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*Agenda and Business Papers
Oberon Council Special Meeting
Thursday 27 June 2013
5.30pm Council Chambers*

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ATTACHMENTS

- 04.01 ISSUES PAPER AND POWERPOINT PRESENTATION.
- 04.01 SUBMISSIONS
- 04.02 EXECUTIVE SUMMARY – LOCAL GOVERNMENT INFRASTRUCTURE AUDIT
- 04.04 INVESTMENT POLICY 2211

01 Opening of Meeting

The Mayor welcomed members and declared the meeting open at 5.30pm

02 Record of Attendance

Members	Mayor, Councillor John McMahon Deputy Mayor, Councillor Kerry Gibbons Councillor Ian Doney Councillor Jill Evans Councillor Neil Francis Councillor Sam Lord Councillor Clive McCarthy Councillor John Morgan Councillor Kathy Sajowitz
Officers	Alan Cairney, General Manager Gary Wallace, Planning and Development Director Aruna Wickramasinghe, Works and Engineering Director Sharon Swannell, Executive Coordinator
Apologies	NIL

03 Declarations of Interest

Pecuniary	-
Non-Pecuniary Significant	-
Non-Pecuniary Less than Significant	-

04 Reports

04.01 COMMUNITY STRATEGIC PLAN 2013

File No: Governance/Integrated Planning and Reporting/Community Strategic Plan
Author: Alan Cairney, General Manager & John Chapman, Director Corporate Services

Summary

Following legislative requirements and the Division of Local Government (DLG) guidelines and the Integrated Planning and Reporting framework (IP&R), a draft Community Strategic Plan (CSP) was prepared along with a Delivery Program and Operational Plans, and a Resourcing Strategy.

The draft CSP and associated documents was placed on Public Exhibition from 27 May to 24 June 2013. Community presentations were held at Black Springs, Burruga, Oberon and O'Connell.

Recommendation:

Following Public Exhibition of Oberon Council's draft Community Strategic Plan 2013 and associated documents and in consideration of submissions and amendments to these documents as detailed in this Report and as determined by Council that:

1. Council adopt the Community Strategic Plan 2013 the Delivery Program 2013/14 to 2016/17 and Operational Plan 2013/14, and the Resourcing Strategy which includes:
 - a. Long Term Financial Plan
 - b. Workforce Management Plan
 - c. Asset Management Plan and the Interim Improvement Plan
2. Council adopt the Revenue Policy for 2013/14 as outlined in the Operational Plan 2013/14, including the Schedule of Fees and Charges as amended
3. Council adopt the Rating Structure below as shown in the Operational Plan 2013/14:

RATING STRUCTURE

The following **GENERAL FUND ORDINARY RATES for 2013/14** be made:

Farmland – a base amount of **\$198.00**, producing 15% of the total amount payable for the category, and an ad valorem amount of **0.273779** cents in the dollar, on all rateable assessments categorised as farmland.

Residential – a base amount of **\$180.00**, producing 43% of the total amount payable for the category, and an ad valorem amount of **0.381300** cents in the dollar, on all rateable assessments categorised as residential.

Business – a base amount of **\$260.00**, producing 35% of the total amount payable for the category, and an ad valorem amount of **0.429075** cents in the dollar, on all rateable assessments categorised as business.

Residential Rural – a base amount of **\$185.00**, producing 28% of the total amount payable for the category, and an ad valorem amount of **0.231853** cents in the dollar on all rateable assessments categorised as residential rural.

Non-Urban Centres of Population – a base amount of **\$255.00**, producing 41% of the total amount payable for the category, and an ad valorem amount of **0.274663** cents in the dollar, on all rateable assessments categorised as non-urban centres of population.

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The following **TOWN IMPROVEMENT FUND SPECIAL RATES for 2013/14** be made on all rateable properties within the zoned Oberon Town area:

- Residential** – an ad valorem amount of **0.361573** cents in the dollar on all rateable land in the town improvement area categorised as residential.
Business – an ad valorem amount of **0.723156** cents in the dollar on all rateable land within the town improvement area categorised as business.
Farmland – an ad valorem amount of **0.253664** cents in the dollar on all rateable land within the town improvement area categorised as farmland.

The following **WASTE WATER (SEWERAGE) SERVICE CHARGES for 2013/14** be made:

- a) A charge of **\$446.00** for all residential properties accessible to the waste water system, consisting of an access charge of **\$123.00** and a usage charge of **\$323.00**.
b) An access charge for all non-residential properties accessible to the waste water system, levied in accordance with the size of the water meter for the respective property, as follows:

Meter Size / Charge (\$)

20 mm (¾") / \$120.00	25 mm (1") / \$188.00
30 mm (1¼") / \$271.00	38 mm (1½") / \$435.00
50 mm (2") / \$754.00	80 mm (3¼") / \$1,932.00
100 mm (4") / \$3,018.00	150 mm (6") / \$6,785.00

- c) A usage charge of **\$1.48** per kilolitre for all non-residential properties accessible to the waste water system, based upon the estimated volume discharged into the waste water system utilising total water consumption figures, together with the SDF (Sewage Discharge Factor) determined for each property.

That the following **WATER SERVICE CHARGES for 2013/14** be made:

An access charge of **\$265.00** and a consumption charge of **\$1.93** per kilolitre.

The following **DOMESTIC WASTE MANAGEMENT CHARGES for 2013/14** be made:

Vacant Land - **\$32.00 per annum**
A 240 litre bin weekly collection service - **\$188.00 per annum**

The following **NON-DOMESTIC WASTE MANAGEMENT CHARGES for 2013/14** be made:

A 240 litre bin weekly collection service - **\$188.00 per annum**

The **INTEREST RATE CHARGED ON OVERDUE RATES AND CHARGES for 2013/14** be:

Set at the maximum recommended rate on overdue rates and charges at **9.0%**

Advice has been received from the Division of Local Government that the maximum allowable charge to be made for overdue rates and charges under the Local Government Act for 2013/2014 is 9%. The Delivery Program and Operational Plan provide that "the interest rate is set by the Minister of Local Government and will be charged at the maximum recommended rates on overdue rates and charges"

4. The Division of Local Government be advised of the adoption of the Delivery Program and Operational Plan, and the Resourcing Strategy within 28 days.
5. That all persons and organisations who made submissions be advised of the decision in adopting the Community Strategic Plan 2013, the Delivery Program and Operational Plan, and the Resourcing Strategy.
6. That the General Manager make arrangements for Councillors and staff to attend meetings of each of the village groups and associations representatives of the villages in Black Springs, Burruga, O'Connell and to hold a public meeting in Oberon, on the basis of visiting each area at least once during 2013/2014.
7. That copies of the adopted plans be available to the village groups and associations listed above and also on Council's website www.oberon.nsw.gov.au and at the following locations:
 - Oberon Council Administration Office
 - Oberon Library
 - Oberon Visitor Information Centre
 - Oberon Community Centre
 - Oberon Community Technology Centre

Comment

Structure of this report item and comments

COMMUNITY CONSULTATION – PUBLIC EXHIBITION

COMMUNITY CONSULTATION – SUBMISSIONS RECEIVED

CHANGES TO THE DRAFT COMMUNITY STRATEGIC PLAN 2013

CHANGES TO THE DRAFT DELIVERY PROGRAM AND OPERATIONAL PLANS

CHANGES TO THE RESOURCING STRATEGY

- a) LONG TERM FINANCIAL PLAN
- b) WORKFORCE MANAGEMENT PLAN
- c) ASSET MANAGEMENT PLAN

COMMUNITY CONSULTATION – PUBLIC EXHIBITION

The formal Public Exhibition of the CSP, Delivery Program, and the Resourcing Strategy occurred from 27 May to 24 June 2013. Community presentations were held at the following locations with Councillors and several staff also attending:

- Black Springs Community Hall – nil persons attended.
- O'Connell, St Thomas Church Hall - with 6 persons attending.
- Burruga Sport and Recreation Club – with 3 persons attended.
- Oberon Community Centre – nil persons attended.

The attendance of community members at these sessions is much less than last year, when 56 persons attended (only 9 this year).

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Recently community information sessions were held as part of the formal Public Exhibition process for the draft “planning” documents associated with Council’s amended Land Use Strategy and draft Oberon Local Environmental Plan 2013, with also poor attendance from the community.

With the stated commitments in the adopted Community Engagement Strategy in future it is proposed that Councillors and staff will actively seek to attend scheduled meetings of a number of key community groups and associations in order to obtain greater penetration in the community. This will include making presentations to smaller groups and individuals.

In addition to the documents on formal Public Exhibition, an Issues Paper was also prepared and a PowerPoint presentation made at the community presentations. A Feedback Sheet was also provided to facilitate formal submissions, noting that written submissions closed on Monday 24 June 2013.

ATTACHED is a copy of the Issues Paper, and PowerPoint presentation.

COMMUNITY CONSULTATION – SUBMISSIONS RECEIVED

ATTACHED are copies **of the 26 submissions** received during the Public Exhibition period.

Following is a summary of the submissions and a comment on proposed actions, including any changes to the draft documents.

SUMMARY OF SUBMISSIONS - the Submissions listed are in the order received.

The **From** column includes the name of the person who made the Submission plus any other reference provided e.g. representing Migrant Support Workers.

The **Comment & Proposed Actions** provides a summary of the main points of the submission and includes suggestions. Proposed Actions was prepared by Council staff.

From	Summary of Submission and Proposed Actions
Oberon Men’s Shed 1	requesting “in-kind” support by way of earthworks preparation for the proposed consideration of a new shed. Proposed Actions – referral to Works and Engineering for estimate of costs, If less than \$5k proceed with project and use Town Improvement unallocated funds.
O’Connell Public School 2	express appreciation for the proposed O’Connell recreation ground noting that the School and other community groups would use the proposed recreation ground for a range of community activities. Proposed Actions – proceed with proposed acquisition of land and further report to be submitted during 2013/14 on further project details and costs (for inclusion in 2014/15 and beyond)
Charles Lamburn 3	comments that community engagement puts pressure on young volunteers, and young volunteers are hard to recruit. Suggests that Council communicates more effectively and not rely on the Oberon Review, and issues important information with Rates Notices. Proposed Actions – communication issues noted. In relation to volunteers a proposal for a “Youth Council” will be investigated and reported to Council on details/requirements.

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From	Summary of Submission and Proposed Actions
Hemnelina Birac 4	suggestion that Council has an “off-leash” park for dogs. Proposed Actions – discuss with Works & Engineering staff and referral to Community Services Committee for comment prior to further community consultation.
Oberon Sports Tennis Complex 5	requesting assistance with funding to improve lighting at the Complex including replacing brittle lighting strips, repairs to faulty lighting and installation of an extended roller door. The estimated cost of this work is \$15,000 suggesting also that Council install water tanks along to back wall to capture water for use at the swimming pool, showers and toilets with excess diverted to the Jenolan Caravan Park. Proposed Actions – Council allocate an amount of \$10,000 from Town Improvements unallocated funds and actively seek grant funding opportunities for this project. Works and Engineering to investigate provision of water tanks and Director to report to Council or Works Committee.
Kaye Lyme 6	suggesting Council becoming “green”, and install solar panels on Council buildings. Proposed Actions –
Kylee McGrath 7	in support of enclosing the swimming pool Proposed Actions – proceed with project to enclose the pool
Paula Hotham 8	in support of enclosing the swimming pool Proposed Actions – as above
Suzanne Webb 9	in support of enclosing the swimming pool Proposed Actions – as above
Gillian Keough 10	in support of enclosing the swimming pool Proposed Actions – as above
Sally Webb Tablelands Sports & Spinal Physiotherapy 11	in support of enclosing the swimming pool, noting positive impact in general community health and ability for use in inclement weather. Proposed Actions – as above
Amy Langtry and others 12	in support of enclosing the swimming pool Proposed Actions – as above
Joy Dunbar 13	in support of enclosing the swimming pool Proposed Actions – as above
Rob Webb 14	in support of enclosing the swimming pool Proposed Actions – as above
Samantha Robinson 15	in support of enclosing the swimming pool Proposed Actions – as above

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From	Summary of Submission and Proposed Actions
Kylie Evans 16	in support of enclosing the swimming pool Proposed Actions – as above
Tanya Carter 17	in support of enclosing the swimming pool Proposed Actions – as above
Nicole Culley 18	in support of enclosing the swimming pool Proposed Actions – as above
Kim Hill 19	in support of enclosing the swimming pool, noting that swimming lessons could continue all year round. Proposed Actions – as above, not proposed as open all year
Cindy Ryan 20	in support of enclosing the swimming pool Proposed Actions – as above
Kylie Moorhead 21	in support of enclosing the swimming pool Proposed Actions – as above
Jacqui Reid / Tahere family 22	in support of enclosing the swimming pool Proposed Actions – as above
Emma Clayton 23	in support of enclosing the swimming pool Proposed Actions – as above
Tina Maher 24	in support of enclosing the swimming pool Proposed Actions – as above
Susan Webb 25	in support of enclosing the swimming pool Proposed Actions – as above
Pete and Ross Hammond 26	in support of enclosing the swimming pool Proposed Actions – as above

CHANGES TO THE DRAFT COMMUNITY STRATEGIC PLAN 2013

A number of suggested changes are proposed following consideration of the Submissions received. In addition the following changes or amendment is also suggested:

The final documents will be prepared in a way to better reflect the overall “integration” of these documents, ensuring consistency in formatting and including appropriate photographs, graphs, figures and diagrams etc. This may require more professional document production or “in-house” desk top publishing.

There will also be a significant effort to have these documents available in a “readable” format on Council’s website and extracts available for display on the Community Noticeboards in each village.

Several Pages – fix up typing and grammatical errors and addition of photographs.

CHANGES TO THE DRAFT DELIVERY PROGRAM AND OPERATIONAL PLANS

Some changes are proposed following consideration of the Submissions received. In addition the following changes or amendment is also suggested:

In particular the Schedule of Fees and Charges had errors relating to GST which is to be included in some areas and in some cases wrong figures were inserted.

A new fee is proposed to be included for a Trade Waste Application Fee. For Category A, B or F the fee will be \$125 and for Category C the applicable fee is \$350. Categories are set by the NSW Office of Water (NOW), and with respect to Category C these need to be referred to NOW for approval.

CHANGES TO THE RESOURCING STRATEGY

A number of suggested changes are proposed following consideration of the Submissions received. In addition the following changes or amendment is also suggested:

a) LONG TERM FINANCIAL PLAN (LTFP)

The LTFP is a key document used in determining Council's "financial sustainability". Additional work is required to integrate the Delivery Program and Operational Plans and more importantly the Asset Management Plan (AMP).

b) WORKFORCE MANAGEMENT PLAN (WMP)

Generally the WMP needs some work to provide better links with the Delivery Program and Operational, and also the LTFP. This will be reviewed on a regular basis with the Human Resources Coordinator, Work Health and Safety Coordinator and Departmental Directors.

c) ASSET MANAGEMENT PLAN (AMP)

During the Councillor Workshops the deficiency in determining service levels and community consultation were noted.

Further work is required to provide better integration of the Asset Management Plan and Strategies with the LTFP.

This has been noted as a high priority for completion during July to December.

04.02 LOCAL GOVERNMENT INFRASTRUCTURE AUDIT

File: Governance/Integrated Planning and Reporting/Community Strategic Plan
Author: Alan Cairney, General Manager

Summary

The Division of Local Government (DLG) has publicly released the *Local Government Infrastructure Audit Report*. This Report follows the audits of infrastructure backlogs for all Councils in NSW and the DLG advise that Councils should review the Report and that Councillors be briefed on its content.

Recommendation

The Councillors and staff conduct Workshops to consider Borrowing and accessing the Local Infrastructure Renewal Scheme to address the infrastructure backlog.

Comment

ATTACHED is a copy of the Executive Summary and also a Foreword by the Minister for Local Government, The Hon Don Page MP.

The Local Government Infrastructure Audit Report is 150 pages and has been forwarded to Councillors separately. A copy of the Report is also available on the DLG website.

www.dlg.nsw.gov.au

Key Findings from the Audit

This is a summary of the key findings.

- total infrastructure backlog for all NSW Councils is \$7.4 billion (at 30 June 2012), with \$4.5 billion relating to roads and \$1 billion relating to buildings.
- 29% of the backlog is in the northern coastal area of NSW.
- the majority of NSW Councils are underspending in the area of asset management, with projections of this trend continuing.
- infrastructure backlog data **is not audited** and it does not provide information on how Councils propose to bring assets to a satisfactory standard.
- better data is being gathered, since introducing Integrated Planning & Reporting
- 37% of Councils need to improve infrastructure management practices & procedures
- many Councils need to determine levels of service in consultation with communities
- there are a number of funding and financing strategies to help Councils to reduce the backlogs (or prevent backlogs increasing) such as:
 - Borrowings;
 - accessing the Local Infrastructure Renewal Scheme;
 - Special Rate Variations;
 - Grants from other levels of government.

Recommendations – moving from backlog to sustainability

There are four areas identified as the most important in achieving sustainable infrastructure service levels.

- **Skilled People**
 - raise awareness of the importance of sustainable asset management with Elected Members and Senior Management;
 - develop specialised training programs for practitioners;
 - address skills shortage and promote sector wide collaboration.

- **Appropriate Processes**
 - strengthen the IP&R requirements to focus on asset management practices to assist Councils in implementing appropriate systems and processes;
 - improvements targeted to – community service level negotiations, risk management and vulnerable assessments, identifying critical infrastructure.

- **Reliable Data**
 - developing specific asset management parameters (eg for satisfactory standards, actual conditions, renewal) and include with delivery programs and annual reports;
 - summarise asset management improvements in the delivery program and include expenditure on maintenance, renewals, new or upgraded assets, service levels;
 - asset management be subject to audit (delete Special Schedule 7 in the annual financial reports from 2014).

- **Adequate Resources**
 - use debt to address backlogs, subject to capacity;
 - apply for the Local Infrastructure Renewal Scheme to fund backlogs;
 - apply for Special Rate Variations;
 - Councils with “weak financial outlooks” be supported for grant funding from other levels of government;
 - Financial Assistance Grants to be examined to provide a greater share for Councils with less capacity to help manage infrastructure.

Results of the Audit

A comment on page 12 of the Report is repeated below

“As the population density decreases, the cost per person generally increases.”

Two maps/figures are included in the Executive Summary.

▪ **FIGURE 1 – INFRASTRUCTURE MANAGEMENT ASSESSMENT**

This shows assessments for each Council. Oberon LGA Asset Rating is “moderate” and compares with our neighbouring LGAs with Bathurst and Lithgow also rated as moderate.

▪ **FIGURE 2 – INFRASTRUCTURE BRING TO SATISFACTORY STANDARD (BTS)**

The BTS Per Capita for Oberon LGA is in the range \$2500 to \$5,000 (actual BTS is \$3099) Lithgow LGA is in the same range (\$3070) with Bathurst rated better (\$1735).

04.03 CODE OF CONDUCT AND CONFLICTS OF INTERESTS

File No: Governance/Code of Conduct/Code of Conduct
Author: Joanne Barton, Human Resources Coordinator

Summary

Training and Information Sessions were arranged with all Staff and Councillors in relation to the adopted Code of Conduct and addressing Conflicts of Interests.

Recommendation:

That report item 04.03 is received as information.

Comment

Ms Kath Roach from sincsolutions, conducted the following training sessions:

Tuesday 11 June 2013

Works Staff (first session) 1.45pm – 3.45pm
Councillor/Senior Executive 5.30pm – 7.30pm (actual session concluded around 8.30pm)

Wednesday 12 June 2013

Works Staff (second session) 7.00am – 9am
Salaried Staff (first session) 9.15am – 11.15
Salaried Staff (second session) 11.30am – 1.30am

The sessions were well attended with eight (8) of the nine (9) Councillors, 36 works staff members and 32 salaried employees. In-house training will be provided to the few employees who were absent on the day. The General Manager will liaise with the absent Councillor to coordinate an alternate training session.

The presentations were informative, engaging and interactive with positive feedback received from participants at all sessions. The information presented was well tailored to the different focus groups addressing the relevant issues.

Generally Ms Roach's comments with respect to Council's current policy's, which have Code of Conduct implications, and general management practices were positive and general feedback indicated that employees and Councillors were complying with the Code.

In a follow up report Ms Roach highlighted four specific areas for management to address.

GIFTS POLICY

Some minor discrepancies with current Gifts Policy and the new Code of Conduct.

RECOMMENDATION - align current Gifts policy with the new Code of Conduct.

ACTION - will be undertaken and submitted to the July Council Meeting.

SECONDARY EMPLOYMENT

Increased awareness of responsibilities under the Local Government Act 1993 with respect to secondary employment needs to occur.

RECOMMENDATION – A standard form to enable employees to advise of secondary employment be made readily available to all employees.

ACTION – form prepared and will be distributed upon approval by the General Manager.

INTERACTION WITH COUNCILLORS

The relationship between Councillors and employees appears to be a significant issue and was discussed at length at all sessions.

RECOMMENDATION – ongoing management of inappropriate interaction between Councillors and employees.

ACTION – Management will continue to put in place practices to reduce contact between employees and Councillors and encourage employees to advise their supervisors immediately of any inappropriate contact being made. General Manager to reinforce this with all Councillors at Informal Briefing Sessions and other avenues.

PRIVATE USE OF COUNCIL RESOURCES

There appears to be some discrepancy with acceptable use of Council resources.

RECOMMENDATION – establish clear policy and guidelines regarding private use of Council resources, and enforcement by Management.

ACTION – clear internal policies and guidelines will be implemented and enforced by Management. General Manager to address with Directors and with Managers/Supervisors

Overall, these in-depth training sessions along with the Code of Conduct e-learning modules, which will be provided to all new employees as part of their induction program, provides a holistic approach to raising employee and Councillor awareness of their rights and responsibilities under the model Code of Conduct and associated legislation.

Together with a united approach by all levels of management to ensure resources and support are provided to all employees, Oberon Council is well protected with respect to meeting its Code of Conduct obligations.

General Managers Note.

The Councillor Session concentrated on Conflicts of Interest and a copy of the PowerPoint presentation by Ms Roach has been provided electronically to all Councillors.

04.04 INVESTMENT POLICY

File No: Governance/Policies

Author: David Mead, Finance Coordinator

Summary

This report provides a summary of the “Review of NSW Local Government Investments” as detailed in the Division of Local Government (DLG) April 2013 document, and a review of Councils Investment Policy 2211.

Recommendation

That Council’s Investment Policy 2211 be amended as follows:

- All Term Deposit investments to be made with authorised deposit taking institutions (ADI) covered under the Australian Government Guarantee.
- To be removed. “The maximum amount that can be invested in any non ADI issued security shall not exceed the amount of \$1.0M.”
- Investments with non rated Building Societies and Credit Unions are restricted to a maximum of \$500,000, and \$1,000,000 with ratings A and above.

Comment

An independent review of Local Government Council investments was conducted in early 2008 by Michael Cole (the Cole Report). Since the release of the report, a number of Councils across NSW have realised investment losses in respect to their holdings of structured financial products and continue to do so.

The current review of local government investments by the DLG provides an update on the gains and losses on structured financial products.

The key findings of the review were:

- Councils’ have reduced their exposure to structured financial products thereby reducing uncertainty and the potential for further losses as a result of changes to the Ministerial Investment Order.
- Councils’ anticipate further (unrealised) losses of their CDOs and capital protected products.
- Councils’ reserves have been depleted as a result of interest not being received from CDOs and Capital protected products.

One of the recommendations in the current review is centralising the investment and borrowing functions of Councils which would:

- provide a body of expertise;
- a better balance between risk and return for Local Government Councils;
- a governance model overseen by independent experts; and
- the ability to diversify investments managed by qualified and expert investors.

Another recommendation is for the DLG to develop further compliance and monitoring techniques in the areas of financial management for Councils.

The current Ministerial Investment Order limits Councils' ability to diversify their investments. Most, if not all Councils, are investing only with Australian banks.

No Australian bank regulated under the *Banking Act 1945* has defaulted on their obligations. The protection of deposit holders is entrenched in Australian law, giving them priority over regular secured and unsecured creditors. The exception being new "covered" bonds from banks.

ATTACHED is a copy of the amended Investment Policy 2211

A copy of the DLG Document – "Review of NSW Local Government Investments" is available from the website www.dlg.nsw.gov.au or by contacting the General Manager.

04.05 OBERON GOLF CLUB RESERVE TRUST

File No: Property/PO47-107
Author: Alan Cairney, General Manager

Summary

The Oberon Golf Club has been successful in obtaining a grant from the Veolia Mulwaree Trust, for extensions to the existing Golf Clubhouse. The proposed extensions will include the adjoining land and it has now been determined that the current lease over the adjoining land expires on 30 June 2013. It is proposed to include the adjoining land with the existing Reserve, which is managed by Council, and create a lease over the whole of the land.

Recommendation:

That Council seek to have Lots 6 and 7 in DP 758805 included with Reserve No. 79502, with a view to creating a lease with the Oberon Golf Club over the whole land for the purposes and with the covenants, conditions and restrictions contained in the original lease document.

That the General Manager be delegated authority to enter into the lease agreement in accordance with the existing terms and conditions relating to Reserve No. 79502. and as amended by the Crown Lands Division.

Comment

Oberon Council is the manager of the existing Reserve No. 79502, which comprises an area of about 51 hectares, which is subject to a lease with the Oberon Golf Club. The lease document has been renewed several times and most recently in 2003.

The Golf Club separately has a lease on the adjoining land situated on the corner of Bligh Street and Ross Street, and this is adjacent to the existing Golf Clubhouse. On the adjoining land (Lots 6 & 7 in DP 758805) is the former Scout Hall and car park used by members and visitors to the Golf Clubhouse and Golf Course.

The Golf Club proposes to carry out extensions to the Golf Clubhouse and this will include the adjoining land, and will connect the Clubhouse with the existing building (former Scout Hall) on the adjoining land.

This however poses a problem in that the extensions will be across the property boundaries, and there is a conflict between the status of these properties i.e. Reserve No. 79502 is managed by Oberon Council via an established Trust and leased to the Golf Club, and the adjoining land (Lot 6 & 7) is leased to the Golf Club by the Crown Lands Division.

In discussion with representatives of the Oberon Golf Club and with staff at the Crown Lands Division (of NSW Trade and Investment) a favoured option to satisfy this conflict is to include the adjoining lots in with the current lease document with the Oberon Golf Club.

In this situation Council will still be the manager of the Golf Club Reserve Trust, for Reserve No. 79502, and also the adjoining land (lots 6 & 7).