Will commence engagement with relevant parties on content revisions prior to placing into correct templates / design format and upload to website

7.1.3 Other Activities

- Aboriginal Engagement activities over the period included monthly activities with the Aboriginal Womens Group and partnership organisations at various locations including the 123 Hub and the Warra Warra Legal Service.

7.1.4 Other Projects

- HEPA filter study in accordance with Macquarie University. A pilot study to examine to evaluate the utility of using HEPA filters in Broken Hill homes to reduce Pb-contaminated dust exposures and blood Pb. The study will involve 20 homes in Broken Hill — 10 with HEPA filters and 10 without over a 6-month trial period. Each house would be subject to the following environmental assessments for Pb concentrations: monthly vacuum dust samples; dust fall deposition (petri dishes); dust floor wipes and blood Pb testing. Air filters will be checked and replaced every two months during the trial.
- Installation of NEPM standard Hi volume samplers to determine community exposure at the end of the current direction sampling that is due to be completed at the end of February.

7.2 MAARI MA

7.2.1 Implementation of BHELP-funded Aboriginal strategy

During this period, Maari Ma has three workers costed against the BHELP funding provided to Maari Ma as part of the BHELP Aboriginal Strategy. This has arisen as incrementally from two workers:

- an Aboriginal health worker (a job-share between 2 part-time AHWs); and
- a home assessment worker to now 1.8 AHWs (from both AHWs increasing their hours over time); and
- a home assessment worker.

This has meant there is always an AHW available in the clinic to do blood tests.

Latesha Adams continues to do home assessments. She is also in our latest cohort of Aboriginal Health Worker trainees studying for a Cert IV in ATSI Primary Health Care (Practice) so she has spent time with other teams within the PHCS so she can become competent in the full range of skills required of an Aboriginal Health Practitioner. This has meant she has not been as available to do home assessments.

Maari Ma staff continue to participate in the lead interagency meetings held with BHELP and LHD's Child and Family staff during this reporting period. Lead information has also been incorporated into various other external activities such as our community events (Children's Day in the Park in Children's Week, NAIDOC, and the Early Years Discussion Group).

7.2.2 Blood lead testing & home assessments

	Aug	Sept	Oct
# of children tested	49	57	50
# of pregnant women tested	5	2	4
# of house assessments undertaken	11	11	2

7.2.3 Health promotion activities (incorporating lead awareness/education)

- NAIDOC Day in the Park
- Children Day in the Park, Childrens Week
- Deadly Blues Launch (encouraging health checks)
- School holiday allied health therapy groups for young children
- HIPPY (Home Interaction Program for Parents and Youngsters) Family Fun Day
- Bugdlie Preschool oral health promotion

7.2.4 Other issues

An in-house education session was delivered to GP registrars, nurses, dieticians and allied health staff on the issue of lead, the history of the lead program in Broken Hill, the management guidelines, and the disproportional impact of lead on Aboriginal families

7.3 FWLHD

Blood lead levels in children aged 5 months to <5 years, Broken Hill, by quarter, 2012-2019

Blood lead levels for children aged 1 year to <5 years

Methodology notes

- Blood lead levels included in the calculation were only from those children whose blood test was their first valid test for the calendar year.
- Where a child had more than one test result for the quarter, the first result was used in the analysis. However, if a venous blood lead result had been recorded, this result was used in the analysis, irrespective of its value.
- Geometric means reported here are not age-sex standardised.
- 2019 data is extracted from CHOC (including Maari Ma data) and children aged 12 months to < 5 years.

Blood lead levels, first quarter (January-March), 2012 - 2019 (All children)

1 st quarter	2012	2013	2014	2015	2016	2017	2018	2019
GeoMean µg/dL	5.7	5.6	4.9	6.2	5.8	6.4	5.7	5.8
Max	48.0	46.0	27.0	30.0	35.0	39.0	56.7	41.8
Mode	3.0	3.0	3.0	3.0	3.0	3.0	2.0	2.0
Median	5.0	5.0	5.0	6.0	5.0	6.3	6.3	6.0
95 percentile	18.0	16.0	18.0	19.1	17.8	18.2	17.0	16.8
No. children tested	227	242	257	219	226	311	256	266

Blood lead levels, second quarter (April-June), 2012 - 2019 (All children)

2 nd quarter	2012	2013	2014	2015	2016	2017	2018	2019
GeoMean µg/dL	5.3	6.0	4.8	5.8	5.8	5.2	4.3	5.2
Max	49.0	31.0	29.0	30.0	50.0	38.1	21.7	23.1
Mode	3.0	3.0	3.0	3.0	3.0	3.0	2.0	2.0
Median	4.0	5.5	3.0	5.0	5.0	4.8	4.2	5.2
95 percentile	16.0	17.7	15.0	15.2	15.8	16.3	14.1	15.5
No. children tested	182	209	193	198	207	197	136	203

Blood lead levels, third quarter (July-September), 2012 - 2019 (All children)

3 rd quarter	2012	2013	2014	2015	2016	2017	2018	2019
GeoMean µg/dL	4.8	5.0	4.8	5.1	5.8	4.9	4.0	4.3
Max	44.0	38.0	28.0	29.0	27.4	30.1	20.5	14.1
Mode	3.0	3.0	3.0	3.0	3.0	2.0	2.0	2.0
Median	4.0	4.0	4.0	5.0	5.5	4.6	4.4	4.9
95 percentile	14.0	19.5	13.0	15.7	17.7	16.9	10.6	11.6
No. children tested	135	136	141	147	113	131	137	114

Blood lead levels, fourth quarter (October-December), 2012 - 2019 (All children)

4 th quarter	2012	2013	2014	2015	2016	2017	2018	2019
GeoMean µg/dL	4.8	5.0	4.8	5.1	5.4	4.2	3.8	4.0
Max	44.0	38.0	28.0	29.0	27.0	23.3	19.5	29.0
Mode	3.0	3.0	3.0	3.0	3.2	2.0	2.0	2.0
Median	4.0	4.0	4.0	5.0	4.6	4.1	3.9	3.8
95 percentile	14.0	19.5	13.0	15.7	15.9	16.1	12.4	13.0
No. children tested	135	136	141	147	141	91	108	98

Blood lead levels, full year 2012-2019 comparison (All children)

Full year	2012	2013	2014	2015	2016	2017	2018	2019
GeoMean µg/dL	5.4	5.5	5.1	5.7	5.8	5.5	4.6	5.1
Max	49.0	46.0	29.0	30.0	50	39	56.7	41.8
Mode	3.0	3.0	3.0	3.0	3.0	2.0	2.0	2.0
Median	5.0	5.0	4.0	5.0	5.0	5.4	4.8	5.1
95 percentile	17.0	16.0	16.0	16.0	17.9	17.7	15.0	14.8
No. children tested	674	695	719	679	687	730	637	681

The following graphs (Fig 1) show the numbers of (new) children aged 1 to <5years, tested and monthly geomean in 2019. Compared to previous years, 2012-2018, the numbers tested and geomean for 2019 by month are not different (Figs 2 & 3). Figure 4 compares monthly 5-year geomeans from 2012-2019.

Figure 1 Monthly geomean Pb level and number of children screened, 2019 ytd

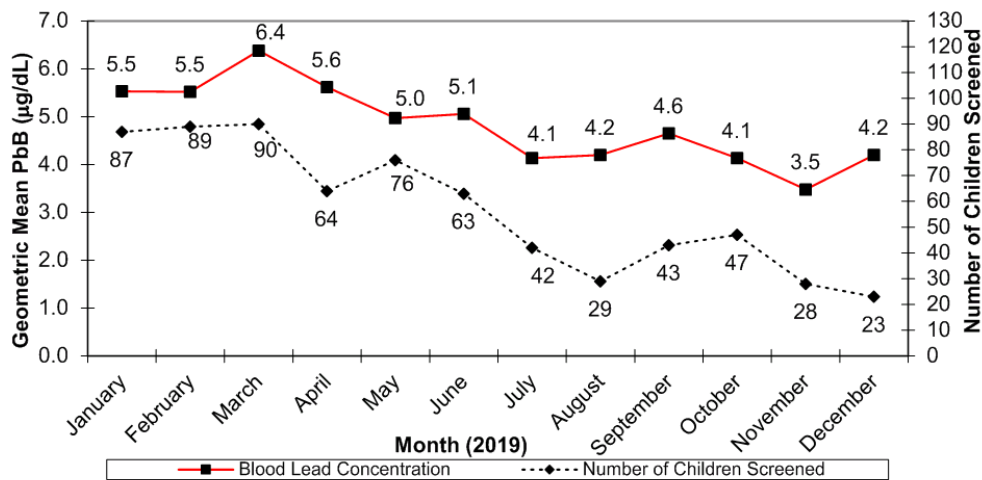


Figure 2 Children aged 1 < 5 yrs screened by month, 2012-2019

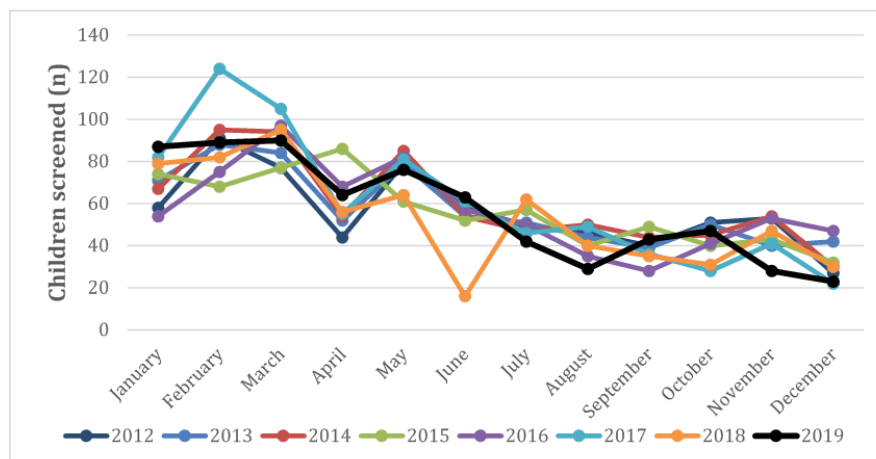


Figure 3. Children aged 1-<5 yrs, Monthly Pb geomean 2012-2019

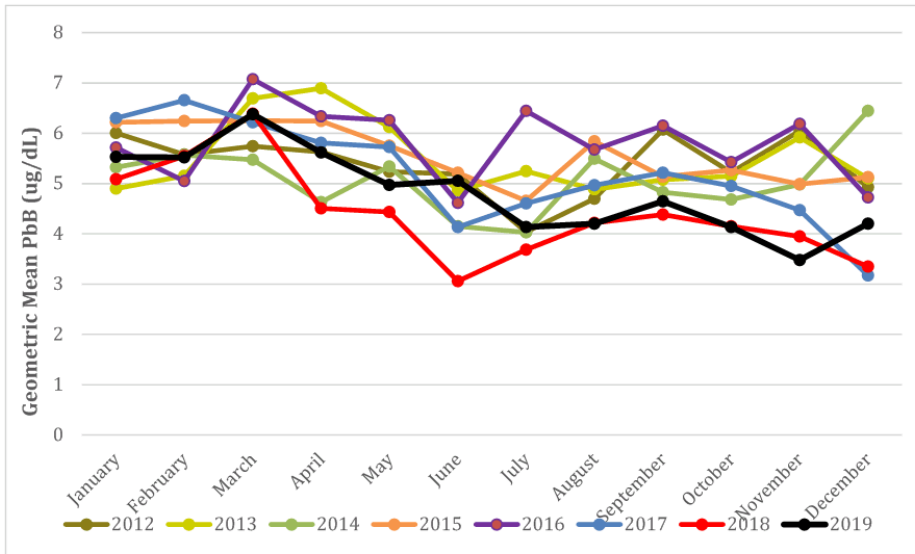
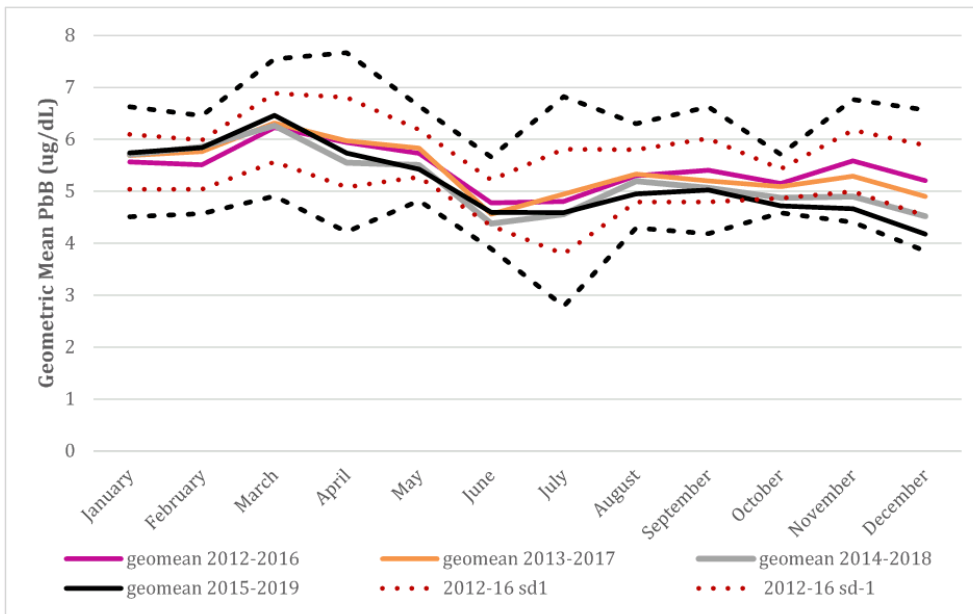


Figure 4. Children aged 1-<5 yrs, Monthly 5 year geomeans, 2012-2019 with SDs for 2012-2016



Monthly 5-year geomeans would appear to be decreasing over time for months of September to December and some difference between the two earliest v the two latest 5-year geomeans is seen April to July/August. However, the months where most children have their (first) test, the first 3 months in a year, show no obvious changes over time.

Blood lead levels for children aged 5 months to <12 months

2019 data is extracted from CHOC (including Maari Ma data). To fit most closely to previous <12months testing as conducted up to 2012 this includes all children tested 5 months to <12months.

Blood lead levels, by quarter, 2018 - 2019 (All children)

	2018 1 st qtr	2019 1 st qtr	2018 2 nd qtr	2019 2 nd qtr	2018 3 rd qtr	2019 3 rd qtr	2018 4 th qtr	2019 4 th qtr	2018 full yr	2019 full yr
GeoMean µg/dL	2.6	3.5	2.7	3.1	2.7	2.4	2.8	2.4	2.7	2.8
Max	6.9	13.5	13.2	15.9	21.2	7.6	9.1	8.6	21.2	15.9
Mode	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Median	2.0	3.6	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
95 percentile	6.0	10.5	8.9	9.1	9.9	5.9	7.0	5.1	7.1	8.1
No. children tested	33	54	32	52	42	49	50	46	157	201

7.4 PERILYA

Housing and Environmental monitoring

One House was assessed During the previous three (3) months (precaution) the house was found to be in good condition with excellent ground covering, reasonable interior surfaces, no obvious signs of dust entry low levels confirmed with dust analysis. Only one area of concern was identified (paint on the rear shed was flaking and found to be high in lead >1% Lead) this was sealed and repainted.

Lead Information Package

An information package for the residents District 5A in the vicinity of the North Mine Site has been distributed, this included:

- An introductory letter
- The information package as agreed to by the Broken Hill Lead Reference Group
- Pamphlets and information from Lead Smart Broken Hill

The information package delivered before the 22nd of December by Broken Hill Australia Post.

Blood Lead Monitoring

Blood lead Monitoring was begun early Jan 2020 so far 340 + blood tests have been conducted so far, no results are available as yet

Environmental remediation

Perilya's Environmental remediation program continues, including the continual rehabilitation of exposed areas including rock armouring (encapsulation) and surface treatment with topsoil and local vegetation.

7.5 ESSENTIAL WATER

Annual Drinking Water Quality Report 1 January 2019 to 31 December 2019

FOR PUBLIC RELEASE

2019 Annual Drinking Water Quality Report

1 January 2019 to 31 December 2019



Annual Drinking Water Quality Report 1 January 2019 to 31 December 2019

FOR PUBLIC RELEASE

1 2019 Annual Drinking Water Quality Report - 1 January 2019 to 31 December 2019

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How do we test water quality?

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In the **attached** table you will find a summary of the test results for samples collected from the Broken Hill Water Treatment Plant and locations throughout our network over the reporting period (1 January 2019 to 31 December 2019).

What is tested?

Your water is tested for up to 70 different characteristics including taste, colour, odour, micro-organisms and chemical content. This report is a summary of a selection of the health, chosen in consultation with NSW Health and aesthetic characteristics.

What are the water guidelines we must meet?

Australian Drinking Guidelines (ADWG) 2013 is set by the National Health and Medical Research Council (NHMRC) and the National Resource Management Ministerial Council (NRMCC). The ADWG is part of the National Water Quality Management Strategy.

The role of Essential Water is to ensure that safe drinking water is supplied to meet all guidelines.



FOR PUBLIC RELEASE

Table 1: Broken Hill annual drinking water quality report 1 January 2019 to 31 December 2019

BROKEN HILL		FILTERED WATER						
Characteristics	No. Samples	Min	Avg	Max	ADWG	% passed	Comply	
Health	E. coli	100	< 1	< 1	< 1	0 orgs / 100 mL (100%)	100%	Y
	Fluoride **	11	0.9	1.0	1.1	0.9 to 1.5 mg/L	100%	Y
	Free Chlorine	100	0.3	1.2	2.3	0.2 to 5 mg/L	100%	Y
	Lead	12	<0.002	<0.002	<0.002	<0.01 mg/L	100%	Y
	Arsenic	11	0.001	0.001	0.002	<0.01 mg/L	100%	Y
	Manganese	11	0.005	0.005	0.005	0.5 mg/L	100%	Y
	Cadmium	11	<0.0005	<0.0005	<0.0005	<0.002 mg/L	100%	Y
	Copper	11	0.005	0.005	0.005	< 2 mg/L	100%	Y
	Mercury	11	<0.0001	<0.0001	<0.0001	0.001 mg/L	100%	Y
	Trihalomethanes	11	0.023	0.059	0.130	<0.250 mg/L	100%	Y
Aesthetic	Turbidity	11	0.3	0.7	2.0	< 5 NTU	100%	Y
	True Colour	2	0.1	2.0	2.0	15 HU	100%	Y
	pH	80	6.6	7.4	8.0	pH 6.5-8.5	100%	Y
	EC***	11	0	67	127	<1090 µS/cm	100%	Y
	Iron	11	<.01	<.01	0.01	<0.3 mg/L	100%	Y
	Zinc	11	0.01	0.01	0.01	< 3 mg/L	100%	Y

* Filtered Water is defined as the water leaving the Water Treatment Plant or within the treated water reticulation

** ADWG 2013, health guideline for fluoride is upper limit of 1.5mg/L

*** ADWG 2013, salinity measure of 'good quality' limit of 600TDS converts to 1090EC

2019 Annual Drinking Water Quality Report 1 January 2019 to 31 December 2019

FOR PUBLIC RELEASE

1. Glossary*

Australian Drinking Water Guidelines (ADWG) – The *Australian Drinking Water Guidelines* (the ADWG) are intended to provide a framework for good management of drinking water supplies that, if implemented, will assure safety at point of use. The ADWG have been developed after consideration of the best available scientific evidence. They are designed to provide an authoritative reference on what defines safe, good quality water, how it can be achieved and how it can be assured. They are concerned both with safety from a health point of view and with aesthetic quality.

Arsenic – Based on human health considerations, the concentration of arsenic in drinking water should not exceed 0.01 mg/L.

Cadmium – Based on health considerations, the concentration of cadmium in drinking water should not exceed 0.002 mg/L. Contamination of drinking water by cadmium may occur as a result of impurities in the zinc of galvanised pipes or in solders used in fittings, water heaters, water coolers and taps.

Chlorine – Based on health considerations, the guideline value for total chlorine in drinking water is 5 mg/L. When used as a disinfectant, the free chlorine residual in major Australian reticulated supplies ranges from 0.1 mg/L to 4 mg/L, with typical concentrations in the reticulation of about 0.2 to 0.4 mg/L.
Essential Water comment: If a low reading of chlorine is detected in the reticulation system, personnel attend the site and flush until chlorinated water concentration of 0.5 mg/L is attained.

Copper – Based on health considerations, the concentration of copper in drinking water should not exceed 2 mg/L. Based on aesthetic considerations, the concentration of copper in drinking water should not exceed 1 mg/L. Copper is present in uncontaminated surface waters at very low concentrations, usually less than 0.01 mg/L.

Escherichia coli (E. coli) – bacterium found in the gut, used as an indicator of faecal contamination of water. E. coli should not be detected in a minimum 100 mL sample of drinking water. In practice, E. coli may occasionally be present in drinking water in the absence of any identifiable source of faecal contamination. Nevertheless, if samples taken are found to contain E. coli, the response to each detection should be rigorous.

Electrical Conductivity (EC) – No specific health guideline value is provided for total dissolved solids (TDS), as there are no health effects directly attributable to TDS. However, for good palatability total dissolved solids in drinking water should not exceed 600 mg/L (1090EC). As a rough guide, electrical conductivity, measured in micro Siemens per cm ($\mu\text{S}\cdot\text{cm}^{-1}$, also known as EC, or electro conductivity units), is multiplied by (a factor¹) to estimate TDS. Inferring a TDS value therefore has to be based on local circumstances.
Essential Water comments: ¹The conversion factor for Broken Hill water is 0.55. Fair quality water ranges to 900TDS (1640EC).

Fluoride – Drinking water is fluoridated to reduce the occurrence of dental caries. Occurs naturally in some water from fluoride-containing rocks. Often added at up to 1 mg/L to protect against dental cavities. >1.5 mg/L can cause dental fluorosis. The health guideline value is <1.5 mg/L.

Iron – Based on aesthetic considerations (precipitation of iron from solution and taste), the concentration of iron in drinking water should not exceed 0.3 mg/L. Iron has a taste threshold of about 0.3 mg/L in water, and becomes objectionable above 3 mg/L.

Lead – Based on health considerations, the concentration of lead in drinking water should not exceed 0.01 mg/L. In major Australian reticulated supplies, total lead concentrations range up to 0.01 mg/L, with typical concentrations less than 0.005 mg/L.

Manganese – Based on aesthetic considerations, the concentration of manganese in drinking water should not exceed 0.1 mg/L, measured at the customer's tap. Manganese would not be a health consideration unless the concentration exceeded 0.5 mg/L. At concentrations exceeding 0.1 mg/L, manganese imparts an undesirable taste to water and stains plumbing fixtures and laundry.

Maximum – The highest recorded reading.

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2019 Annual Drinking Water Quality Report 1 January 2019 to 31 December 2019

FOR PUBLIC RELEASE

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pH - Based on the need to reduce corrosion and encrustation in pipes and fittings, the pH of drinking water should be between 6.5 and 8.5. Chlorine disinfection efficiency is impaired above pH 8.0. When pH is below 6.5 or above 11, the water may corrode plumbing fittings and pipes.

Reservoir - An artificial body of water.

Trihalomethanes (THMs) - Based on health considerations, the concentration of trihalomethanes, either individually or in total, in drinking water should not exceed 0.25 mg/L. Trihalomethane concentrations fluctuating occasionally (for a day or two annually) up to 1 mg/L are unlikely to pose a significant health risk. Action to reduce THMs is encouraged, but must not compromise disinfection, as non-disinfected water poses significantly greater risk than THMs.

True Colour - Based on aesthetic considerations, true colour in drinking water should not exceed 15 HU. Badly corroded iron pipes can produce a brownish colour whereas corrosion of copper pipes can produce a blue-green colouration on sanitary ware and a faint blue colour in water in extreme cases. The condition of household pipes can significantly influence water colour.

Turbidity - 5 NTU is just noticeable in a glass. <0.2 NTU is the target for effective filtration of *Cryptosporidium* and *Giardia*. <1 NTU is the target for effective disinfection. The aesthetic guideline for turbidity is <5 NTU.

Zinc - Based on aesthetic considerations (taste), the concentration of zinc in drinking water should be less than 3 mg/L. No health-based guideline value is proposed for zinc. Taste problems can occur if the zinc concentration in drinking water exceeds 3 mg/L.

***Glossary definitions adapted from the ADWG (Revision 2013).**

Quarterly Drinking Water Quality Report 1 October 2019 to 31 December 2019

FOR PUBLIC RELEASE

Quarterly Drinking Water Quality Report

1 October 2019 to 31 December 2019



Quarterly Drinking Water Quality Report 1 October 2019 to 31 December 2019

FOR PUBLIC RELEASE

1 1 October 2019 to 31 December 2019 – Quarterly Drinking Water Quality Report

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Quarterly Drinking Water Quality Report 1 October 2019 to 31 December 2019

FOR PUBLIC RELEASE

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	Free Chlorine	20	0.7	1.1	1.6	0.2 to 5 mg/L	100%	Y
	Lead	2	<0.002	<0.002	<0.002	<0.01 mg/L	100%	Y
	Arsenic	2	0.001	0.001	0.001	<0.01 mg/L	100%	Y
	Manganese	2	0.005	0.005	0.005	0.5 mg/L	100%	Y
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FOR PUBLIC RELEASE

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pH - Based on the need to reduce corrosion and encrustation in pipes and fittings, the pH of drinking water should be between 6.5 and 8.5. Chlorine disinfection efficiency is impaired above pH 8.0. When pH is below 6.5 or above 11, the water may corrode plumbing fittings and pipes.

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Trihalomethanes (THMs) - Based on health considerations, the concentration of trihalomethanes, either individually or in total, in drinking water should not exceed 0.25 mg/L. Trihalomethane concentrations fluctuating occasionally (for a day or two annually) up to 1 mg/L are unlikely to pose a significant health risk. Action to reduce THMs is encouraged, but must not compromise disinfection, as non-disinfected water poses significantly greater risk than THMs.

True Colour - Based on aesthetic considerations, true colour in drinking water should not exceed 15 HU. Badly corroded iron pipes can produce a brownish colour whereas corrosion of copper pipes can produce a blue-green colouration on sanitary ware and a faint blue colour in water in extreme cases. The condition of household pipes can significantly influence water colour.

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Zinc - Based on aesthetic considerations (taste), the concentration of zinc in drinking water should be less than 3 mg/L. No health-based guideline value is proposed for zinc. Taste problems can occur if the zinc concentration in drinking water exceeds 3 mg/L.

**Glossary definitions adapted from the ADWG (Revision 2013).*



2019 Menindee Annual Drinking Water Quality Report 1 January 2019 to 31 December 2019

FOR PUBLIC RELEASE

2019 Menindee Annual Drinking Water Quality Report

1 January 2019 to 31 December 2019



2019 Menindee Annual Drinking Water Quality Report 1 January 2019 to 31 December 2019

FOR PUBLIC RELEASE

1 1 January 2019 to 31 December 2019 – Annual Drinking Water Quality Report

Essential Water produces this report to inform Essential Water customers about water quality. Essential Water tests and monitors water quality during various stages of the storage and distribution system to ensure that the Australian Drinking Water Guidelines are met.

Essential Water's assessment, based on our water quality test results for this period, indicates that drinking water quality has complied with all the health and aesthetic values in the Australian Drinking Water Guidelines (ADWG) 2013.

The ADWG 2013 recognise that occasionally there may be health or aesthetic related test results that fall outside the guidelines and that these results are not necessarily an immediate threat to health. The guidelines do not require a 100% result in all cases. All test results above the guidelines are investigated and actions, if necessary, taken.

For more information please call in and see us at our Block 10 Water Depot, contact us on **13 23 01** or visit www.essentialwater.com.au.

What is our aim?

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How do we test water quality?

Water samples are taken from 38 locations including the reservoirs, at the inlet and outlet of the water filtration plants, and from various other locations throughout our water network. Independent laboratories certified to the National Association of Testing Authorities (NATA) standards carry out all testing, and the results are reviewed by NSW Health.

In the **attached** table you will find a summary of the test results for samples collected from the Broken Hill Water Treatment Plant and locations throughout our network over the reporting period (1 January 2019 to 31 December 2019).

What is tested?

Your water is tested for up to 70 different characteristics including taste, colour, odour, micro-organisms and chemical content. This report is a summary of a selection of the health, chosen in consultation with NSW Health and aesthetic characteristics.

What are the water guidelines we must meet?

Australian Drinking Guidelines (ADWG) 2013 is set by the National Health and Medical Research Council (NHMRC) and the National Resource Management Ministerial Council (NRMMC). The ADWG is part of the National Water Quality Management Strategy.

The role of Essential Water is to ensure that safe drinking water is supplied to meet all guidelines.



FOR PUBLIC RELEASE

Table 1: 2019 Menindee annual drinking water quality report - 1 January 2019 to 31 December 2019

Menindee		FILTERED WATER						
Characteristics	No. Samples	Min	Avg	Max	ADWG	% passed	Comply	
Health	E. Coli	24	<1	< 1	< 1	0 orgs / 100 mL (100%)	100%	Y
	Fluoride **	9	0.9	1.1	1.3	0.9 to 1.5 mg/L	100%	Y
	Free Chlorine	36	0.5	0.6	1.5	0.2 to 5 mg/L	100%	Y
	Lead					<0.01 mg/L	100%	Y
	Arsenic					<0.01 mg/L	100%	Y
	Manganese					10,000 mg/L	100%	Y
	Cadmium					<0.002 mg/L	100%	Y
	Copper					< 2 mg/L	100%	Y
	Mercury					0.001 mg/L	100%	Y
	Trihalomethanes	9	0.063	1.500	0.202	<0.250 mg/L	100%	Y
Aesthetic	Turbidity	9	0.1	1.1	4.7	< 5 NTU	100%	Y
	True Colour					15 HU	100%	Y
	pH	36	7.4	7.5	7.6	pH 6.5-8.5	100%	Y
	EC***	9	768	1098	1230	<1090 µS/cm	90%	N
	Iron					<0.3 mg/L		
	Zinc					< 3 mg/L		

* Filtered Water is defined as the water leaving the Water Treatment Plant or within the treated water reticulation

** ADWG 2013, health guideline for fluoride is upper limit of 1.5mg/L

*** ADWG 2013, salinity measure of 'good quality' limit of 600TDS converts to 1090EC

2019 Menindee Annual Drinking Water Quality Report 1 January 2019 to 31 December 2019

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Arsenic – Based on human health considerations, the concentration of arsenic in drinking water should not exceed 0.01 mg/L.

Cadmium – Based on health considerations, the concentration of cadmium in drinking water should not exceed 0.002 mg/L. Contamination of drinking water by cadmium may occur as a result of impurities in the zinc of galvanised pipes or in solders used in fittings, water heaters, water coolers and taps.

Chlorine – Based on health considerations, the guideline value for total chlorine in drinking water is 5 mg/L. When used as a disinfectant, the free chlorine residual in major Australian reticulated supplies ranges from 0.1 mg/L to 4 mg/L, with typical concentrations in the reticulation of about 0.2 to 0.4 mg/L.
Essential Water comment: If a low reading of chlorine is detected in the reticulation system, personnel attend the site and flush until chlorinated water concentration of 0.5 mg/L is attained.

Copper – Based on health considerations, the concentration of copper in drinking water should not exceed 2 mg/L. Based on aesthetic considerations, the concentration of copper in drinking water should not exceed 1 mg/L. Copper is present in uncontaminated surface waters at very low concentrations, usually less than 0.01 mg/L.

Escherichia coli (E. coli) – bacterium found in the gut, used as an indicator of faecal contamination of water. *E. coli* should not be detected in a minimum 100 mL sample of drinking water. In practice, *E. coli* may occasionally be present in drinking water in the absence of any identifiable source of faecal contamination. Nevertheless, if samples taken are found to contain *E. coli*, the response to each detection should be rigorous.

Electrical Conductivity (EC) – No specific health guideline value is provided for total dissolved solids (TDS), as there are no health effects directly attributable to TDS. However, for good palatability total dissolved solids in drinking water should not exceed 600 mg/L (1090EC). As a rough guide, electrical conductivity, measured in micro Siemens per cm ($\mu\text{S}\cdot\text{cm}^{-1}$, also known as EC, or electro conductivity units), is multiplied by (a factor) to estimate TDS. Inferring a TDS value therefore has to be based on local circumstances.
Essential Water comments: The conversion factor for Broken Hill water is 0.55. Fair quality water ranges to 900TDS (1640EC).

Fluoride – Drinking water is fluoridated to reduce the occurrence of dental caries. Occurs naturally in some water from fluoride-containing rocks. Often added at up to 1 mg/L to protect against dental cavities. >1.5 mg/L can cause dental fluorosis. The health guideline value is <1.5 mg/L.

Iron – Based on aesthetic considerations (precipitation of iron from solution and taste), the concentration of iron in drinking water should not exceed 0.3 mg/L. Iron has a taste threshold of about 0.3 mg/L in water, and becomes objectionable above 3 mg/L.

Lead – Based on health considerations, the concentration of lead in drinking water should not exceed 0.01 mg/L. In major Australian reticulated supplies, total lead concentrations range up to 0.01 mg/L, with typical concentrations less than 0.005 mg/L.

Manganese – Based on aesthetic considerations, the concentration of manganese in drinking water should not exceed 0.1 mg/L measured at the customer's tap. Manganese would not be a health consideration unless the concentration exceeded 0.5 mg/L. At concentrations exceeding 0.1 mg/L, manganese imparts an undesirable taste to water and stains plumbing fixtures and laundry.

Maximum – The highest recorded reading.

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2019 Menindee Annual Drinking Water Quality Report 1 January 2019 to 31 December 2019

FOR PUBLIC RELEASE

Mercury - Based on health considerations, the concentration of total mercury in drinking water should not exceed 0.001 mg/L. Food is the main route of exposure, with highest concentrations found in fish and fish products. The average Australian adult dietary intake of mercury is approximately 0.004 mg per day. Drinking water is likely to constitute only a small fraction of total intake.

pH - Based on the need to reduce corrosion and encrustation in pipes and fittings, the pH of drinking water should be between 6.5 and 8.5. Chlorine disinfection efficiency is impaired above pH 8.0. When pH is below 6.5 or above 11, the water may corrode plumbing fittings and pipes.

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Quarterly Drinking Water Quality Report 1 October 2019 to 31 December 2019

FOR PUBLIC RELEASE

Quarterly Drinking Water Quality Report

1 October 2019 to 31 December 2019



Quarterly Drinking Water Quality Report 1 October 2019 to 31 December 2019

FOR PUBLIC RELEASE

1 1 October 2019 – 31 December 2019 – Quarterly Drinking Water Quality Report

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Quarterly Drinking Water Quality Report 1 October 2019 to 31 December 2019

FOR PUBLIC RELEASE

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	Lead					<0.01 mg/L	100%	
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	Copper					< 2 mg/L	100%	
	Mercury					0.001 mg/L	100%	
	Trihalomethanes	3	0.072	0.152	0.216	<0.250 mg/L	100%	Y
Aesthetic	Turbidity	3	0.8	1.9	1.9	< 5 NTU	100%	Y
	True Colour					15 HU		
	pH	10	7.5	7.5	7.6	pH 6.5-8.5	100%	Y
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	Iron					<0.3 mg/L		
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7.6 CBH

Broken Hill Operations Pty Ltd Quarterly Activities Report - August 2019 to October 2019

Blood Lead Monitoring:

Blood lead monitoring is scheduled for December 2019.

Occupational Hygiene Monitoring:

Occupational Hygiene monitoring was carried out from the 14th to 18th October. Over 20 employees were monitored for Inhalable Dust across site; all results for inhalable dust were well below the exposure standard of 10mg/m³.

Dust Suppressant Application:

A new Dust Suppressant called Dustbinder ("the brown stuff") has been trialed for road and surface application.

Additional areas of the site have been treated with Total Ground Control dust suppressant ("the green stuff") in the period.

Children's Day in the Park:

CBH participated along with Child and Family Health staff in setting up and manning the Leads mart tent at the Children's Day in the Park. Attendees were provided with a recyclable paper bag containing a bottle of water, a piece of fruit, a fruit or veg seedling, and a colouring-in book, over 100 packs were provided to members of the community.



TSF 2 embankment construction:

Stage 1 of Embankment 1 of the Blackwoods TSF (next to Jamieson House) has been completed. Embankment 2 (opposite Proprietary Square) is almost complete and awaiting lining with geofabric. The spillway has been constructed on the Holten Drive side of Blackwoods TSF. The next stage of the project will be to install the tailings dam sprinkler system for dust suppression.

Broken Hill Operations Pty Ltd Quarterly Activities Report - December 2019 – February 2020

Blood Lead Monitoring

Blood lead monitoring of the workforce was conducted in mid-December and the next round is scheduled for June 2020.

No follow-up testing was required after the mid-December round of testing as no trigger levels or exceedances were recorded.

Occupational Hygiene Monitoring

Occupational Hygiene monitoring was carried out from the 16-20th December. 16 workers wore personal monitoring pumps for inhalable dust.

We now have a Portacount respirator fit tester which enables us to conduct fit testing of respirators.

Dust Suppressant Application

A new Dust Suppressant called Dustbinder has been trialed for road surface application. BHOP had commissioned a Health Risk Assessment for the product and had it reviewed by the Department of Health prior to use. It is currently used by Perilya and CMC.

Reporting

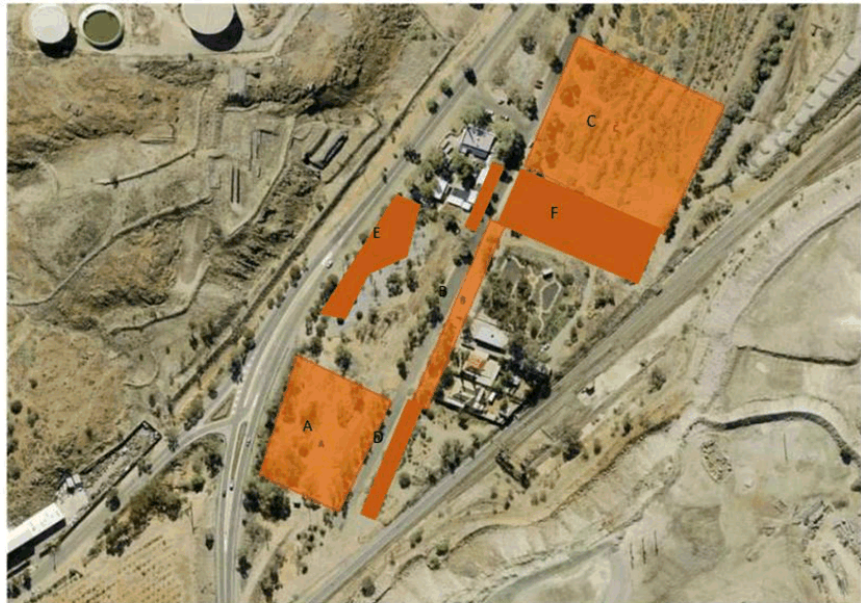
The 2018/2019 Annual Return Report as required by the Environmental Protection Licence (EPL) was submitted to the EPA in December. Details of the Annual Return and compliance with the EPL are available on the EPA website.

We are currently working on the Annual Environmental Management Report.

Statutory reports are available on the BHOP (Rasp) website.

7.7 BHCC

BLOCK 10 – SOUTH ROAD LEAD REMEDIATION

	Environmental Lead Program Fund \$246K
	Project Management: Public Works Advisory
	Contractor: Solcon Pty Ltd
	Scope: <ul style="list-style-type: none"> • Cleared all grass, minor shrubs (non native), rubbish and debris and prepared for capping material • filled and compacted with 100mm road base with water and mechanical rollers • capped with crushed blue metal 65mm • capped with crushed blue metal 35mm size
	Area: approx. 24,000 sqm
	Status: Completed

8 General Business

NBN Works

Damage to footpaths caused by NBN installation are being monitored to ensure there is no contamination in the remediated areas. Fresh cracker dust is to be placed in areas that have been ripped up to ensure there is a clean surface and the lead isn't being put back on top.

Safe Work

Safe Work Australia have released revised Health Monitoring Standards in relation to occupational exposure. Copy to be supplied to the Committee.

Imperial Lake

Council had a recent meeting with Roy Butler to discuss Imperial Lake. Roy was going to enquire with Essential Water regarding the quality of the remaining water. Reports supplied have come back with a negative result.

9 Matters for Next Meeting

10 Action List

Action	Who

11 **Meeting Closed** – 11:05am

12 **Next Meeting** – Thursday, 28 May 2020 – 10am – **Second Floor Meeting Room, Council Administrative Centre.**

Attachments

1. [↓](#) Action List - Ordinary Council Meetings
2. [↓](#) Action List - Extraordinary Council Meetings

JAY NANKIVELL
GENERAL MANAGER

For Action	Division: Ordinary Council	Date From: 1/04/2018
	Committee: Ordinary Council	Date To: 16/04/2021
	Officer: Including Further Reports	
Action Sheets Report – Ordinary Council Meetings – April 2021	Further Report Required: Including Further Reports	Printed: Friday, 16 April 2021 11:29:09 AM

Meeting	Officer/Director	Section	Subject
Ordinary Council 26/04/2018	VanDerBerg, Francois Nankivell, Jay	Reports	COMPULSORY ACQUISITION OF WARNOCK GOSSAN STREET ROAD RESERVE
<u>Resolved:</u>			
1. That Broken Hill City Council Report No. 59/18 dated April 6, 2018, be received.			
2. That Council make an application to the Minister and Governor for approval to acquire the sections of Warnock and Gossan Street traversing Crown Land in Lot 7469 in Deposited Plan 1182254, under Section 177 of the <i>Roads Act 1993</i> and Section 186 of the <i>Local Government Act 1993</i> .			
3. That the acquisition be undertaken in accordance with the requirements of the <i>Land Acquisition (Just Terms Compensation) Act 1991</i> .			
4. That upon acquisition, Council to undertake required actions to open the subject road by registration of a plan in accordance with Section 7 of the <i>Roads Act 1993</i> .			
16 May 2018 9:45am Bartlett, Leisa In progress.			
15 Aug 2018 3:32pm Bartlett, Leisa MPDC advised - OLG advised that the land is subject to a Native Title Claim and that compulsory acquisition cannot go ahead at this stage. Council is waiting for further advice from OLG.			
11 Sep 2018 4:40pm Bartlett, Leisa No change, awaiting advice from OLG.			
09 Oct 2018 5:08pm Bartlett, Leisa Awaiting OLG advice			
13 Nov 2018 9:26am Bartlett, Leisa Awaiting OLG advice due to Native Title.			
06 Feb 2019 1:51pm Bartlett, Leisa In discussions with Crown Lands regarding Native Title.			
07 Mar 2019 1:55pm Bartlett, Leisa No change, awaiting response from Crown Lands.			
15 May 2019 10:41am Falkner, Georgina Crown Lands have advised they have no objection to receiving Proposed Acquisition Notices. Investigating budget and Native Title prior to making application to OLG.			
14 Jun 2019 3:27pm Bartlett, Leisa no change in status			
04 Jul 2019 1:51pm Bartlett, Leisa no change in status			
20 Aug 2019 3:39pm Misagh, Anthony Acquisition is on hold and most likely will not be going ahead at this point. It holds native title and it is getting somewhat expensive.			
17 Oct 2019 9:54am Bartlett, Leisa Discussions being held with month with the Department of Crown Lands.			
14 Nov 2019 4:35pm Bartlett, Leisa Seeking legal advice from Council's Solicitors			

For Action

Division: Ordinary Council
Committee: Ordinary Council
Officer:
Further Report Required: Including Further Reports

Date From: 1/04/2018
Date To: 16/04/2021

Printed: Friday, 16 April 2021 11:29:09 AM

Action Sheets Report – Ordinary Council Meetings – April 2021

12 Feb 2020 12:12pm Bartlett, Leisa
 Legal advice received. Matter in progress.

07 Apr 2020 10:14am Bartlett, Leisa
 11/03/2020 - Matter in progress.

08 Apr 2020 11:16am Bartlett, Leisa
 In progress.

08 May 2020 11:58am Bartlett, Leisa
 Matter in progress.

10 Jun 2020 2:35pm Bartlett, Leisa
 Matter in progress.

15 Jul 2020 1:45pm Bartlett, Leisa
 Matter in progress.

12 Aug 2020 9:41am Bartlett, Leisa
 Matter in progress.

17 Sep 2020 3:05pm Bartlett, Leisa
 Matter on hold until the Federation Way Acquisition is complete.

16 Oct 2020 8:42am Bartlett, Leisa
 Matter on hold.

10 Nov 2020 4:11pm Bartlett, Leisa
 Matter on hold.

30 Nov 2020 2:06pm Bartlett, Leisa
 Matter on hold.

12 Feb 2021 10:00am Bartlett, Leisa
 Matter on hold until Federation Way Acquisition is complete

18 Mar 2021 4:38pm Bartlett, Leisa
 In progress.

16 Apr 2021 10:41am Bartlett, Leisa
 In progress.

Meeting	Officer/Director	Section	Subject
Ordinary Council 27/11/2019	VanDerBerg, Francois Nankivell, Jay	Reports	ACQUISITION OF FEDERATION WAY
<u>Resolved</u>			
1. That Broken Hill City Council Report No. 194/19 dated October 21, 2019, be received.			
2. That Council make an application to the Minister and Governor to compulsorily acquire Federation Way, otherwise known as part lots 11-14 Section 57 DP 759092, part lots 1-8 Section 58 DP 759092, part lots 7428-7431 DP 1178911 and part lot 7421 DP 1183597 (as identified in the plan of acquisition).			

For Action	Division: Ordinary Council	Date From: 1/04/2018
	Committee:	Date To: 16/04/2021
	Officer:	
Action Sheets Report – Ordinary Council Meetings – April 2021	Further Report Required: Including Further Reports	Printed: Friday, 16 April 2021 11:29:09 AM

3. That the acquisition be undertaken in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*, under Section 186 of the *Local Government Act 1993* and for the purposes of a public road under Section 177 of the *Roads Act 1993*.
 4. That upon acquisition, Council undertake the required actions to open the subject road by registration of a plan in accordance with Section 7 of the *Roads Act 1993*.
 5. That the Mayor and General Manager be authorised to sign and execute any documents related to the acquisition or road opening under the Common Seal of Council.
- 12 Feb 2020 12:21pm Bartlett, Leisa**
In progress.
- 07 Apr 2020 10:46am Bartlett, Leisa**
11/03/2020 - in progress
- 08 Apr 2020 11:20am Bartlett, Leisa**
in progress.
- 08 May 2020 12:16pm Bartlett, Leisa**
Application to OLG is being drafted.
- 10 Jun 2020 2:38pm Bartlett, Leisa**
Application sent to Office of Local Government
- 15 Jul 2020 1:54pm Bartlett, Leisa**
Matter with the OLG.
- 12 Aug 2020 9:42am Bartlett, Leisa**
Matter with OLG.
- 17 Sep 2020 3:07pm Bartlett, Leisa**
Matter with OLG. Enquiries were made with OLG, but no timeframe was given.
- 16 Oct 2020 8:44am Bartlett, Leisa**
Awaiting approval from OLG.
- 10 Nov 2020 4:14pm Bartlett, Leisa**
Acquisition approved by OLG. Solicitor is preparing acquisition documents.
- 30 Nov 2020 2:07pm Bartlett, Leisa**
Acquisition Notices have been drafted.
- 12 Feb 2021 10:02am Bartlett, Leisa**
Acquisition Notices have now been issued.
- 18 Mar 2021 4:39pm Bartlett, Leisa**
In progress.
- 16 Apr 2021 10:41am Bartlett, Leisa**
In progress - with Solicitors.

Meeting	Officer/Director	Section	Subject
Ordinary Council 29/07/2020	Andrews, Anne Nankivell, Jay	Confidential Matters	WILLYAMA COMMON TRUST LEASE OF PART LOT 7421 DP 1183597 TO AXICOM PTY LIMITED
Resolved			

For Action	Division: Ordinary Council	Date From: 1/04/2018
	Committee:	Date To: 16/04/2021
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1. That Broken Hill City Council Report No. 104/20 dated June 23, 2020, be received.
 2. That the Willyama Common Trust lease Part Lot 7421 DP 1183597 (being a telecommunications compound on the Line of Lode) to Axicom Pty Limited for a period of 20 years for telecommunications purposes.
 3. That the annual rent be \$12,000.00 per annum with an annual 2.5% increase.
 4. That the Mayor and General Manager be authorised to sign and execute the lease documents under the Common Seal of Council, in the absence of a Trust Seal.
- CARRIED UNANIMOUSLY
- 12 Aug 2020 10:00am Bartlett, Leisa**
Solicitors are drawing up the lease agreement.
- 17 Sep 2020 3:09pm Bartlett, Leisa**
Draft lease being finalised.
- 16 Oct 2020 9:20am Bartlett, Leisa**
Draft lease with Solicitors.
- 10 Nov 2020 4:23pm Bartlett, Leisa**
Solicitors have finalised the draft lease and the lease is being sent to Axicom Pty Ltd for signature.
- 30 Nov 2020 2:09pm Bartlett, Leisa**
Solicitors liaising with Axicom re execution of lease.
- 12 Feb 2021 10:03am Bartlett, Leisa**
Solicitors liaising with Axicom.
- 18 Mar 2021 4:39pm Bartlett, Leisa**
Draft lease being finalised.
- 16 Apr 2021 10:42am Bartlett, Leisa**
Lease with Axicom for execution.

Meeting	Officer/Director	Section	Subject
Ordinary Council 29/07/2020	Andrews, Anne Nankivell, Jay	Confidential Matters	WILLYAMA COMMON TRUST LICENCE OF PART LOT 7315 DP 1183447 TO BROKEN HILL SPEEDWAY CLUB
Resolved			
1. That Broken Hill City Council Report No. 105/20 dated July 1, 2020, be received.			

For Action	Division: Ordinary Council	Date From: 1/04/2018
	Committee: Ordinary Council	Date To: 16/04/2021
	Officer:	
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2. That Council (as Trust Manager for the Willyama Common Trust) lease Part Lot 7315 in Deposited Plan 1183447 to the Broken Hill Speedway Club for the purpose of a motocross track extension and associated access.
 3. That the lease term be 25 years and the annual rental be the minimum Crown Lands rental.
 4. That the Mayor and General Manager be authorised to sign and execute any documents under the Common Seal of Council, the absence of a Trust Seal.
- CARRIED UNANIMOUSLY
- 12 Aug 2020 10:00am Bartlett, Leisa**
Solicitors are drawing up the licence agreement.
- 17 Sep 2020 3:09pm Bartlett, Leisa**
Draft lease being finalised.
- 16 Oct 2020 9:20am Bartlett, Leisa**
Draft lease with Solicitors.
- 10 Nov 2020 4:26pm Bartlett, Leisa**
Licence is with the Broken Hill Speedway Club for signature.
- 30 Nov 2020 2:11pm Bartlett, Leisa**
Licence with Speedway Club for signature.
- 12 Feb 2021 10:04am Bartlett, Leisa**
Licence signed by all parties and is now with the Minister for approval.
- 18 Mar 2021 4:40pm Bartlett, Leisa**
In progress.
- 16 Apr 2021 10:42am Bartlett, Leisa**
In progress.

Meeting	Officer/Director	Section	Subject
Ordinary Council 30/09/2020	Andrews, Anne Nankivell, Jay	Confidential Matters	REQUEST FOR LEASE OF THE ALMA MECHANICS INSTITUTE, PATTON STREET
Resolved			
<ol style="list-style-type: none"> 1. That Broken Hill City Council Report No. 133/20 dated September 18, 2020, be received. 2. That Council, in its capacity as Trust Managers, enters a lease agreement with West Darling Arts for the exclusive use of the Alma Mechanics Institute in Patton Street for an initial five year period with an option to extend for a further five years; and that approval also be sought from the Minister for Crown Lands. 			

For Action	Division: Ordinary Council	Date From: 1/04/2018
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	Officer:	
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3. That the lease be granted conditional to the West Darling Arts success in securing government grant funding to carry out necessary building works (to the flooring, kitchen, toilet, air-conditioning and electrical work) to the Alma Institute to make good the building for leasing purposes; and that the lease will commence at the conclusion of the building works to be carried out by the West Darling Arts using grant funding.
 4. That rental be set at the Crown Lands minimum base rental (currently \$496 per annum and subject to annual CPI changes); and West Darling Arts be responsible for minor maintenance items (to be negotiated).
 5. That all standard Crown Lands lease terms apply.
 6. That the West Darling Arts pays all legal fees for the set-up of the lease agreement.
 7. That the Mayor and General Manager be authorised to sign the lease agreement under the Common Seal of Council.
- CARRIED UNANIMOUSLY
- 14 Oct 2020 5:33pm Bartlett, Leisa**
Applicant has been advised of Council resolution and an initial meeting is being arranged to discuss lease terms.
- 10 Nov 2020 4:27pm Bartlett, Leisa**
In lease discussions with applicant, a meeting is being arranged with representatives of West Darling Arts during the week commencing 16 November 2020.
- 30 Nov 2020 2:13pm Bartlett, Leisa**
Lease discussions commenced.
- 12 Feb 2021 10:05am Bartlett, Leisa**
Lease discussions progressing.
- 18 Mar 2021 4:40pm Bartlett, Leisa**
Draft lease close to finalisation.
- 16 Apr 2021 10:43am Bartlett, Leisa**
Draft lease with Solicitors for review.

Meeting	Officer/Director	Section	Subject
Ordinary Council 28/10/2020	Bartlett, Leisa Nankivell, Jay	Reports	CORRESPONDENCE REPORT - NSW GOVERNMENT SMALL BUSINESS SUPPORT GRANTS
Resolved			
<ol style="list-style-type: none"> 1. That Broken Hill City Council Report No. 135/20 dated October 13, 2020, be received. 2. That correspondence dated 6 October 2020 from The Premier of NSW, The Hon Gladys Berejiklian MP regarding the NSW Small Business Support Grant and Small Business Recovery Grant and advising that the correspondence has been forwarded to The Treasurer, The Hon Dominic Perrottet MP, be received and noted. 			

For Action	Division: Ordinary Council	Date From: 1/04/2018
	Committee:	Date To: 16/04/2021
	Officer:	
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<p>3. That Council writes to the Premier of NSW, The Hon Gladys Berejiklian MP and The Treasurer, The Hon Dominic Perrottet MP, requesting that Broken Hill be considered as a border town given its proximity to the South Australian border and its remoteness in order for Broken Hill businesses to be eligible for the NSW Southern Border Small Business Support Grant along with the NSW Small Business Support Grant and Small Business Recovery Grant.</p> <p>4. That Council develops a policy that engages and helps small businesses that are struggling through difficult times.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p> <p>10 Nov 2020 2:23pm Bartlett, Leisa Letters sent to the NSW Premier and Treasurer 10/11/20., Item 4 (development of a policy) has been referred to the Our Economy KDWG.</p> <p>27 Nov 2020 3:59pm Bartlett, Leisa Our Economy KDWG met in November. , Email sent to all Councillors on 18 November 2020 seeking input into the structure of the policy.</p> <p>12 Feb 2021 5:13pm Bartlett, Leisa Our Economy KDWG to organise a Business Consultation Workshop how they think Council can assist them.</p> <p>17 Mar 2021 4:45pm Bartlett, Leisa Working with Kathy Hayman of BEC Business Advice to arrange a Business Consultation Workshop.</p> <p>16 Apr 2021 10:43am Bartlett, Leisa Draft Business Support Policy is being presented to the April 2021 Council Meeting. COMPLETE</p>

Meeting	Officer/Director	Section	Subject
Ordinary Council 25/11/2020	Nankivell, Jay Nankivell, Jay	Reports	MINUTES OF THE LOCAL TRAFFIC COMMITTEE MEETING NO 408 HELD TUESDAY, 10 NOVEMBER 2020
Resolved			
<p>1. That Broken Hill City Council Report No. 164/20 dated November 12, 2020, be received.</p> <p>2. That the minutes of the Local Traffic Committee Meeting No. 408 held Tuesday, 10 November 2020 be received.</p> <p>3. That Item Number 408.6.6 – Gypsum Street – Request for Angle Parking; that 5 angle parks (60 degree) be installed directly in front of Pets Tucker, Gypsum Street. No time limits to apply.</p> <p>4. That Item Number 403.6.6 – Brown Street – Speeding Motorists; that in the new bituminised section of Brown Street, at the inlet and outlet of the drainage, armco rails or w-beam rails are installed and at the two speed cushion locations hard plastic bollards are installed.</p>			

For Action	Division: Ordinary Council	Date From: 1/04/2018
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<p>5. That Item Number 406.6.6 – Blende Street – Library Parking; that the three 2-hour time restricted car parks at the side of the Library, be changed to 1-hour, and that a disabled car parking space and Broken Hill City Council staff only car parking space, be installed in the carpark at the 'Roundhouse Toilets'.</p> <p>6. That the matter of loading zones in the City be referred to Council for comprehensive review and further recommendations.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p> <p>30 Nov 2020 2:21pm Bartlett, Leisa Item 3 - completed., Item 4 - scheduled for the end of January 2021., Item 5 - scheduled to be complete before Christmas shutdown., Item 6 - in progress.</p> <p>12 Feb 2021 1:35pm Bartlett, Leisa Item 4 - Scheduled for completion March 2021 - Work has been delayed due to staff leave and storm clean up being carried out by Council's workforce., Item 5 - COMPLETE., Item 6 - In progress.</p> <p>17 Mar 2021 4:51pm Bartlett, Leisa Item 3 - COMPLETE, Item 4 - Scheduled to be complete at the end of April 2021., Item 5 - COMPLETE, Item 6 - An audit of loading zones to be completed by the end of March 2021. The audit will then be presented to the Broken Hill Traffic Committee prior to being presented to Council.</p> <p>16 Apr 2021 10:44am Bartlett, Leisa Item 3 – COMPLETE Item 4 – COMPLETE Item 5 – COMPLETE Item 6 - Recommendations presented to the Traffic Committee. The Traffic Committee have referred the matter back to staff to update.</p>
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Meeting	Officer/Director	Section	Subject
Ordinary Council 9/12/2020	Andrews, Anne Nankivell, Jay	Confidential Matters	WILLYAMA COMMON TRUST LICENCE TO NEXTGEN NETWORKS PTY LTD
Resolved			
<p>1. That Broken Hill City Council Report No. 175/20 dated November 24, 2020, be received.</p> <p>2. That the Willyama Common Trust amend the existing licence to Nextgen Networks Pty Ltd in accordance with the attached plan, being part Lot 7302 DP 1181129.</p> <p>3. That the Willyama Common Trust renew the amended licence for a further period of 10 years (in accordance with the existing renewal option) and rent be set at \$2500 per annum.</p> <p>4. That the Mayor and General Manager be authorised to sign and execute any relevant documents under the Common Seal of Council, in the absence of a Trust Seal.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p>			
12 Feb 2021 10:12am Bartlett, Leisa			

<p>For Action</p> <p>Action Sheets Report – Ordinary Council Meetings – April 2021</p>	<p>Division: Ordinary Council</p> <p>Committee: Ordinary Council</p> <p>Officer:</p> <p>Further Report Required: Including Further Reports</p>	<p>Date From: 1/04/2018</p> <p>Date To: 16/04/2021</p> <p>Printed: Friday, 16 April 2021 11:29:09 AM</p>
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Processes have commence to issue licence.

18 Mar 2021 4:41pm Bartlett, Leisa
Nextgen progressing draft licence.

16 Apr 2021 10:47am Bartlett, Leisa
Draft deed is with the Solicitor.

Meeting	Officer/Director	Section	Subject
Ordinary Council 24/02/2021	Schipanski, Louise Nankivell, Jay	Reports	CORRESPONDENCE REPORT - NSW TRAINLINK COACH SERVICES BETWEEN BROKEN HILL AND ADELAIDE AND BETWEEN BROKEN HILL AND MILDURA
Resolved			
<ol style="list-style-type: none"> 1. That Broken Hill City Council Report No. 1/21 dated February 16, 2021, be received. 2. That Council note correspondence from the Minister for Regional Transport and Roads dated 9 February 2021 in reply to the Mayor's correspondence of 14 December 2020. 3. That Council makes further representations to the Minister for Regional Transport and Roads and Transport for NSW prior to 30 June 2021, advocating for both Trainlink coach services to remain operational permanently. 			
CARRIED UNANIMOUSLY			
<p>17 Mar 2021 10:45am Bartlett, Leisa Correspondence will be sent closer to 30 June.</p>			

Meeting	Officer/Director	Section	Subject
Ordinary Council 24/02/2021	Brown, Simon Nankivell, Jay	Reports	PROPOSED BORROWINGS - WASTE FLEET RENEWAL
Resolved			
<ol style="list-style-type: none"> 1. That Broken Hill City Council Report No. 13/21 dated February 11, 2021, be received. 2. That Council approve borrowings of \$2,000,000 for the renewal of Councils Waste fleet. 3. That Council seek three quotes for loan finance as per Council's adopted Loan Borrowing Policy. 4. That Council authorise the Mayor and General Manager to sign any associated loan documents and apply the Common Seal of Council. 			

For Action	Division: Ordinary Council	Date From: 1/04/2018
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<p style="text-align: right;">CARRIED</p> <p>17 Mar 2021 5:01pm Bartlett, Leisa Commencing procurement/tendering process.</p> <p>16 Apr 2021 10:48am Bartlett, Leisa Tender documents being prepared.</p>

Meeting	Officer/Director	Section	Subject
Ordinary Council 24/02/2021	Howard, Codie Nankivell, Jay	Reports	MINUTES OF THE LOCAL TRAFFIC COMMITTEE MEETING NO 409 HELD MONDAY, 14 DECEMBER 2020 AND MEETING NO 410 HELD TUESDAY, 2 FEBRUARY 2021
Resolved			
<ol style="list-style-type: none"> That Broken Hill City Council Report No. 19/21 dated February 9, 2021, be received. That the minutes of the Local Traffic Committee Meeting No. 409 held Monday, 14 December 2020 be received. That the minutes of the Local Traffic Committee Meeting No. 410 held Tuesday, 2 February 2021 be received. That Item Number 409.6.1 – No stopping/parking sign Blende Street near Con Crowley Village; that a no stopping zone to be installed to the west of the driveway on Blende Street for a 10m zone. That Item Number 409.6.2 – Broken Hill Regional Art Gallery Car Park; that 6 'BHCC Staff Only' parking to remain the same, 8 'Art Gallery Patrons Only' parking to be installed alongside 'BHCC staff parking with 2-hour time restrictions. That Item Number 407.8.1 – Busy Kids – Request for School Zone; that 4 'Child Zone' signs to be installed and the 7 car parking spaces adjacent to Busy Kids in Bagot Street be changed to 15-minute parking. 			
CARRIED UNANIMOUSLY			
<p>17 Mar 2021 5:02pm Bartlett, Leisa All matters have been included in the Works Schedule. COMPLETE</p>			

For Action	Division: Ordinary Council	Date From: 1/04/2018
	Committee: Ordinary Council	Date To: 16/04/2021
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Meeting	Officer/Director	Section	Subject
Ordinary Council 24/02/2021	Nankivell, Jay Nankivell, Jay	Confidential Matters	EXPRESSIONS OF INTEREST - SOCIAL AND AFFORDABLE HOUSING PROPOSAL - 331 MURTON STREET
Resolved			
<ol style="list-style-type: none"> That Broken Hill City Council Report No. 25/21 dated February 16, 2021, be received. That Council does not accept the Expression of Interest proposal submitted during the Expression of Interest process. That the General Manager be authorised to negotiate with the prior interested party within the terms outlined in the report. That subject to the outcome of recommendation 3, the Mayor and General Manager be authorised to sign and apply the Common Seal of Council to contract documents to allow the sale to be executed. 			
CARRIED UNANIMOUSLY			
<p>17 Mar 2021 5:04pm Bartlett, Leisa Actioned to Century 21 to complete the sale of land.</p> <p>16 Apr 2021 10:49am Bartlett, Leisa Matter ongoing.</p>			

Meeting	Officer/Director	Section	Subject
Ordinary Council 24/02/2021	Andrews, Anne Nankivell, Jay	Confidential Matters	LICENCE OF STURT PARK (CROWN RESERVE 1003026) TO MEGAN CUMMING
Resolved			
<ol style="list-style-type: none"> That Broken Hill City Council Report No. 27/21 dated January 19, 2021, be received. That Broken Hill City Council issue a 12 month non-exclusive licence to Megan Cumming, for use of Reserve 1003026 (Sturt Park) with the purpose of 'sporting and organised recreational activities'. That the annual rent be the minimum Crown Lands rental, currently \$505 per annum. That the Mayor and General Manager be authorised to sign and execute any documents relating to the licence under the Common Seal of Council. 			
CARRIED UNANIMOUSLY			

For Action	Division: Ordinary Council	Date From: 1/04/2018
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18 Mar 2021 4:41pm Bartlett, Leisa
Draft licence almost finalised.

16 Apr 2021 10:49am Bartlett, Leisa
Licence executed by both parties.
COMPLETE

Meeting	Officer/Director	Section	Subject
Ordinary Council 31/03/2021	Bartlett, Leisa Nankivell, Jay	Mayoral Minute	ASSIGNMENT OF DELEGATIONS TO THE GENERAL MANAGER
Resolved			
<ol style="list-style-type: none"> That Mayoral Minute No. 3/21 dated March 31, 2021, be received. That the General Manager's Delegations of Authority and Authorisations pursuant to <i>Part 3 of the Local Government Act 1993 Sections 377 and 381</i> be issued to Mr Jay Nankivell to commence on 1 April 2021. That the role of Acting General Manager during periods when the General Manager is sick or otherwise on leave, be a decision for the General Manager in consultation with the Mayor; with the Acting General Manager being issued the General Manager's Delegations of Authority and Authorisations pursuant to <i>Part 3 of the Local Government Act 1993 Sections 377 and 381</i> for the periods of the General Manager's leave. 			
CARRIED			
07 Apr 2021 3:24pm Bartlett, Leisa Delegations and Authorisations issues to Jay Nankivell. COMPLETE			

Meeting	Officer/Director	Section	Subject
Ordinary Council 31/03/2021	Howard, Codie Nankivell, Jay	Notice of Motion	BUS STOP ON CORNER OF GYPSUM AND NEWTON STREETS
Resolved			
<ol style="list-style-type: none"> That Motions of Which Notice has been Given No. 6/21 dated March 19, 2021, be received. That the matter be referred to both the Traffic Committee with regards to the designation of a bus stop with seating and shelter; and the Asset Naming Committee with regards to the naming of the bus stop (if designated). 			
CARRIED			
16 Apr 2021 10:51am Bartlett, Leisa			

For Action	Division: Ordinary Council	Date From: 1/04/2018
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Matter referred to the April meeting of the Broken Hill Traffic Committee. Following the meeting clarification is being sought from Councillor Kennedy, then the matter will be referred to the local bus company. If bus company approves new bus stop then the matter will be referred to the Asset Naming Committee.

Meeting	Officer/Director	Section	Subject
Ordinary Council 31/03/2021	Howard, Codie Nankivell, Jay	Notice of Motion	COMMUNITY GARDEN FOR FORMER ALMA POOL SITE
Resolved			
<ol style="list-style-type: none"> That Motions of Which Notice has been Given No. 7/21 dated March 19, 2021, be received. That Broken Hill City Council prepares a report about establishing a community operated gardens at the former Alma pool site. 			
CARRIED UNANIMOUSLY			
16 Apr 2021 10:52am Bartlett, Leisa Plan being developed.			

Meeting	Officer/Director	Section	Subject
Ordinary Council 31/03/2021	Howard, Codie Nankivell, Jay	Notice of Motion	STREET LIGHTING
Resolved			
<ol style="list-style-type: none"> That Motions of Which Notice has been Given No. 8/21 dated March 19, 2021, be received. That Broken Hill City Council prepares a report to be tabled at the May 2021 Council Meeting regarding the installation of street lighting on Holten Drive, McGillivray Drive and Federation Way. That at the end of the roll-out of the Southern Lights project, an assessment be undertaken of any further need for street lighting including the lighting to the roads mentioned in part 2 (Holten Drive, McGillivray Drive and Federation Way). 			
CARRIED			
16 Apr 2021 10:53am Bartlett, Leisa Report being prepared for the May Council Meeting.			

Meeting	Officer/Director	Section	Subject
Ordinary Council 31/03/2021	Schipanski, Louise Nankivell, Jay	Reports	CORRESPONDENCE REPORT - MENINDEE LAKES PROJECT
Resolved			

For Action	Division: Ordinary Council	Date From: 1/04/2018
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	Officer:	
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1. That Broken Hill City Council Report No. 28/21 dated March 17, 2021, be received.
2. That reply correspondence from The Hon Melinda Pavey MP, Minister for Water, Property and Housing dated 2 March 2021 regarding Council's correspondence requesting an amendment to the terms of reference within the document "Menindee Lakes Sustainable Diversion Limit Adjustment Mechanism Project", be received and noted.
3. That contact be made with the representative of the Department of Planning, Industry and Environment to obtain the Menindee Lakes Lower Darling Stakeholder Advisory Group's meeting schedule, to ensure Council's representation at Advisory Group meetings in the future.
4. That correspondence be sent to the Minister for Water, Property and Housing advising that Council does have a representative on the Menindee Lakes Lower Darling Stakeholder Advisory Group and that Council has not had any contact from the Advisory Group Chairperson/Secretary regarding meeting dates. That the correspondence also states Council's passion and commitment to the health of the Menindee Lakes System and the Darling Baaka River and the well-being of the river communities; along with the importance of the development of the Menindee Lakes Project and the Sustainable Diversion Limit Adjustment Mechanism.

CARRIED UNANIMOUSLY

16 Apr 2021 11:04am Bartlett, Leisa
Letter sent. Response received from the Department of Planning, Industries and Environment. Contact is being made with the Chair of the Menindee Lakes Stakeholder Advisory Group to seek meeting dates which will be passed onto Council's delegate.
COMPLETE

Meeting	Officer/Director	Section	Subject
Ordinary Council 31/03/2021	Bartlett, Leisa Nankivell, Jay	Reports	CORRESPONDENCE REPORT - LATE MOTION TO THE 2021 NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT
Resolved			
<ol style="list-style-type: none"> 1. That Broken Hill City Council Report No. 29/21 dated March 24, 2021, be received. 2. That emailed correspondence from Mayor Darcy Byrne of Sydney Inner West Council dated 23 March 2021 requesting Councils to support their motion to the 2021 National General Assembly of Local Government for a decent rate of income for unemployed Australians, be received. 3. That Council considers forwarding the following late motion to the 2021 National General Assembly of Local Government: <i>"That the Federal Government's revised rate of Jobseeker payment of \$44.00 per day is inadequate and will result in millions of Australian citizens being unnecessarily trapped in poverty. After 25 years with no increase to the incomes of unemployed Australians an increase of just \$3.57 per day above the previous rate of the Newstart payment is insufficient."</i> 			
CARRIED UNANIMOUSLY			

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07 Apr 2021 3:28pm Bartlett, Leisa
Late Motion submitted for the National General Assembly
COMPLETE

Meeting	Officer/Director	Section	Subject
Ordinary Council 31/03/2021	Bartlett, Leisa Nankivell, Jay	Reports	COUNCIL MEETING ARRANGEMENTS
Resolved			
1. That Broken Hill City Council Report No. 30/21 dated March 10, 2021, be received.			
2. That consideration of the report be deferred until after the Councillor Workshop on 15 April 2021.			
			CARRIED UNANIMOUSLY
07 Apr 2021 3:28pm Bartlett, Leisa Councillor Workshop has been arranged for 15 April 2021. Report will be re-presented to the April Council Meeting. COMPLETE			

Meeting	Officer/Director	Section	Subject
Ordinary Council 31/03/2021	Bawden, Paul Nankivell, Jay	Reports	UPDATE ON CONSTRUCTION CERTIFICATE PROCESSING
Resolved			
1. That Broken Hill City Council Report No. 34/21 dated March 8, 2021, be received.			
2. That the General Manager provides a report to the April 2021 Council Meeting outlining the requirements to complete the backlog of work to issue Construction Certificates and to ensure that new Construction Certificates are dealt with in a timely manner.			
			CARRIED UNANIMOUSLY
07 Apr 2021 3:30pm Bartlett, Leisa Report prepared for April Council Meeting. COMPLETE			

Meeting	Officer/Director	Section	Subject
Ordinary Council 31/03/2021	Bawden, Paul	Reports	COUNCIL REAPPOINTMENT AS MANAGER OF THE WILLYAMA COMMON TRUST

For Action	Division: Ordinary Council	Date From: 1/04/2018
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Nankivell, Jay
Resolved
<ol style="list-style-type: none"> That Broken Hill City Council Report No. 35/21 dated February 19, 2021, be received. That Council notify the Minister administering the <i>Commons Management Act 1989</i> that Council wishes to be reappointed as Trust Manager of the Willyama Common, for a further three-year term.
CARRIED UNANIMOUSLY
<p>07 Apr 2021 3:31pm Bartlett, Leisa Letter sent to Crown Lands advising of Council resolution. COMPLETE</p>

Meeting	Officer/Director	Section	Subject
Ordinary Council 31/03/2021	Bawden, Paul Nankivell, Jay	Reports	DEVELOPMENT APPLICATION 155/2020 - FOUR NEW DWELLINGS - 480 CUMMINS STREET, BROKEN HILL
Resolved			
<ol style="list-style-type: none"> That Broken Hill City Council Report No. 36/21 dated March 17, 2021, be received. That Council defers its decision on this matter for community concerns to be addressed. That a report be presented to the April 2021 Council Meeting addressing the technical concerns raised by members of the public present at the Council Meeting. 			
CARRIED UNANIMOUSLY			
<p>07 Apr 2021 3:31pm Bartlett, Leisa Report prepared to the April Council Meeting. COMPLETE</p>			

Meeting	Officer/Director	Section	Subject
Ordinary Council 31/03/2021	Bartlett, Leisa Nankivell, Jay	Committee Reports	MEMBERSHIP OF SECTION 355 COMMITTEES
Recommendation			
<ol style="list-style-type: none"> That Broken Hill City Council Report No. 39/21 dated March 16, 2021, be received. 			

For Action	Division: Ordinary Council	Date From: 1/04/2018
	Committee:	Date To: 16/04/2021
	Officer:	
Action Sheets Report – Ordinary Council Meetings – April 2021	Further Report Required: Including Further Reports	Printed: Friday, 16 April 2021 11:29:09 AM

2. That Council appoints Mr James Bourne as a community representative on Riddiford Arboretum Community Committee.

3. That Council appoints Ms Eve-Lyn Kennedy as a community representative on the Memorial Oval Community Committee.

07 Apr 2021 3:32pm Bartlett, Leisa
Council's S355 register updated and letters sent to new members and the Committee Secretaries.
COMPLETE

Meeting	Officer/Director	Section	Subject
Ordinary Council 31/03/2021	Nu'man, Razija Nankivell, Jay	Committee Reports	MINUTES OF THE BROKEN HILL REGIONAL ART GALLERY ADVISORY COMMITTEE MEETING HELD 10 MARCH 2021
<u>Recommendation</u>			
1. That Broken Hill City Council Report No. 41/21 dated March 16, 2021, be received.			
2. That the minutes of the Broken Hill Regional Art Gallery Advisory Committee Meeting held 10 March 2021 be received.			
3. That, in accordance with Council's Broken Hill Regional Art Gallery Collection Management Policy, Council endorses the accessioning and deaccessioning of art works as per the minutes of the Broken Hill Regional Art Gallery Advisory Committee Meeting held 10 March 2021 and as per the letters attached to this report from Ms June Baetge and Ms Martina Schindler.			
16 Apr 2021 11:22am Bartlett, Leisa Accessioning and deaccessioning of works has been undertaken. COMPLETE			

Meeting	Officer/Director	Section	Subject
Ordinary Council 31/03/2021	Bartlett, Leisa Nankivell, Jay	Committee Reports	MINUTES OF THE BROKEN HILL HERITAGE COMMITTEE MEETING HELD 25 FEBRUARY 2021
<u>Recommendation</u>			
1. That Broken Hill City Council Report No. 42/21 dated March 17, 2021, be received.			
2. That minutes of the Broken Hill Heritage Committee Meeting held 18 January 2021 be received and noted.			
3. That, as noted in the minutes, Council advertises to fill the two vacant community representative positions on the Broken Hill Heritage Committee.			

For Action	Division: Ordinary Council	Date From: 1/04/2018
	Committee:	Date To: 16/04/2021
Action Sheets Report – Ordinary Council Meetings – April 2021	Officer:	
	Further Report Required: Including Further Reports	Printed: Friday, 16 April 2021 11:29:09 AM

16 Apr 2021 11:10am Bartlett, Leisa
Currently advertising for nominations. Nominations close 7 May 2021.
COMPLETE

Meeting	Officer/Director	Section	Subject
Ordinary Council 31/03/2021	Brown, Simon Nankivell, Jay	Confidential Matters	SALE OF LAND FOR UNPAID RATES
Resolved			
<ol style="list-style-type: none"> That Broken Hill City Council Report No. 44/21 dated March 19, 2021, be received. That Broken Hill City Council proceed with the sale of land at 338 Oxide St for unpaid rates That the General Manager be authorised to write off the balance of rates outstanding for 338 Oxide St that are not able to be recovered through the sale process. That the Mayor and General Manager be authorised to sign and apply the Common Seal of Council to contract documents to allow the sale to be executed. 			
CARRIED UNANIMOUSLY			
16 Apr 2021 11:11am Bartlett, Leisa			
Actioned to Century 21 Realestate.			

Meeting	Officer/Director	Section	Subject
Ordinary Council 31/03/2021	Bawden, Paul Nankivell, Jay	Confidential Matters	PROPOSED LEASE OF SUITE 2 / 23-27 BROMIDE STREET
Resolved			
<ol style="list-style-type: none"> That Broken Hill City Council Report No. 45/21 dated March 16, 2021, be received. That Council lease Suite 2 / 23-27 Bromide Street (Visitor Information Centre) to the proposed tenant for a period of 12 months, with an option to renew for a further two years. That the annual rent be \$6,820 plus GST payable by monthly instalments, as valued by First National Broken Hill. That the Mayor and General Manager sign and execute any required lease documents under the Common Seal of Council. 			
CARRIED UNANIMOUSLY			
16 Apr 2021 11:12am Bartlett, Leisa			
Lease being prepared by Solicitors.			

For Action	Division: Ordinary Council	Date From: 1/04/2018
	Committee: Ordinary Council	Date To: 16/04/2021
Action Sheets Report – Ordinary Council Meetings – April 2021	Officer: Including Further Reports	Printed: Friday, 16 April 2021 11:29:09 AM
	Further Report Required: Including Further Reports	

Meeting	Officer/Director	Section	Subject
Ordinary Council 31/03/2021	Howard, Codie Nankivell, Jay	Confidential Matters	T20/6 - STURT PARK SKATE PARK REDEVELOPMENT
Resolved			
<ol style="list-style-type: none"> That Broken Hill City Council Report No. 46/21 dated January 29, 2021, be received. That Council award tender T20/6 to design and construct a new skatepark in Sturt Park to CONVIC Pty Ltd for the amount of \$660,000 (excluding GST). That Council increase the capital budget from \$700,000 to \$730,000 to accommodate the increase in estimated costs inclusive of project management. 			
CARRIED UNANIMOUSLY			
16 Apr 2021 11:12am Bartlett, Leisa Letter of acceptance issued to CONVIC Pty Ltd. COMPLETE			

Meeting	Officer/Director	Section	Subject
Ordinary Council 31/03/2021	Howard, Codie Nankivell, Jay	Confidential Matters	T21/1 KANANDAH ROAD PAVEMENT REHABILITATION PROJECT, VP-226862
Resolved			
<ol style="list-style-type: none"> That Broken Hill City Council Report No. 47/21 dated March 16, 2021, be received. That Gettin There Pty Ltd be awarded the contract for T21/1 reconstruction of Kanandah Road Project for the tendered amount of \$704,137.98 (inc GST). That Council accept the Proposals of Work for pavement reconstruction including granular pavement layers, asphalt surfacing and line marking. 			
CARRIED UNANIMOUSLY			
16 Apr 2021 11:15am Bartlett, Leisa Letter of acceptance issued to Gettin There Pty Ltd. The project commenced on 12 April 2021. COMPLETE			

Meeting	Officer/Director	Section	Subject
Ordinary Council 31/03/2021	Howard, Codie Nankivell, Jay	Confidential Matters	T21/4 QUEEN ELIZABETH PARK REDEVELOPMENT
Resolved			
<ol style="list-style-type: none"> That Broken Hill City Council Report No. 48/21 dated February 26, 2021, be received. 			

For Action

Division: Ordinary Council
Committee: Ordinary Council
Officer:
Further Report Required: Including Further Reports

Date From: 1/04/2018
Date To: 16/04/2021

Printed: Friday, 16 April 2021 11:29:09 AM

Action Sheets Report – Ordinary Council Meetings – April 2021

2. That Council award tender T21/4 for the Redevelopment of Queen Elizabeth Park to Joss Pty Ltd for the tendered amount of \$1,514,804.00 (Excluding GST).
3. That Council increase the capital budget from \$1,050,000 to \$1,800,000 to accommodate the increase in estimated costs
4. That Council note the increase in budget is offset by successfully securing grant funding from Crown Lands for the sum of \$876,645.

CARRIED UNANIMOUSLY

16 Apr 2021 11:16am Bartlett, Leisa
 Letter of acceptance issued to Joss Pty Ltd.
 COMPLETE

Meeting	Officer/Director	Section	Subject
Ordinary Council 31/03/2021	Howard, Codie Nankivell, Jay	Confidential Matters	T21/6 SPORTS LIGHTING PROJECT

Resolved

1. That Broken Hill City Council Report No. 49/21 dated March 16, 2021, be received.
2. That Council award tender T21/6 for the design and construction of sports lighting infrastructure located at the Alma Oval and O'Neill Soccer Grounds to Mathew Barratt Electrical for the tendered amount of \$1,040,160 (excluding GST).
3. That Council increase the capital budget from \$1,000,000 to \$1,150,000 to accommodate the increase in estimated costs.

CARRIED UNANIMOUSLY

16 Apr 2021 11:17am Bartlett, Leisa
 Letter of acceptance issued to Mathew Barrett Electrical. Project to commence in May 2021.
 COMPLETE

<p>For Action</p> <p>Action Sheets Report Extraordinary Council Meeting – April 2021</p>	<p>Division: Extraordinary Council</p> <p>Committee: Extraordinary Council</p> <p>Officer:</p> <p>Further Report Required: Including Further Reports</p>	<p>Date From: 1/03/2021</p> <p>Date To: 16/04/2021</p> <p>Printed: Friday, 16 April 2021 11:58:00 AM</p>
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Meeting	Officer/Director	Section	Subject
Extraordinary Council 31/03/2021	Nu'man, Razija Nankivell, Jay	Confidential Matters	APPOINTMENT OF GENERAL MANAGER
Resolved			
<ol style="list-style-type: none"> 1. That Mayoral Minute No. 2/21 dated March 2, 2021, be received. 2. That Mr Jay Nankivell, selected at the further and final interviews conducted on 31 March 2021, be offered the position of General Manager of Broken Hill City Council and the Mayor and Deputy Mayor, in consultation with Recruitment Consultant, be authorised to negotiate and finalise the appointment based on the following terms and conditions: <ol style="list-style-type: none"> (i) A five (5) year performance based contract in accordance with the standard contract of employment for General Managers in NSW; (ii) A total remuneration package as detailed in the recruitment consultant's report, being the total value of all components of remuneration offered, including salary, superannuation, the private use value of the Council provided motor vehicle under a novated lease or leaseback arrangement and any other benefits negotiated with the successful candidate (iii) The policies of the Council which grant an entitlement to the employee relating to the private use of the Council motor vehicle and the incidental private use of the Council provided mobile phone and laptop computer be included in Schedule A of the Contract. 3. That no public announcement of the name of the successful candidate be made until such time as the Mayor has obtained a written acceptance of the offer from the preferred candidate. 4. That should the preferred candidate for whatever reason decline the offer the second preferred candidate be offered the position. 5. That Council maintain the confidentiality of the documents and considerations in respect of the General Manager recruitment process. 			
CARRIED UNANIMOUSLY			
<p>16 Apr 2021 11:56am Bartlett, Leisa General Manager contract signed. Delegation and Authorisations issued for start date of 1 April 2021. COMPLETE</p>			

QUESTIONS TAKEN ON NOTICE FROM PREVIOUS COUNCIL MEETINGS

1. QUESTIONS ON NOTICE NO. 3/21 - DATED APRIL 06, 2021 - COUNCILLOR QUESTIONS TAKEN ON NOTICE AT THE MARCH 2021 ORDINARY COUNCIL MEETING (11/397, 11/467, 11/318).....586

ORDINARY MEETING OF THE COUNCIL

April 6, 2021

ITEM 1

QUESTIONS ON NOTICE NO. 3/21

SUBJECT: COUNCILLOR QUESTIONS TAKEN ON NOTICE AT THE MARCH 2021 ORDINARY COUNCIL MEETING 11/397, 11/467, 11/318

Summary

The report provides responses to questions raised by Councillors during the March 2021 Council Meeting, which were taken on notice.

Recommendation


1. That Questions On Notice No. 3/21 dated April 6, 2021, be received.


Background

Following are the responses to questions raised by Councillors which the Mayor and/or General Manager did not answer and took on notice at the March 2021 Council Meeting.

<p>Question:</p>	<p><u>Car Damaged by Street Tree (from Item 15 – Broken Hill Local Traffic Committee)</u> <u>11/397</u></p> <p><i>Councillor Kennedy asked for an update regarding a recent incident where a car was damaged by a fallen street tree.</i></p>
<p>Response:</p>	<ol style="list-style-type: none"> 1. Report of tree branch falling on a vehicle parked in front of Con Crowley Village Blende Street was received on 14/12/2020 - CRM 40154/2020 (actual incident was claimed to have happened on 13/12/2020) , Council responded by cleaning up the area where the branch fell and also removed the actual tree after it had been assessed by a Council Officer as no longer being viable due to age and condition. 2. The resident requested that Council cover cost of the excess for the motor vehicle damage claim with their insurer for the amount of \$850 , this claim was denied on the following grounds and communicated to the resident in writing on 23/3/2021: In order for a claim of negligence to be successful, it must be demonstrated that Council had knowledge of a defect and reasonably failed to act, per its obligations under the jurisdiction of the Civil Liability Act (NSW) 2002.

	<p>In this instance, Council’s investigation has confirmed that the street in question is subject to a regime of reactive inspection / maintenance and as at the date of the alleged incident (13th December 2020) and currently it meets required standards for local trees, roadways and footpaths under Council’s control and care.</p> <p>Council also confirms that there have been no previous high risk official complaints or incidents reported prior to this complaint and incident that occurred on 13th December 2020, which would place Council on notice of any extreme issue or risk concerning this area.</p> <p>Council has an Assets Management plan for its Trees, Roads & Footpaths which includes inspections of Councils assets and prioritising regular and urgent maintenance, which is an ongoing process. Pursuant to Section 42 of the Civil Liability Act (NSW) 2002, Councils will be limited in exercising their functions by financial and other resources, and that the general allocation of those resources is not open to challenge.</p> <p>In view of the above, Council does not consider that it has acted negligently or in breach of its statutory duty towards the resident. Therefore, Council respectfully advises that no offers of compensation shall be forthcoming.”</p>
<p>Question:</p>	<p><u>Tabling of Petition</u> <u>Tabling of Petition regarding a Drop-Off zone at Silver City Cinema (from Item 16 – Action List)</u> 11/397</p> <p><i>Councillor Kennedy tabled a petition containing 960 signatures regarding the establishment of a Drop-Off zone (instead of the No Stopping/No Parking zone) adjacent to the Silver City Cinema to make it easier for elderly and disabled persons to visit the cinema.</i></p>
<p>Response:</p>	<p>Petition was presented to the Local Traffic Committee at the April 6 meeting. The petition related to an existing Action item and General Business item.</p> <p>The Committee have determined that no action will be taken in relation to changing the ‘No Parking’ zone to a ‘drop off’ zone as it is currently able to be used in that function.</p> <p>Within ‘No Parking’ zones, you can stop for less than 2 minutes if you stay within 3m of your vehicle, if you’re:</p> <ul style="list-style-type: none"> • dropping off or picking up passengers • loading or unloading items.
<p>Question:</p>	<p><u>1919 Railway Station</u> 11/467 <i>Councillor Adams raised concerns regarding the damage and deterioration of Broken Hill’s 1919 Railway Station that had been advised by a resident and asked if Council staff would investigate the matter to ascertain whether Council could help in any way. As reference, Councillor</i></p>

	<p><i>Adams provided contact details for ARTC and referred to a report by Council's previous Heritage Adviser.</i></p>
<p>Response:</p>	<p>The 1919 Railway Station is located to the north-east of the Iodide Street level crossing and some 500m from current Broken Hill Railway Station.</p> <p>Council's Heritage Study identifies the building as the original NSW Government Railway station, before the continuation of the standard gauge through to South Australia. Its significance is illustrating the distance between the two links in the trans-continental system (i.e. to Sulphide Street Station). It is considered of local significance in that it is typical of many other stations throughout NSW.</p> <p>The platform is now isolated from the current train tracks. It would originally have been an island structure with rolling stock able to stand on either side. Over the years' the original tracks have been removed and the platform reduced.</p> <p>A narrow station building some 30m in length is erected on the platform, comprising a pitched tile roof and weather board walls. There are multiple door and window openings.</p> <p>The building appears to have been vacant for many years and suffered significant deterioration due to limited maintenance and vandalism. At one stage most openings were boarded however some panels have been removed to gain access. Most windows and doors are damaged, with vandalism evident throughout the building.</p> 

	 <p>Maintenance is the responsibility of Australian Rail Track Corporation (ARTC) that covers most of the interstate rail network. They have been contacted and on receipt advice, it will be provided to Councillors and the Heritage Committee.</p> <p>The Council is able to encourage/lobby ARTC to adopt an adequate maintenance and security program. There is also an opportunity to support marketing of the site and ARTC entering a tenancy agreement with potential users.</p>
<p>Question:</p>	<p><u>Footpath Trip Hazards</u> 11/318</p> <p><i>Councillor Kennedy requested that footpath trip hazards adjacent to the South Football Clubrooms be investigated and the footpath repaired where required.</i></p>
<p>Response:</p>	<p>Footpath works were carried out in front of the South Football Club last month. Infrastructure Assets staff will reinspect the footpath to see if any further works are required.</p>

Attachments

There are no attachments for this report

JAY NANKIVELL
GENERAL MANAGER

CLOSED

Council Meeting to be held **Wednesday, April 28, 2021**

1. **BROKEN HILL CITY COUNCIL REPORT NO. 63/21 - DATED APRIL 14, 2021 - WILLYAMA COMMON TRUST PROPOSED LICENCE AND EASEMENT TO AGL ENERGY LIMITED - CONFIDENTIAL**

(General Manager's Note: This report considers a licence agreement and is deemed confidential under Section 10A(2) (c) of the Local Government Act, 1993 which provides for information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business).