

# ATTACHMENTS



## **FINANCE & POLICY COMMITTEE MEETING AGENDA**

**THURSDAY 11 JUNE 2015**

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## ~ REFERENCE TO ATTACHMENTS ~

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### **PART A – ACTION**

Report 3A – Community Services Cost Reduction..... 29-30

Report 4A – Dalton Park Horse Complex – Expressions of Interest and New Licence Agreement/s ..... 31-42

### **PART B – INFORMATION**

Report 2B – Rates Reconciliation Report as at 31 May 2015 ..... 43-44

**CLAUSE 7B – COMPARISON OF VARIOUS ACTIVITIES CONTROLLED BY COUNCIL FOR YEAR ENDED JUNE 2014**

**FILE: A10-1-6**

**AOP REFERENCE: 3.1.3**

**ATTACHMENT: NO**

**AUTHOR: Director of Corporate and Community Services, Kym Miller**

**Purpose**

To advise Council of the Financial Comparison for the Year ended June 2014.

**Background**

Council has requested that after the completion of each financial year a comparison of the following activities be reported to Council for information.

**ACTIVITIES**

**ACTUALS**

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
<b>Lilliane Brady Village</b>										
Income	1,795,944	1,856,613	1,890,997	2,049,321	2,010,193	2,117,329	2,336,856	2,400,614	2,498,771	2,889,051
Expenses	1,449,606	1,894,386	2,122,724	2,203,103	2,201,931	2,352,961	2,338,932	2,387,935	2,426,987	2,531,822
<b>Net Surplus/(Deficit)</b>	<b>346,338</b>	<b>(37,773)</b>	<b>(231,727)</b>	<b>(153,782)</b>	<b>(191,738)</b>	<b>(235,632)</b>	<b>(2,076)</b>	<b>12,679</b>	<b>71,784</b>	<b>357,229</b>
<b>Youth Centre</b>										
Income	126,826	131,573	133,313	150,228	140,665	133,050	181,540	185,222	218,064	192,892
Expenses	205,704	258,869	266,879	284,333	332,136	334,438	342,310	328,654	337,289	351,929
<b>Net Deficit</b>	<b>(78,878)</b>	<b>(127,296)</b>	<b>(133,566)</b>	<b>(134,105)</b>	<b>(191,471)</b>	<b>(201,388)</b>	<b>(160,770)</b>	<b>(143,432)</b>	<b>(119,225)</b>	<b>(159,037)</b>
<b>Museum</b>										
Income	74,142	82,461	86,558	93,504	94,601	108,121	106,456	114,537	106,486	105,789
Expenses	113,887	156,196	163,384	190,148	201,594	262,989	256,875	301,203	296,197	318,590
<b>Net Deficit</b>	<b>(39,745)</b>	<b>(73,735)</b>	<b>(76,826)</b>	<b>(96,644)</b>	<b>(106,993)</b>	<b>(154,868)</b>	<b>(150,419)</b>	<b>(186,666)</b>	<b>(189,711)</b>	<b>(212,801)</b>

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
<b>Tourism</b>										
Income	13,600	1,560	15,065	2,469	6,638	13,620	5,820	20,256	5,030	11,372
Expenses	160,020	172,740	196,920	194,873	202,524	176,726	172,074	197,878	196,768	173,760
Net Deficit	(146,420)	(171,180)	(181,855)	(192,404)	(195,886)	(163,106)	(166,254)	(177,622)	(164,738)	(162,388)
<b>Special Projects</b>										
Income				660	1,820	20,970	7,042	9,749	25,693	1,931
Expenses				37,107	122,305	149,226	155,163	155,584	169,768	143,481
Net Deficit				(36,447)	(120,485)	(128,256)	(148,121)	(145,835)	(144,075)	(141,550)
<b>Library</b>										
Income	38,847	40,310	39,103	38,055	38,327	39,562	40,365	57,300	41,740	40,291
Expenses	186,157	246,136	255,752	298,113	319,799	312,036	316,135	314,348	315,936	321,307
Net Deficit	(147,310)	(205,826)	(216,649)	(260,058)	(281,472)	(272,474)	(275,770)	(257,048)	(274,196)	(281,016)
<b>Swimming Pool</b>										
Income	55,828	58,984	52,558	6,800	-	-	84,202	72,142	96,307	88,157
Expenses	214,317	195,175	170,785	188,306	316,735	404,399	444,203	492,581	488,182	519,088
Net Deficit	(158,489)	(136,191)	(118,227)	(181,506)	(316,735)	(404,399)	(360,001)	(420,439)	(391,875)	(430,931)
<b>IT SERVICES</b>										
Income										
Expenses		226,315	234,458	124,397	121,283	114,483	97,317	159,817	157,882	171,285
Net Deficit		(226,315)	(234,458)	(124,397)	(121,283)	(114,483)	(97,317)	(159,817)	(157,882)	(171,285)

It should be noted that the above figures do not include capital works.

**RECOMMENDATION**

That the Comparison of Various Activities Controlled by Council for Year Ended June 2014 Report be received and noted.

## Expressions of Interest

### Dalton Park Horse Complex

Applications close 29 April 2015

Cobar Shire Council acting as the Reserve Trust Manager is seeking expressions of interest from anyone who may be interested in utilising horse stables or who may have other ideas for permissible types of development at Dalton Park Horse Complex.

It is expected that expressions of interest will primarily be for horse related activities, however other uses may be considered as long as the activity does not impact on the current users.

If successful with an expression of interest, an annual licence will be issued which in 2014/15 costs \$505 including gst. This fee is expected to increase for 2015/16. All licensees are required to have a current Public Liability Insurance policy in the amount of \$20,000,000.

#### Horse Stables

Expressions of Interest are being sought for two stable complexes. One has eight (8) stalls the other has six (6) stalls.

Please note that the two stable complexes for which expressions of interest are being sought, are currently being used and **nobody is permitted to enter this area without permission**. If you wish to inspect the stables an appointment must be made with Heather Holder, Land Management Officer. Please ring Heather on 6836 5843. Please note that this may take several days to organise a suitable time with the current tenants.

#### Other permissible development ideas

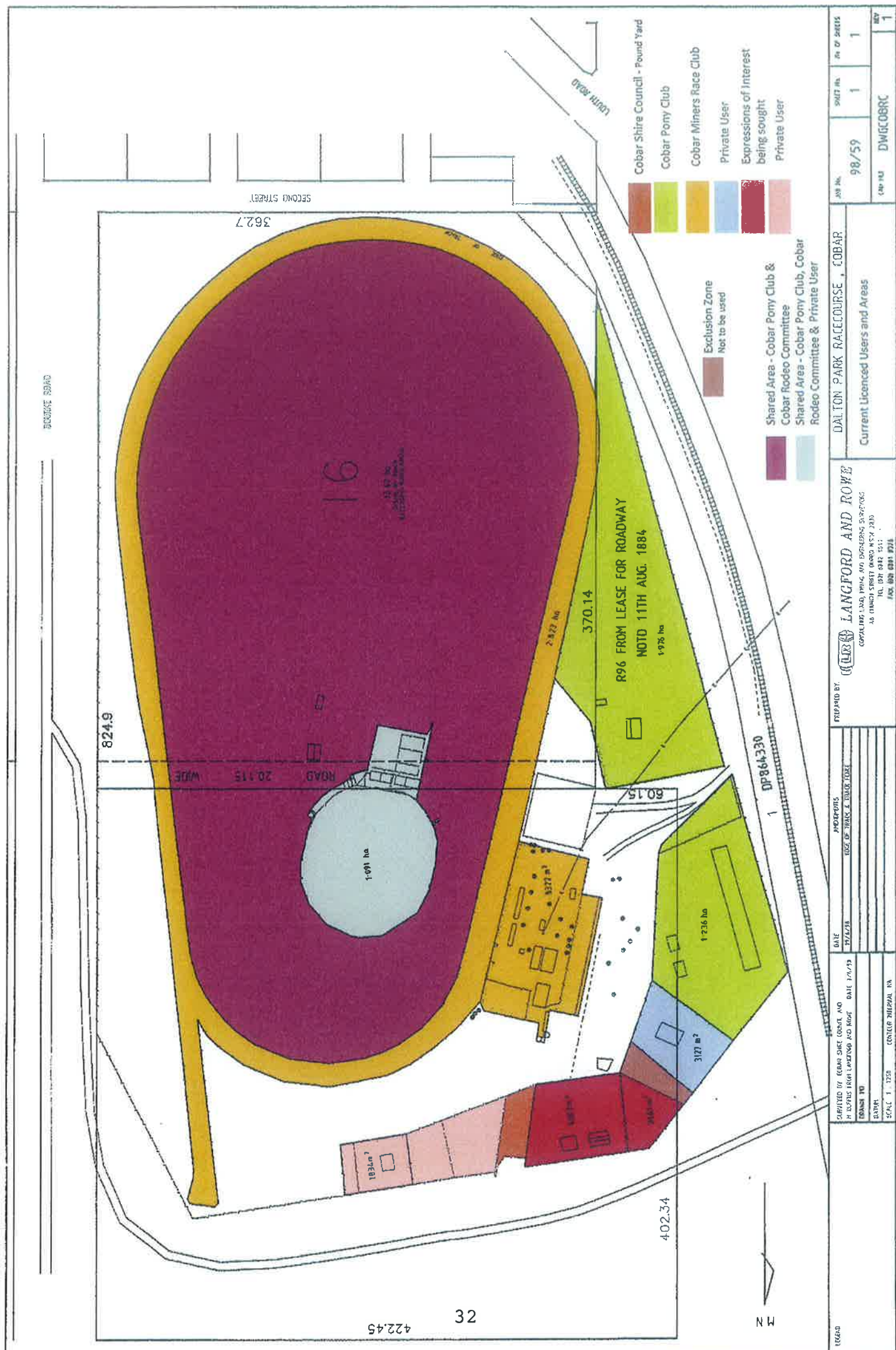
Cobar Shire Council is also interested in hearing from anyone who may have an interest or ideas about future permissible development or uses at Dalton Park Horse Complex. The majority of users currently at Dalton Park Horse Complex are primarily horse related and any ideas must not impact on the current users.

Anyone expressing an interest to undertake development is advised that development consent may be required. The cost of development and any consents will be the responsibility of the person being issued a licence.

#### Submitting an expression of Interest

If you are interested in the horse stables or have other suitable and permissible development ideas, please submit a written letter outlining your interest or ideas. If you wish to discuss any aspects of this expression of interest please contact Heather Holder, Land Management Officer on 6836 5843 or via email on [heather.holder@cobar.nsw.gov.au](mailto:heather.holder@cobar.nsw.gov.au). Expressions of Interest are to be addressed to:

General Manager  
Cobar Shire Council  
PO Box 223  
COBAR NSW 2835



- Cobar Shire Council - Pound Yard
- Cobar Pony Club
- Cobar Miners Race Club
- Private User
- Expressions of Interest being sought
- Private User
- Exclusion Zone Not to be used
- Shared Area - Cobar Pony Club & Cobar Rodeo Committee
- Shared Area - Cobar Pony Club, Cobar Rodeo Committee & Private User

DALTON PARK RACECOURSE, COBAR Current Licenced Users and Areas		JOB No. 98/59	SHEET No. 1	No. of SHEETS 1
LANGFORD AND ROWE CONSULTANTS, ENGINEERS AND ARCHITECTS 36 (INDUSTRIAL) STREET, WARD WICK 2033 TEL: 087 082 1511 FAX: 087 081 8724		DRAWING NO. DWG0809C		
DATE 27/12/78	PROPOSED USE OF TRACK & BUILDINGS	DRAWN BY SAYON	DATE 1/1/79	CHECKED BY CONOR NEWMAN
SUBMITTED BY: TERRY SHEE, COBAR, AND H. DEWIS FROM LANGFORD AND ROWE				

BOULDER ROAD

SECOND STREET

LURN ROAD

General Manager  
Cobar Shire Council  
PO Box 223  
COBAR NSW 2835

Dear Sir

We would like to express an interest in occupying four stables on the south side of "Outside Stables" and an associated portion of the adjoining land as day yards.

The intended use for the boxes is the stabling of racehorses and associated activities.

We have an extensive background in race horse training and stable maintenance. Appropriate insurances are held under Sue Miller's trainer license conditions.

We are aware that the northern side of this part of the complex is subject to an expression of interest by the Wheeler/Turton family and have agreed that we would like to share it with them.

We anticipate that the other stable block will attract interest from a race horse trainer. With potentially a very horse intensive area it would be an expectation that a fence is erected between the two blocks. The current gateway would remain the entry point for the subject stable block.

Neat, horse suitable fencing would be constructed internally. If our proposal proceeds we believe it to be fair that a fencing standard be established for the overall site. The site is generally untidy at the moment and we would see any steps to make the site look tidier as positive. We have spoken with Wheeler/Turton interests and they are, we believe, of the same view.

We believe that both blocks should be sub metered for water. We have an arrangement with Wheeler/Turton to cover water costs for the subject block.

The concern that we have is the recent application of second hand iron to the subject block. This item will need to be discussed.

We note that the current occupier of the "Inside Stables" appears to have usage of the pound and we request similar consideration on an as-needs basis.

Thank you for your consideration.

Regards,



KJ & SM Miller

PI-4-3

90023

LMO

APR 2015

27<sup>th</sup> April 2015

Mr Gary Woodman  
General Manager  
Cobar Shire Council  
36 Linsley St, Cobar, 2835

Dear Sir,

We the undersigned wish to apply to the council for leasing of 4 stables on the north side of the 'Outside Stables' & portion of the associated land for use as day yards , located at the Dalton Park Complex, previously managed by Cobar Miners Race Club.

Outside stables are the set of 8 stables located on the Louth Road (western) side of the Stable complex.

Insurance – Christie & Geoff have current Public Liability Insurance with Elders  
Currently have our own Tack shed - we are the owners of the 20ft shipping container in the complex

We are planning to extend out family in the near future with the intent of keeping the horse filled lifestyle in our family 'blood', these stables would help provide a place for our children to learn to take care of their horses as well as the respect & responsibility of another living thing, whilst belonging to the community 'family' of Dalton Park.

P1-4-3

90025

LMO



Our Proposal – to share the 8 outside stables with another tenant – we would prefer the 4 back stables (Northern Side) of the building – closest to the road that runs behind Dalton Park between Louth & Bourke Road.

A fence to be erected between both stable blocks to make each a separate entity – separate stable complexes with the installation of another gateway for access to the western / outside stables. The current gateway would remain the entry point for the eastern 'Inside' stable complex.

The internal fencing would be renewed to enable sufficient day yards for all stables to be used by ourselves & the other tenant. The fencing would be star pickets with cap and horse safe wire to fit in with the outer fencing of Dalton Park, at our own cost

We would request the installation of water meters to service both stable complexes – enabling the metering of the water used by all tenants as each complex will be running on their own meters to help with billing of water usage for the shire as currently both stable complex's run from the same water line – fed from the race course line.

We willing to pay the annual full cost of the licence for the 4 stable enabling the complex to hold 3 licences increasing the income for the area

History of our Involvement with the stable complex:-

We have leased the stables from the Race Club for the past 8 years (approximately) - recently sharing the stable complex with Wayne Prisk for the last 12 – 18 months when he required stables.

During our lease - we have provided stabling for race horse trainers attending Cobar Races, & travellers e.g. race horse trainers, polocrosse, and Rodeo as required

### Work attended to improve the Stable Complex-

When we initially leased the stable complex – the stables were in a very unsafe & unusable condition to be used for horse stabling & the day yards fencing was in very poor & unsafe condition.

Improvement we undertook:-

Outside stables to produce quality & safe stables includes:-

Stabilisation of all the walls for each stable – stables walls have been leaning badly & potential to fall if bumped

Laying & packing of an earthen floor into each stable = floor had been eroded by years of use

Installation of divider rails & mesh between stables welded in place- had previously been 'Rio' mesh held with bailing twine & tire wire.

Gates to stables – rehangng of gates, so they closed & installation of chain & gate catches - unable to be opened by horses – ring & pin

Inside Stables - Stood both inside and outer walls back up and secured

Fencing - removal of the previous fencing which was unsafe – a combination of joined wires & bailing twine

Internal Fencing: - To enable development of Day yards – instillation of internal fencing of Star pickets & wire fencing with gates.

External Fencing – fencing between complex & loading ramp & neighbouring blocks was replaced & strained.

Grounds: - clearing of the grounds to enable all area to be usable & removal of hazards. :-

Removal & disposal of debris left by previous tenant's e.g. general waste, tin, drums & car parts

Removal & disposal of approximately 30 truckloads of rubble left on site prior to us undertaking usage of stables.

Christie, Kevin & Maree have been involved with the Dalton Park Complex for the past 18 years through Pony Club, Race Club and Rodeo. Christie has acted as an ambassador for Cobar when away successfully competing with her horses.

Geoff, with his children, has successfully competed for many years in Rodeos, Polocrosse & Royal Easter Show, and is involved with the Rodeo & Race Club.

Christie & Geoff has been the clerk of course at Cobar Races for the last 4 years, Christie for 6 years & previously our horses were used as the clerk's horse.

The use of the stables & land will enable the continued preparation of horses for Shows, Rodeo, Race club meeting and Polocrosse events with which they are both involved.

Your consideration of this request is appreciated

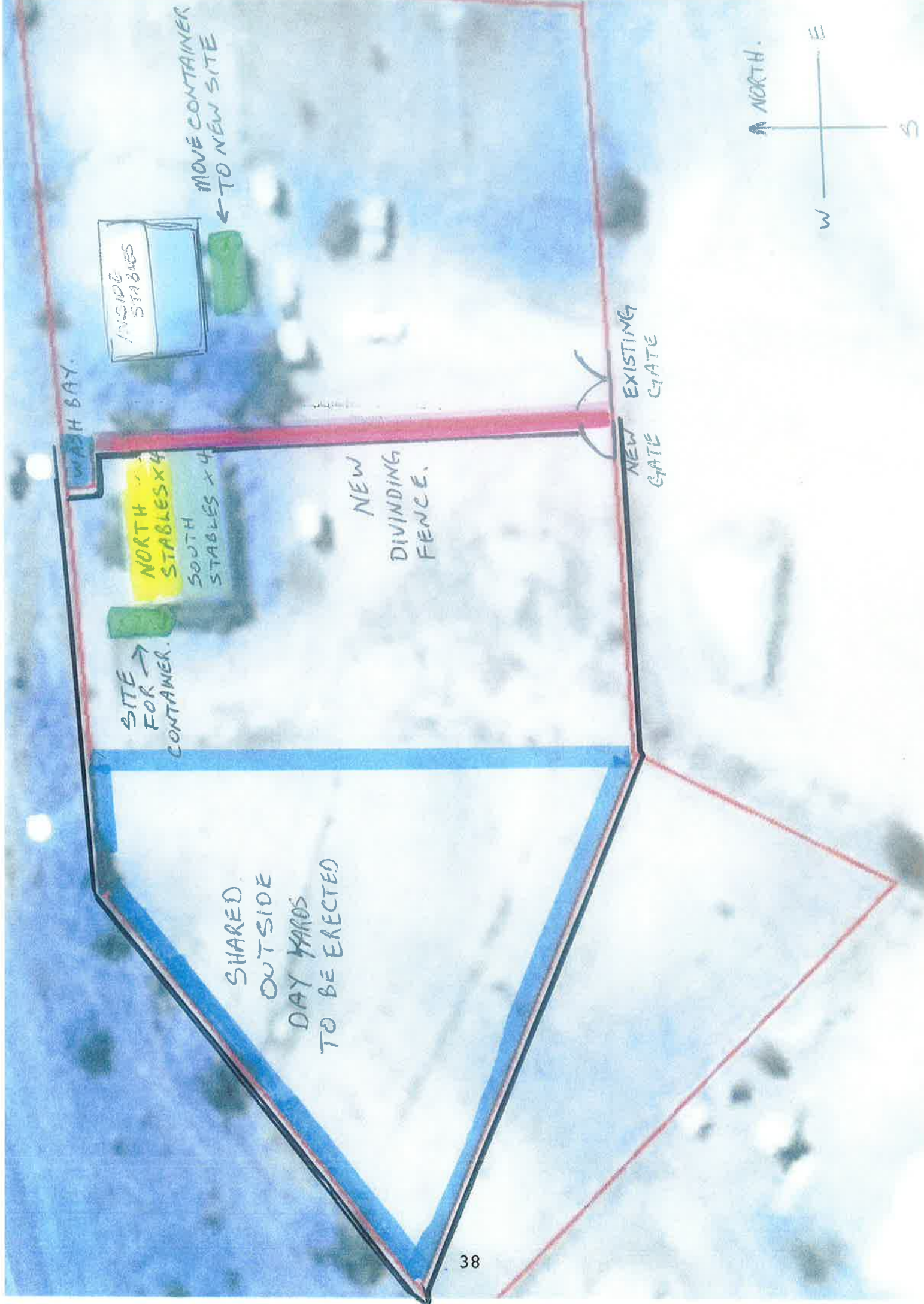
You're sincerely

  
Christie Wheeler

  
Geoff Turton

  
Kevin Wheeler

  
Maree Wheeler



WASH BAY.

INSIDE STABLES

MOVE CONTAINER  
← TO NEW SITE

NORTH STABLES x 4  
SOUTH STABLES x 4

SITE FOR CONTAINER.

NEW DIVINDING FENCE.

NEW GATE  
EXISTING GATE

SHARED OUTSIDE DAY YARDS TO BE ERECTED



28 April 2015

The General Manager  
Cobar Shire Council  
PO Box 223  
COBAR NSW 2835

**Expression of Interest Dalton Park Horse Complex**

I am a licenced horse trainer with Racing NSW and currently occupy twelve of the stables Council is seeking expression of interest in.

The Cobar Miners Race Club signed my trainers licence application giving approval to use the stables as my registered premises. The Race Club also receives a financial benefit for every horse I start in any race meeting from Racing NSW. The Race Club also received a grant for a new running rail which was partly successful due to there being a trainer on course using the track every day.

The stables were built by the Race Club and volunteers for the use of local trainers many years ago.

I would like to express an interest in retaining the twelve stables I currently occupy as well as the other two stables. I have eighteen horses on my books and I am increasing my clientele.

As a trainer I must have Public Liability Insurance of \$20,000,000.00 which can be provided when required.

It is, and, would be difficult to meet my obligations as a trainer if Council decides to have a share arrangement for the stables. There are Clauses in the "Rules of Racing of Racing NSW (1 April 2015)" which set out the obligations of licenced trainers. These include:

**LR16.** The Stewards may punish any person who enters upon any stable premises under the control of a trainer without the permission of that trainer.

**LR78(1).** A trainer is at all times responsible for the administration and conduct of his or her stables.

**(2).** A trainer is at all times responsible for the care, control and supervision of the horses in his or her stables.

**LR15. (d)** require persons to vaccinate or comply with the vaccination of any horse located on the same premises.....

**(e)** restrict or control access of any person, vehicle or service to registered stable premises.

**(f)** restrict or control access by any unvaccinated horse to any registered stable premises.

**LR48.(1)** All horses that are involved in the activities of racing or breeding, including any horses used in trainers' stables or used for any purpose on a racecourse, training area, registered stables, spelling or breaking property or places elsewhere that are frequented by thoroughbred horses, must be vaccinated against equine influenza.

PI-4-3

90031

LMO

I am sure you can understand the difficulty of abiding by these rules if I share the stables with horses which are not registered racehorses and not governed by the same rules. Trainers are also required to have an audit undertaken of their stables to ensure they are meeting Work, Health and Safety obligations and the Welfare Guidelines for Australian Thoroughbred Horse Racing. During my last audit conducted by the Racing Steward the problem of security and shared stabling was highlighted as a problem that needed rectifying.

I complete trackwork with twelve horses every day and it would be inconvenient and unsafe if I had to move to other premises. The current stables are adjacent to the track which minimises a lot of risks.

If I am unsuccessful in retaining the use of these stables the cost of building new stables and relocating would be unaffordable.

There are also economic benefits to the community as I am now training full time as a business and increasing the number of horses and clients .

I look forward to a favourable response to this expression of interest.

If you require any further information I can be contacted on

Yours sincerely

A handwritten signature in black ink, appearing to read 'Wayne Prisk', written in a cursive style.

Wayne Prisk



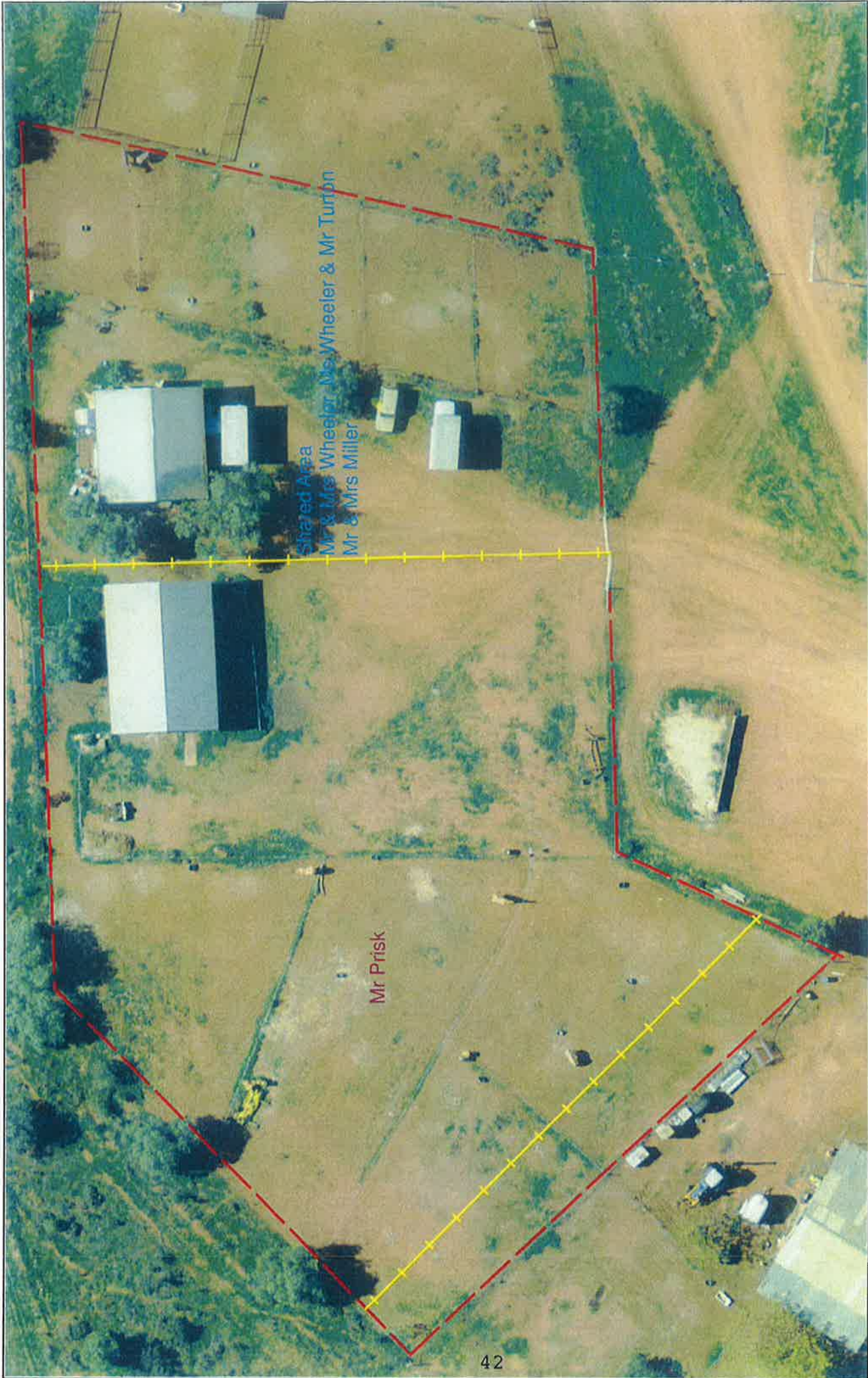
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Option 1 - Licence issued to Mr Prisk

red line = existing fencelines; yellow line = proposed fence to be erected



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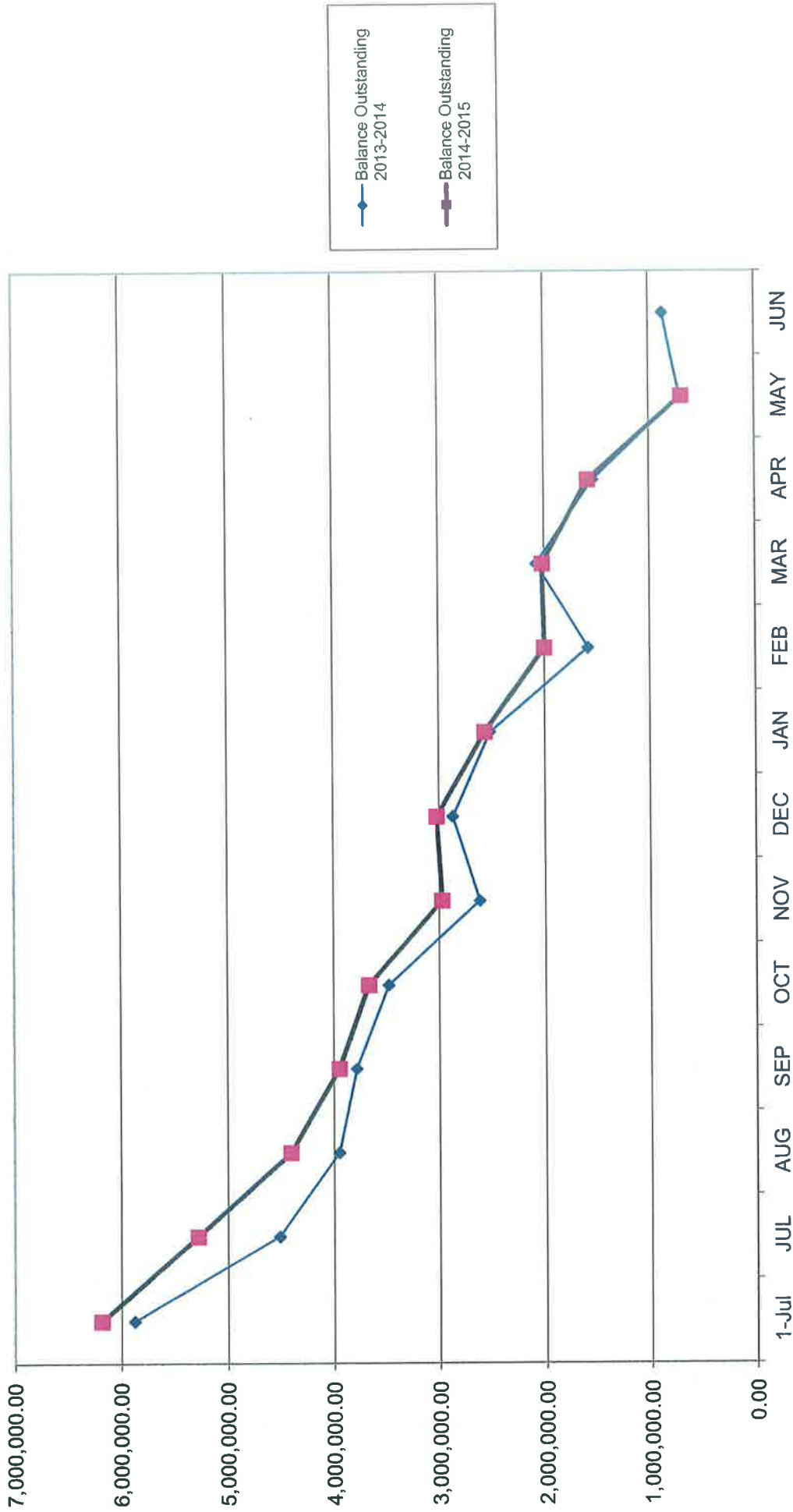
Option 2 - Three (3) Licences issued

red line = existing fencelines; yellow line = proposed fence to be erected





**Total Rates Outstanding**  
**General Rates, Water Access, Water Usage, Sewer Access, Domestic Waste, Legal Costs, Interest**



**Rate Arrears 2014-2015**  
**General Rates, Water Access, Sewer, Domestic Waste, Interest & Legal Costs**

