

## Item 10: Operations

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### 10.1 Spring Flat Road Seal Extension

REPORT BY THE MANAGER WORKS  
TO 04 AUGUST 2021 ORDINARY MEETING  
GOV400088, R0110001

#### RECOMMENDATION

##### That Council:

1. **receive the report by the Manager Works on the Spring Flat Road Seal Extension;**
2. **approve the sealing of 1,100m of Spring Flat Road with a contribution from the applicants for the cost of the seal and a condition that payment is received prior to any works commencing; and**
3. **amend the 2020/21 Operational Plan to include the sealing of Spring Flat Road for \$250,000, funded from \$45,000 (ex gst) contribution from the applicant, and an additional \$205,000 from the Seal Extension Program Reserve.**

#### Executive summary

As part of DA0204/2021 the developer is required to upgrade and seal Spring Flat Road for 1100m to the entrance of the property. Council have received a letter requesting Council to carry out the works with a contribution from the developer of \$45,000. The total cost of the seal extension is budgeted at \$250,000. The contribution is consistent with the Council Policy Bitumen Sealing of Council Roads where the applicant pays a contribution equivalent to the cost of the seal and Council completes the construction works. The purpose of this report is for Council to endorse the private works arrangement and allocate a budget for the works.

#### Disclosure of Interest

Nil

#### Detailed report

Council has approved DA0204/2021 for a Function Centre on Spring Flat Road. The property is approximately 110m from the end of the existing seal. The development requires the road to be upgraded prior to Occupation Certificate. The upgrade has been discussed with Council staff and a request received from the owners for Council to seal the section of road, with a contribution of \$45,000 from the owner.

Council staff have inspected the road and prepared a cost estimate for constructing the road to a 7-8m pavement width and a 6.2m seal including some minor tree pruning with no proposed upgrades to existing causeways. It should be noted that one of the causeways is 5.4m wide so

while narrow does allow 2 cars to pass, while the other is single lane being 3.6m wide. The total cost of the project is estimated to be \$250,000.

Council's Bitumen Sealing of Gravel Roads Policy makes provision for residents to apply to Council for consideration to seal sections of gravel road. The cost of the sealing is borne by the applicant while Council prepares the base ready for seal.

## Community Plan implications

<b>Theme</b>	<b>Connecting Our Region</b>
Goal	High quality road network that is safe and efficient
Strategy	Provide a roads network that balances asset conditions with available resources and community needs

## Strategic implications

### Council Strategies

Roads Asset Management Plan

### Council Policies

Council Policy Bitumen Sealing

### Legislation

Roads Act

## Financial implications

The cost to undertake the capital upgrade is \$250,000. This involves a cost of \$205,000 to Council for preparation of base, and a cost to the applicant of \$45,000 for the initial two coat bitumen seal. It is recommended that Council's required \$205,000 be funded from Seal Extension Program Reserve.

The cost to Council is generally greater for a sealed road than an unsealed road. The capital costs will increase overall, however as grading will no longer be necessary, the operating costs will decrease and improve the operating ratios in future years.

Sealing works will increase the cost of capital renewal, negatively impacting the Building & Infrastructure Renewal Ratio for future years, however will positively impact the Operating Performance Ratio in future years due to a reduced operational cost (grading).

<b>Budget Year</b>	<b>Operating Performance Ratio</b>	<b>Own Source Revenue</b>	<b>Building &amp; Infrastructure Renewal</b>
<b>2019/20</b>	<b>✗</b>	<b>✓</b>	<b>-</b>
<b>Future Years</b>	<b>✓</b>	<b>-</b>	<b>✗</b>

## Associated Risks

Nil

ANDREW KEARINS  
MANAGER WORKS

GARRY HEMSWORTH  
DIRECTOR OPERATIONS

21 July 2021

*Attachments:* 1. Request for Spring Flat Road Seal Extension.

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER

Sam Reece  
345 Spring Flat Road  
Spring Flat  
Mudgee  
NSW  
2850  
[samueljreece@gmail.com](mailto:samueljreece@gmail.com)  
+61 449 769 589  
8 July, 2021

FAO Brad Cam  
GM Mid-Western Regional Council  
86 Market Street  
Mudgee  
2850

Dear Councillors, Brad Cam and Julie Robertson,

**RE: Private Works Agreement with voluntary contribution request**

**Approved DA: 0204/2021 - Function Centre, Amenities Building and Change of Use to Bed and Breakfast Accommodation at 345 Spring Flat Road, Spring Flat.**

Thank you for all of your advice and support during our application process to date.

As detailed in the DA (point 41), prior to an Occupation Certificate being issued, Spring Flat Road is to be upgraded, from the end of the existing road seal, to the front gate of the subject site (approximately 1100m).

We would like to enter into a Private Works Agreement with the council, to carry out the required work. As discussed following the meeting with Brad Cam, Julie Robertson and Luke Morris (Barnsons) on May 26, 2021 we are willing to commit a maximum voluntary contribution of \$45K.

With regards to the work required, we are working towards all earthworks, carpark, slab/foundation etc detailed in the DA being complete by November 2021. We request that the council work to seal the road, is complete by the end of this calendar year (2021) and seek assurances from council that if the road is not complete by the end of this calendar year then we will be allowed to host events, beginning from January 1, 2022.

If you would like to arrange a time to discuss the PWA agreement then please do let us know,

Kind Regards,

A handwritten signature in black ink, appearing to read 'S. Reece', with a horizontal line underneath.

Sam Reece