



DUNGOG SHIRE COUNCIL

All Communications to be addressed to:

The General Manager
Dungog Shire Council
PO Box 95
DUNGOG NSW 2420

Telephone: (02) 4995 7777
Facsimile: (02) 4995 7750
Email: shirecouncil@dungog.nsw.gov.au
Website: www.dungog.nsw.gov.au
ABN 62 610 350 056

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29 August 2016

Mr Samuel Griffith
Principal Council Officer
Upper House Committees
Parliament of NSW
Macquarie Street
SYDNEY NSW 2000

Dear Sir

**GENERAL PURPOSE STANDING COMMITTEE NO. 6
POST HEARING RESPONSES
NEWCASTLE HEARING 8 AUGUST 2016**

In reference to your correspondence of 18 August 2016, please find attached Council's additional information in relation to Page 4 of the transcript being:

1. Copy of spreadsheet in relation to repairs and maintenance expenses on Crown Lands.
2. Extract from Council Asset Management Plans in relation to forecast capital expenditure through until 2024.

Should you require any further information please do not hesitate in contacting me.

Yours faithfully

Craig Deasey PSM
GENERAL MANAGER

Mr DEASEY: In Dungog Shire we have not undertaken that analysis.

The Hon. LOU AMATO: What about lands of economic benefit to the community? Have you managed to identify any of them yet?

Mr DEASEY: There are not many that are of an economic benefit in terms of—what we have had is the issues associated with the Crown Lands Act and dealing with aspects in, say, State forests and the like. We have had businesses come along that wanted to establish some form of ecotourism facility in the forest. However, because the tenure is so limited, the return on capital is not there. So they have gone by the wayside. I can even go back to the days of the Tillegra Dam saga. There were a lot of conversations happening around that time in respect of the Crown lands and access into some of those areas.

The Hon. LOU AMATO: Are you aware of how many Aboriginal land claims have been lodged in your council's area—including the joint ones?

Mr DEASEY: All I can say is that there is a significant number. Don't ask me the exact number, because I am aware that the Karuah Local Aboriginal Lands Council virtually lodged land claims against every Crown reserve in the LGA that is in their area of control.

The Hon. PETER PRIMROSE: I would like to follow up on some of the questioning in relation to costs. There is something I have asked a couple of other witnesses to do, and to take on notice. When preparing the forward estimates, someone somewhere would be working out how much it is going to cost the council to maintain or look after a particular piece of Crown land—and then the same for this bit and for this bit. That is how you do your estimates. I am not interested in the total amounts, but what are the factors that are taken into account by council in preparing those cost estimates. What are the elements of those costs? It would be appreciated if you could come back to us with some guidance.

Mr DEASEY: I suppose every council is different in terms of its budget process, but they are similar in other ways. Ours is based upon your repairs and maintenance costs for them, your R&M. Some of the Crown reserves that we are trustee of, they are actually under an agistment-type arrangement. So they are just empty parcels of land sitting there up alongside a river somewhere—and adjoining landholders have usually got a lease over it. So that is a negligible cost in that context. But when you look at the likes of the Crown lands that we are trustee of that have buildings on them—we are talking about showgrounds, like the Dungog Showground, the Paterson Sports Ground, the Clarence town community centre—there are a number of buildings that do have R&M costs. Yes, we have them identified in our asset management plans. So we could pull that together.

The Hon. PETER PRIMROSE: That would be great, thank you.

Mr DAVID SHOEBRIDGE: On all of those properties—if you wanted to do something significant at the showground, does the fact that it is Crown land hinder you or benefit you? Is the process tortuous or useful? What is it?

Mr DEASEY: The process can become problematic. The main reason is because we are dealing with two pieces of legislation: the Local Government Act and the Crown Lands Act. That is where we always come into problems of conflict—because technically the council should be meeting separately as regards our Crown reserve trusts. To be honest, we just do not have the staff and resources to go through all that rigmarole.

Mr DAVID SHOEBRIDGE: Do you effectively adopt the local government plans of management and process for the management of Crown land?

Mr DEASEY: Yes, we do.

Mr DAVID SHOEBRIDGE: Mr Stephan, is that pretty much the case around the Hunter?

Mr STEPHAN: It is pretty much the case in relation to playing fields and other facilities, where, quite honestly, the community probably does not know that they are not council lands. So they become de facto council owned properties.

Mr DAVID SHOEBRIDGE: So for Dungog Showground, for example, a really important community asset—is there a plan of management in place for it?

Mr DEASEY: There is a plan of management in place for the showground. It has several historic buildings thereon—mainly the grandstand—so heritage considerations come into play as well in respect of that facility.

Mr DAVID SHOEBRIDGE: That is a plan of management you adopted under the process of the Local Government Act?

Repairs & Maintenance Expenditure on Crown Lands in Dungog LGA

Reserve No.	Actuals	2014/2015	2015/16
Dungog Area			
610007	Dungog Showground & Recreation reserve *	\$2,727	\$15,507
35586	Bennett Park Reserve		
	Bennett Park Oval	\$22,390	\$32,614
	Swimming Pool	\$18,251	\$31,384
	Doug Walters Pavillion	\$15,997	\$6,971
	Coronation park	\$2,857	\$5,648
88637	Jubilee park	\$13,245	\$18,884
98154	Lioness park *	\$5,597	\$9,134
81436	Lions park *	\$1,341	\$3,475
210048	Dungog Rural Fire Service		
210082	Main Creek Reserve	\$0	\$0
Clarence Town Area			
81436	Bridge Reserve	\$5,795	\$59,547
	Campgrounds	\$9,037	\$13,739
	Public Toilets	\$0	\$31
97189	Clarence Town Community Centre	\$943	\$1,514
610009	Clarence Town Park		
	Swimming Pool	\$18,781	\$18,754
	Oval	\$3,435	\$3,430
610010	Wharf reserve	\$4,862	\$13,502
Paterson Area			
88831	Paterson Museum *	\$1,910	\$3,778
68702	John Tucker park ##	\$12,459	\$9,258
700034	Paterson Sportsground *	\$7,629	\$2,975
57603	Paterson War Memorial	\$850	\$974
96987	Allan Fairhall Reserve	\$1,847	\$3,412
79186	Kings Park	\$5,473	\$3,295
700033	Paterson Rural Fire Service		
Martins Creek Area			
97083	Martins Creek Rural Fire Service		
Total M&R		\$155,426	\$257,826
Cemeteries maintenance			
unknown	Belgrave (Eccleston)	\$745	\$1,328
50910	Munni	\$2,680	\$2,995
1000734	Salisbury	\$1,800	\$1,645
1000714	Clarence Town	\$6,819	\$5,346
207	Dungog	\$18,964	\$13,941
1016271	Paterson	\$8,096	\$2,131
Cemeteries Maintenance		\$39,104	\$27,386
General rates Yield		\$ 5,150,837	\$ 5,320,202
M&R as %age of rates		3.78%	5.36%
Incl Capex ins claim removed		7.16%	8.29%

* excludes works and costs undertaken by volunteers and committee funds

Tucker Park includes freehold title as well as Crown land 20% apportionment used

Dungog Shire Council
Assets on Crown Land which the Council maintains

Asset Management Plan Items

Crown Reserve No.	Capital Works Program	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
610007	Dungog Area Dungog Showground & Recreation reserve				\$47,500						
35586	Bennett Park										
	Swimming Pool	\$2,500	\$56,000		\$20,000						
	Doug Walters Pavillion	\$8,375			\$6,000	\$37,500					
	Tennis Courts		\$220,000								
	Coronation Park	\$23,559	\$16,834								
98154	Lioness park		\$2,200								
210048	Dungog Rural Fire Service Brigade Station	\$4,500			\$3,000						
81436	Clarence Town Area										
	Bridge Reserve										
	Campgrounds	\$20,000	\$8,000		\$7,500						
	Public Toilets	\$5,000									
97189	Clarence Town Community Centre	\$30,500			\$13,000				\$45,000		
610009	Clarence Town Park										
	Swimming Pool	\$1,000			\$1,500				\$10,000		
	Oval	\$1,000			\$12,000				\$12,000		
610010	Wharf reserve	\$5,000	\$23,650								
88831	Paterson Area										
	Paterson Museum	\$50,000					\$35,000				
700034	Paterson Sportsground	\$17,450	\$49,000		\$52,000	\$25,000					
79186	Kings Park	\$3,400									
700033	Paterson Rural Fire Service Brigade Station	\$1,000			\$3,000						
97083	Martins Creek Area										
	Martins Creek Rural Fire Service Brigade station	\$750			\$2,000						
Total Capital works		\$174,034	\$375,684	\$0	\$167,500	\$62,500	\$35,000	\$0	\$67,000	\$0	\$0

Denotes insurance claim natural disaster event 21/4/15