



Work Health and Safety Policy

	Name	Position	Signature	Date
Responsible Officer				
Authorised By				

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Policy Scope

This policy applies to all Council activities

Policy Objective

- Manage Work Health and Safety to a standard that meets legislative and regulatory requirements
- Ensure that all staff have an awareness of and commitment to safe work practices in carrying out the activities and functions of the Council
- Foster a culture and commitment to ensuring the safety of people in the workplace as well as others external to the organisation that may be impacted by Council activities
- Provide guidelines, systems and processes to ensure Council in carrying out its operational and regulatory functions meet best practice of legislative requirements in respect to Work Health and Safety
- Provide for consultation, cooperation and coordination between and Persons Conducting a Business or Undertaking (PCBU's) and works and others at the workplace
- Ensure that any workplace under Council management or control is, as far as is reasonably practicable, without risk to the health and safety of any person.

Policy Statement

The Murrumbidgee Council as a Person Conducting a Business or Undertaking (PCBU), has a goal of achieving the highest level of Work Health and Safety (WHS) for all workers and visitors. At Murrumbidgee Council Work Health and Safety performance is a core value and is integral to the management of our business.

Murrumbidgee Council is committed to safe operations. If any activity carries an unacceptable level or risk, the activity does not proceed until the risk is reduced to an acceptable level.

Council recognises that it has a legal obligation to ensure the health and safety of workers, and other persons affected by Council activities. In meeting this obligation Council shall comply, so far as it is reasonably practicable, with all work health and safety laws including (but not limited to) the Work Health and Safety Act 2011 and the Work Health and Safety Regulation 2011.

2. Responsibility

Responsibilities of the Council, Officers, and Workers are as described below:

- 2.1.1 Council shall demonstrate continued commitment in meeting its moral and legal obligation by ensuring that adequate human and financial resources are made available so that the objectives of this policy are met.
- 2.1.2 Councillors (elected members), while conducting business for Council, have a responsibility to ensure that reasonable care is taken for their own safety and that their general interaction with Council workers and others does not adversely affect the health, safety or wellbeing of these people. They must comply with reasonable instructions to assist Council in complying with the WHS legislation.

2.1.3 The General Manager (and/or delegate) is responsible, and accountable to the Council, for ensuring that the objectives of this policy are met. The General Manager is responsible for ensuring that a Work Health and Safety Management System (WHSMS), including return to work provisions is developed, implemented, reviewed and maintained.

The General Manager shall:

- consult, coordinate and cooperate with other PCBU's working for or on behalf of Council
- approve all work health and safety policies
- regularly review and document organisational WHS performance
- actively support the integration of WHS as part of normal management practices
- consult with workers when making decisions on issues, which may affect their health, safety and wellbeing

2.1.4 Managers are responsible for ensuring that the requirements of the WHSMS are communicated to employees and are implemented at all workplaces within areas of their responsibility.

Managers shall:

- actively support the integration of WHS as part of normal management
- regularly report to the General Manager on WHS initiatives implemented and the WHS performance of their Division
- consult with workers when making decisions on issues, which may affect worker health and safety and well being
- actively maintain current WHS knowledge as applicable to area of responsibility

2.1.5 Workers have a responsibility to take reasonably practicable care for their own safety and that of other people at the workplace, who may be affected by the work being done.

Workers shall:

- co-operate with other workers and management to ensure that legal WHS requirements are met
- actively participate in WHS consultation
- immediately report all accidents, injuries, incidents, hazards, dangerous occurrences, unsafe conditions and near misses to management
- carry out their work activities in accordance with all policies, procedures and approved work methods
- comply with any lawful WHS directive

Definitions

Council means Murrumbidgee Council.

Staff means all person employed by Council.

Council official means Councillors, Council staff, volunteers or delegated persons as defined in the Local Government Act 1993.

Related Documents and Legislation

Council's Adopted Code of Conduct
Local Government Act 1993
Work Health and Safety Act 2011
Work Health and Safety Regulation 2011
WHS Codes of Practice (Safe Work Australia)
AS/NZS 45001:2018 OHSMS

Review

This policy should be reviewed every three years. The policy may be reviewed and amended at any time at Council's discretion (or if legislative changes occur).

Development and Building Applications for Accessibility- Council Obligations

In approving development and issuing construction certificates, Council has a statutory obligation to provide for accessibility.

The relevant legislation that Council must comply with includes:

The Environmental Planning and Assessment Act and Regulation, The National Construction Code- Building Code of Australia, The Disability Access to Premises (Building) Standards 2010 and the Commonwealth Disability Discrimination Act, 1992.

Disability Access to Premises – Buildings Standards 2010

The Premises Standards are made under the Commonwealth ***Disability Discrimination Act 1992***. They apply to most buildings, apart from, for example, domestic dwellings and sheds. They came into effect on 1 May 2011 and list the buildings that must comply, who is responsible for compliance, exemptions from compliance, and an Access Code of technical building standards. The Access Code of Schedule 1 mostly mirrors the Building Code of Australia Disability Access provisions. All Australian States have agreed to adopt the general provisions of the Access Code, through their building regulations.

The Australian Human Rights Commission provides guidelines for applying the Premises Standards and the NSW Building Professionals Board has provided a practice note to provide information about the Standards and guidance on their implementation in NSW for planners and accredited certifiers.

The Premises Standards apply to the construction of new buildings and new parts of existing buildings and potentially a change in classification of a building. Unlike the Building Code of Australia (BCA), the Premises Standards also apply to a specified path of travel in an existing building (the 'affected part') and require a mandatory upgrade where that part does not comply with the Premises Standards.

The Premises Standards apply to an accredited certifier, a building developer and a building manager.

Building Code of Australia

The Building Code of Australia stipulates the mandatory requirements for accessibility into and through a premise's dependent on the type or 'class of building'

In all situations and for all new or upgraded buildings that require a building approval (known now as a construction certificate) those buildings' primary pedestrian entrance must be accessible from the street.

The requirement is that at least one of the main public entrances into a building should be accessible from the street and also allow for wheelchair access from the nearest disabled car space. This means that a person in a wheelchair can get out of their car and easily wheel to the main entrance. The path of travel to the entrance and into the building must be designed in a special way that meets the requirements AS1428.1.

This standard includes specific requirements for accessibility design and features to and within a building. For example, the design of an access ramp or walkway – width, gradient, wheelchair turning or circulation space, surface pavement treatment and the like.

Development consents and construction certificates are required to reflect these standards. For example a gravel path from the street to a building, from a car space to a building or potentially between buildings is NOT compliant. The pathway surface should be paved to facilitate disabled access. The design and construction treatment of the travel paths also affect the ability of disabled [people to evacuate to a place of safety in the event of an emergency.

The Standard also prescribes even the type or thickness of floor coverings, width and height of passageways and doorways and necessary support features such as location and types of grab bars, light switches, taps and the like

The proper application of the Standard ensures accessibility and equity. Not only can a disabled person get into and out of a building (like any other person) they also have suitable facilities which they can use which are not demeaning (Human Rights).

Where more than one building is affected then the Building Code of Australia mandates the number of buildings that must be accessible.

Dependant on the building class, the BCA also mandates what parts of the building MUST be accessible.

Construction Certificates can only be issued when building plans clearly show compliance with the Building Code of Australia and the Premises Standards.

Exemptions

Premises Standards

Public Transport Buildings- Part H2 of the Premises Standards applies to public transport .For this type of building, a person may apply to the Australian Human Rights Commission for an exemption.

Other Buildings - For a new building or an affected part of an existing building, an exemption can be granted on the basis of unjustifiable hardship, however, the person must comply with the Premises Standards to the maximum extent that does not involve unjustifiable hardship.

The circumstances which may constitute unjustifiable hardship are set out in Part 4.1 of the Premises Standards and include:

- *the financial position of the person required to comply with the requirement*
- *any exceptional technical factors (such as the effect of load bearing elements on the structural integrity of the building) or geographic factors (such as gradient or topography)*

- *whether the costs of alterations to make a premises accessible is disproportionate to the value of the building*
- *the benefits to the building owner or people with a disability to either comply or not comply with the Premises Standards.*

The benchmark to determine unjustifiable hardship is high and should include detailed access reports including financial information from a professional such as an accountant, if a financial hardship claim is made.

In most states there is an Access Panel that determines financial hardship but this is not set up in NSW so decisions are made by the accredited certifier. The Building Professionals Board, in audits of the accredited certifier, may review how hardship claims are determined.

Again, it should be noted that even if an exemption under the Premises Standard is met the building must still comply with the Building Code of Australia.

Building Code of Australia

There are exemptions as well in relation to the accessibility provisions of the Building Code of Australia as set out in Section D3.4

D3.4 Exemptions

The following areas are not required to be accessible:

- (a) an area where access would be inappropriate because of the particular purpose for which the area is used.*
- (b) an area that would pose a health or safety risk for people with a disability.*
- (c) any path of travel providing access only to an area exempted by this clause.*

While an accredited certifier can consider an exemption, they would ordinarily only consider a qualified access consultant's report which would need to provide independent evidence to justify an exemption.

Given international guidelines and accepted industry practice it is unlikely in the majority of cases that an exemption could be justified.

Therefore in assessing whether a building is able to be exempted from the accessibility provisions of the Premises Standards and the Building Code of Australia- there is a two fold assessment required:

1. The Premises standards of Unjustifiable Hardship must be demonstrated AND
2. The BCA accessibility exemptions of D3.4 must be demonstrated. If either of these two tests are not met- the building cannot be exempted and the relevant accessibility provisions must be applied.

Development Applications

In assessing development applications involving new building work or work to existing buildings decisions must be made in accordance with the objectives of and the requirements of the Environmental Planning and Assessment Act.

This includes considering the social and economic impacts of the proposed development, public interest and the suitability of the development site.

Therefore in assessing the merits of a proposal there is a legal requirement to consider proposed accessibility arrangements. Accessibility includes how well a building is designed to ensure adequate and equitable arrangements for disabled people. This includes how well disabled people can get into a building, get around the building and have adequate access to the facilities that are required to be provided in common for other occupants.

Dependent on the type or class of building, specific mandatory provisions of the National Construction Code- Building Code of Australia (BCA) will apply. This includes the number, type, design and luminescence of facilities.

Council also has discretionary powers under the Act to condition developments so that suitable access arrangements will be provided. These arrangements can include a range of aspects that might be over and beyond what the BCA requires. These will be dependent on the circumstances of the case, Council's vision and the aspirations of the community as stated in the Community Strategic Plan. Most of these community plans include objectives of working for and towards an equitable and inclusive community with equity and access as key themes.

Murrumbidgee Councils Community Strategic Plan mentions accessibility. It includes the objective of improving street and building accessibility for the disabled and the mobility impaired.

The Plan places emphasis on access and equity in the provision of its public services and infrastructure embodied within Strategic Theme 1.

Therefore planning for and providing, upgrading and maintaining its public services and facilities (including streets, public buildings, open space and recreational facilities) Council has identified that accessibility will be a key consideration.

Therefore, there are mandatory legislative requirements for building accessibility as well as the opportunity to promote accessibility in accordance with Councils Community Strategic Plan as well as national and international guidelines including those of the Australian Human Rights Commission.

Future Planning Opportunities

In assessing a development regard should be had to how well a building is designed for accessibility.

Where not indicated conditions should be applied to promote accessibility within the area commensurate with the Commonwealth Act, Building Code of Australia and

Premises Standards. Implementation of appropriate conditions are in line with principles of the Human Rights Commission and Australian and State governments.

Plans attached to construction certificates should clearly incorporate the requirements of the Building code of Australia with reference to AS1428.1.

Council should work with developers to ensure proper regard to these aspects are considered within in the first instance development proposals and also construction certificates commensurate with certifiers, developers and building managers' legal responsibilities and as well their obligations under the Premises Standards..

Conclusion

An appropriate access policy should be developed to encourage and guide the Council in carrying out its functions and to promote awareness to the community including those in the building and development industry.



Shipping Container Policy

	Name	Position	Signature	Date
Responsible Officer	Kelly Tyson	Manager Planning & Environment		
Authorised By	John Scarce	General Manager		

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1. INTRODUCTION AND BACKGROUND

In recent years, shipping containers have become more readily available for a variety of uses due to the increasing numbers of second-hand containers becoming available. These containers offer an affordable and secure method of storage and as well are being considered for other types of adaptation and development, including housing.

The NSW Land and Environment Court has confirmed that a shipping container is a 'building' which in cases, requires a development approval and a construction certificate. Dependent on its use, method of tie down and period of placement, it may also be considered to be a 'temporary structure'.

Whilst the use of shipping containers can provide an alternative to the construction of a traditional purpose-built shed or outbuilding, concern has been raised about the location and visual appearance of these structures. In particular, the potential to adversely impact on the residential amenity, scenic quality and character of an area.

Generally the community are unaware that, in most situations, Council approval is required to place a shipping container on land. Apart from being a legal requirement, not all land is suitable to house a shipping container and its use, location and context must be considered.

Currently Council's planning instruments make no reference to shipping containers including the requirements for obtaining approval and the matters that need to be considered before an approval might be granted.

The adoption of a policy for the placement and use of shipping containers means that Council is better able to influence, guide and control this type of development without reliance on resorting to enforcement powers including the issuing of Orders for their removal.

This policy is a direct response to these issues and provides information and guidelines for development. The policy will aid in protecting the existing scenic quality and amenity of the Council area for the benefit of the community and ensure that the potential for its future growth and development is not compromised by making the area a less attractive and enticing place to live.

2. OBJECTIVES

The objectives of this policy in relation to shipping containers, are to:

- a) Provide information, standards, guidelines and controls for their number, location, use, and duration;
- b) Identify when development approval is required and outline circumstances where an approval will be unlikely;
- c) Protect the visual quality and amenity of the Council area from the undesirable and inappropriate location and use of shipping containers;
- d) Ensure that the materials, construction and durability are appropriate for their location, use and duration;
- e) Ensure that the use and location are suitable for their context and will not detract from the scenic quality, amenity and character of a locality;
- f) Ensure that the community is aware of the additional measures that will be required to be implemented to manage their potential impacts;
- g) Ensure that neighbouring landowners and the community as a whole, have the opportunity to be involved in planning decisions that may affect them.

3. DEFINITIONS

building includes part of a building, and also includes any structure or part of a structure (including any temporary structure or part of a temporary structure), but does not include a manufactured home, moveable dwelling or associated structure within the meaning of the *Local Government Act 1993*.

Class 10a Building is a building defined under the National Construction Code as a non-habitable building being a private garage, carport, shed or the like.

Development has the same meaning as defined in the *Environmental Planning & Assessment Act 1979* (EP&A Act) and for the purposes of this policy also includes *building work* as defined in the EP&A Act.

Development approval means an approval issued by Murrumbidgee Council.

Maximum height is height measured from ground level to the highest part of the top of the shipping container. The maximum height that will be permitted under this policy, including any footings or supporting slabs is 3 metres.

Shipping Container means a purpose-built steel enclosure for the purpose of temporarily holding materials and goods for transport by road, rail or ship.

Temporary Structure includes a booth, tent or other temporary enclosure (whether or not part of the booth, tent or enclosure is permanent), and also includes a mobile structure.

4. POLICY ENFORCEMENT

The Policy is made and will be enforced under the *Environmental Planning & Assessment Act 1979* and the *Local Government Act 1993*.

5. PUBLIC NOTIFICATION

Council will notify adjoining neighbours in relation to any development application received for the installation and use of a shipping container. Council also has the discretion to notify others who it feels may be potentially impacted by the proposal.

Where it is proposed to place a container on public land or where more than one container is proposed then the development application will be advertised for 21 days. Public submissions will be invited and Council will take these into consideration before deciding whether to a development application.

6. POLICY DETAILS

6.1 Shipping Containers Exempt from Council Approval

The approval of council is not required where the placement of a shipping container is contained wholly within the property boundaries of a site and complies with one or more of the following:

- The shipping container is *exempt development* because it complies with the provisions of 2.31 and 2.32 of Subdivision 16 for *Farm Buildings* under State Environmental

Planning Policy (Exempt and Complying Development Codes) 2008 - For a copy of or information about this Policy please contact Council;

- The shipping container is in the process of being loaded or unloaded and will not be on land for more than 14 days;
- The shipping container (empty or full) is used in conjunction with the operation of a transport depot, intermodal hub or other logistics related activity for which development approval has been granted;
- The shipping container is on site and used temporarily - less than 2 weeks - in conjunction with a lawful use;
- The shipping container is on the land and during the construction of a development;
- The shipping container is being utilised temporarily as part of an emergency, disaster or recovery relief campaign led by Council, a State Disaster Agency or Military.
- It is being installed on a temporary basis associated with a special event with written approval from Council and is to be maintained on site for no more than 7 days.

6.2 Shipping Containers as Complying Development

The Inland Code of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 allows some farm buildings to be carried out in RU1, RU2, RU3, RU4, RU5 and R5 zones. Where a farm building constituting a shipping container meets Subdivision 7 of that Code then a Complying Development Certificate (CDC) can be issued for a shipping container on submission of a CDC application (Contact Council for a copy of the Policy or to obtain information about this part of the Policy).

6.3 Shipping Containers that require Council Approval

For those shipping containers not identified as being exempt in Section 6.1, complying development in Section 6.2 or prohibited in Section 6.4, a development application must be lodged and approved by Council prior to the installation or use of a shipping container.

Development applications lodged shall include photos of the shipping container, a site plan drawn to scale, a statement of environmental impacts and a list of the measures to be implemented to ensure potential visual, siting, amenity and nuisance impacts will be appropriately mitigated and managed. This shall include measures to control and manage drainage.

Where a construction certificate is not required, a structural engineers certificate (AS1170) for the container and its tie down shall be submitted with the development application or alternatively will be required to be provided prior to its placement on site.

Shipping containers requiring Development Approval must comply with the guidelines set out in this policy.

Additionally, any area where a shipping container is proposed to be adapted for use as a food and drink premises as provided for in Section 6.10 of this Policy.

6.4 Shipping Containers that are Prohibited

Shipping containers are generally not recommended in the following zones and locations:

- RU5 – Village zone*
- E1 – National Parks and Nature Reserves zone.
- E3 – Environmental Management zone.
- W1 – Natural Waterways zone.
- W2 – Recreational Waterways zone.
- Land containing or in proximity to items of Environmental Heritage and land within Heritage Conservation Areas;
- Road Reserves.
- Land fronting the Newell Highway, Sturt Highway and Kidman Way that does not meet the setback requirements outlined for a specific zone in this policy.

* See section dealing with *food and drink premises*

6.5 General Development Standards for Shipping Containers (all zones)

The following general development standards apply to all shipping containers:

1. They must comply with the criteria specific to the zone of the property and meet the requirements of the National Construction Code-Building Code of Australia;
2. They must be in a good condition, durable, and painted to complement the existing built and natural environment or as specifically required by the Council;
3. They are not to be located within a front or side setback, including a secondary street frontage;
4. They must be provided with a means of exit whereby persons within the container can exit should it be closed from the outside, or alternatively be fitted with an internally operated alarm that is to be maintained and regularly tested;
5. They are to be free of major rust or rot and be in a structurally stable condition;
6. They must be maintained for the life of the development;
7. They must be installed and tied-down to a concrete slab, plinth, footings or foundations capable of supporting the combined weight of the container/carriage and its contents. The method of tie-down, foundation bearing capacity and slab/foundation design must be certified by a practicing structural engineer. Where foundations are used in place of a concrete slab, a hardstand surface such as compacted gravel (or the like) must be used;
8. If shipping containers are used for the storage of chemicals, this use must comply with the Code of Practice published by Safe Work New South Wales;
9. Shipping containers are not permitted to be used for or in conjunction with any permanent advertising signs, unless the advertising sign is of a temporary nature associated with its use;

10. Shipping containers shall not be located over any easements, septic tanks, drains or other infrastructure;
11. Containers must not be stacked;
12. Additional works or measures other than those already mentioned to properly address any amenity issues arising from the location of a shipping container may be required by Council. This will be based on the circumstances of the case and may include cladding the shipping container, installation of specific landscape screening or the employment of a false roof or blades so as to minimise the visual appearance of the development;
13. In the unlikely case where a shipping container is permitted in an urban area such as a residential or commercial precinct then additional measures may be required to enhance the development. For example structural modifications or adaptations may be required if the design, purpose and use of the container warrants it including incorporation of decks and the like to contribute to the visual quality and use.

6.6 Industrial Zoned Areas

The establishment of shipping containers on land zoned for industrial purposes shall comply with the following requirements:

1. Maximum of two (2) per property.
2. Is not located in an area reserved for car parking.
3. Is not located in an area reserved for landscaping.
4. Is not forward of the building line.
5. Is not visible from and is satisfactorily screened from any road adjoining the subject property.
6. Is not located closer than 0.9 metres from the side and rear boundaries subject to other specific setback requirements of the Policy and fire separation requirements of the National Construction Code- Building Code of Australia.
7. Meets the fire separation and fire safety requirements of the National Construction Code.
8. Containers must comply with the general standards within this Policy.

6.7 Large Lot Residential, Public and Private Recreation Zoned Areas

The establishment of shipping containers in relation to the R5 – Large Lot Residential, RE1 – Public Recreation and RE2 – Private Recreation zones shall comply with the following requirements:

1. Maximum of one (1) per property.
2. Container must not be located closer than 5 metres from the side and rear property boundaries or the relevant building envelope.
3. Containers in the R5 Large Lot Residential zone must be for domestic storage only.
4. Containers in the RE1 – Public Recreation and RE2 – Private Recreation zones must be for recreational storage only.

5. The container shall be screened and maintained from public view via landscaping and not visible from a public road.
6. Containers must comply with the general standards within this Policy

6.8 Primary Production and Forestry Zoned Areas

The establishment of shipping containers in relation to RU1 – Primary Production and RU3 – Forestry zoned land shall comply with the following requirements:

1. Containers must not be located closer than 10 metres from any side or rear boundary.
2. Are not to be located within a front or side setback, including a secondary street frontage and must be setback at least 100 metres from the Newell Highway, Sturt Highway and Kidman Way.
3. The container must be used for domestic, agricultural or forestry storage purposes only.
4. No more than three (3) shipping containers shall be located within close proximity to each other to avoid the accumulation of shipping containers in the one location.
5. Containers are to be used as a Class 10a building as defined in the National Construction Code.
6. Containers must comply with the general standards within this Policy

Note:

There is no limit on the maximum number of shipping containers permitted on land in the RU1 – Primary Production and RU3 – Forestry zoned land with each request considered on a case by case basis.

6.9 Infrastructure Zoned Areas

Development for the purposes of installing shipping containers within the SP2 – Infrastructure zone will be considered on a case by case basis.

Development within this zone must comply with the general development standards outlined in Section 6.5 of this policy.

6.10 Food and Drink Premises

Development for the purposes of installing a suitably adapted shipping container to be used as a food and drink premises will be considered on its merits.

The next photo illustrates the type and the required quality of an adapted shipping container that may potentially be approved by the Council. Any approval would be subject to the container being suitably designed, embellished and located. Architectural treatment through incorporation of additional features to improve the visual quality and the established setting in which it is placed will be required.



Example of an adapted shipping container of a suitable quality to be used as a food and drink premises.

The requirements are:

1. Installation within a zone or precinct that permits such development with consent;
2. Minimum setbacks-10m front and rear and 5m side;
3. 3m depth timber floor deck at frontage for at least the length of the container with inclusion of timber balustrade and/or other design elements to enhance and showcase the structure from the street ;
4. No fascia or wall signage apart from a sandwich board;
5. Maximum of two (2) teardrop banner flags;
6. Associated separated shaded outdoor alfresco dining area with appropriate stylised durable furniture to a standard approved by the Council and compliant with any adopted alfresco dining standards;
7. Each side of the container is to be provided with a landscaping strip with minimum dimensions of 5m (l) x 3m (w) lawn or artificial turf areas. The setback area around the alfresco dining area is to be suitably landscaped which can include planter boxes;
8. Materials employed shall be durable and maintained for the life of the development;
9. The development will be considered as a Class 6 building under the Building Code of Australia and the development assessment process will consider the requirements of the BCA in relation to the proposal noting that no sanitary facilities will be permitted within the adapted shipping container;
10. A five (5) year period for the development shall be applied after which the development will be required to seek further development approval for the continuation of the development. This will ensure that ongoing development is being appropriately maintained and is of a suitable quality.

7. APPLICATION REQUIREMENTS

When an application is made to Council to establish a shipping container on land the following is required:

1. Completed application form.

2. Payment of the relevant application fee in accordance with Council's fees and charges applicable at the time of application.
3. A site plan showing the proposed location of the shipping container in relation to boundary setbacks, vegetation, effluent disposal areas and associated buildings on-site.
4. Elevation drawings or specifications detailing the height and dimensions of the shipping container including finished height above ground level;
5. For adapted or modified shipping containers for any other purpose then storage architectural features and structural elements shall be incorporated into the design to provide visual interest and to improve the design quality and local amenity
6. A Statement of Environmental Effects and mitigation measures as described earlier in this Policy.
7. Photos of the container to be installed.
8. External finishes including proposed colour of shipping container and any cladding.

8. LEGISLATION

- Local Government Act 1993
- Environmental Planning & Assessment Act 1979
- Jerilderie Local Environmental Plan 2012
- Murrumbidgee Local Environmental Plan 2013
- Jerilderie Development Control Plan 2013

9. REVIEW AND AVAILABILITY

This policy may be reviewed and amended at any time at Murrumbidgee Council's discretion or following any legislative changes.

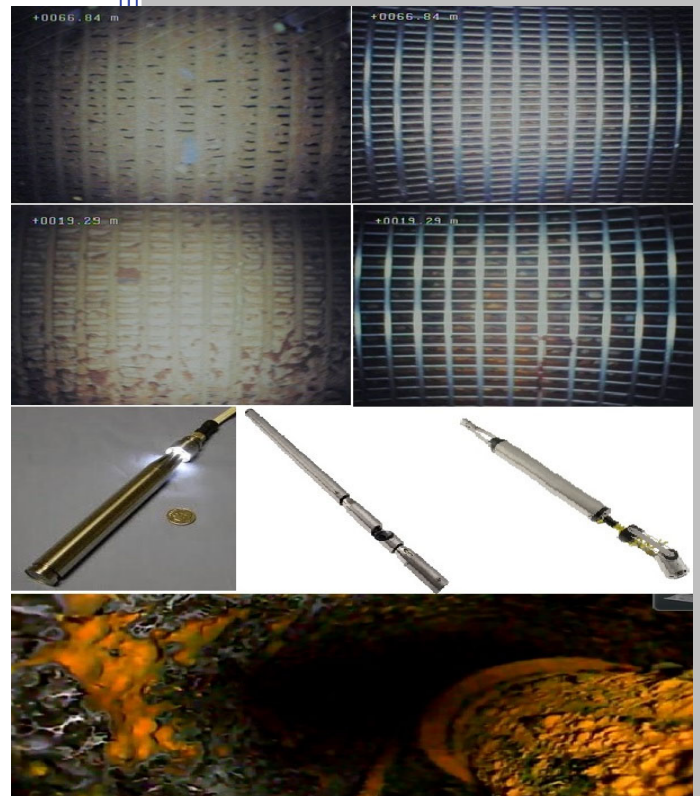
This policy is available on Council's website: www.murrumbidgee.nsw.gov.au

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MURRUMBIDGEE SHIRE COUNCIL COLEAMBALLY BORE 2 ASSESSMENT REPORT 14/08/2019



*Every Bore is unique,
Your proactive preventative maintenance
program should be too!*



Proud Members of the
Water Industry Operators Association of Australia

ACS Equip Pty Ltd

Murrumbidgee Shire Council –Coleambally

Bore 2

Assessment Report 14/08/2019



COLEAMBALLY BORE 2

Report No: MSC140820191
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Revision: 01
Author: Luke Woods
Project Manager: Luke Woods
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Preface

This report was initiated in response to the findings of the ACS Equip Pty Ltd – Bore maintenance service commissioned between the 9th and 14th of August 2019 by the Murrumbidgee Shire Council. The Bore maintenance service was implemented on Coleambally Bore 2 located in Coleambally NSW.

ACS were engaged by the Murrumbidgee Shire Council to inspect and clean the Coleambally Bore 2.

Bore Details:

Bore ID:	Bore 2
Ground Works Number:	Not Supplied
Bore Licence:	Not supplied
Date drilled:	Not supplied
Field:	Coleambally
Location:	Coleambally NSW
Coordinates:	Not supplied
Bore Type:	Town Water Supply
Casing Outside Diameter:	315mm
Casing Inside Diameter:	285mm
Casing Wall Thickness:	0.15mm
Casing Stickup:	0.00m above ground level
Casing Type:	PVC
Screen:	Wirewound Stainless Steel
Apertures:	Not supplied
Screened From – To:	See Report
Bore Depth:	97.10m as constructed
Standing Water Level:	31.30m

Services Provided

CCTV survey operation notes:

The camera inspection was performed with an ACS Pan & Tilt camera.

1. All depths are measured from casing level as zero point (0m).

Weight	1.5kg
Length	760mm
Standard Lens	2.45 mm
Angle of View (in air)	~150°
Aperture	F2.0
CCD	1/3" Sony Super HAD CCD II
Video Format	NTSC
Horizontal Resolution	550 Lines
Effective Pixels	768 Horizontal x 494 Vertical
Minimum Illumination	0.05 Lux.
Operating Temperature	40° C~50° C
Light Source	8 High Intensity White LEDs
Maximum Depth	2000 Feet Underwater (600 meters)
Maximum Pressure	1000 psi
Window Material	Sapphire
Exposure Control	Yes



Works Undertaken:

09/08/2019

- CCTV Downhole camera inspection

10/08/2019

- Chemical treatment, 2,000L of Aquaclear Bore Cleaner high-pressure injection over length of the bore

11/08/2019

- High pressure jetting operations performed over the full length of the bore – chemical agitation, growth removal and bore development

12/08/2019

- CCTV Downhole camera inspection

13/08/2019

- High pressure jetting operations performed over the full length of the bore – chemical agitation, growth removal and bore development
- Bore bailing operations
- 6 – inch submersible pump installed and bore discharged to surface

14/08/2019

- 6 – inch submersible pump installed and bore discharged to surface
- CCTV Downhole camera inspection completed – Post clean.

Initial CCTV inspection notes

- Standing Water Level (SWL) at 31.30m
- Screen sections noted to be suffering from significant growth levels
- Screen sections noted to have substantial remanance of left over drilling agents through the screened appertures and surrounding formation.
- Screen appertures suffering from substaintial growth resulting in a decreased draw area of the bore and increased suction velocities.
- Estimated combined loss in the draw area of the bore is approxiametly 47% due to growth levels and poor development
- No structural failings or issues noted.

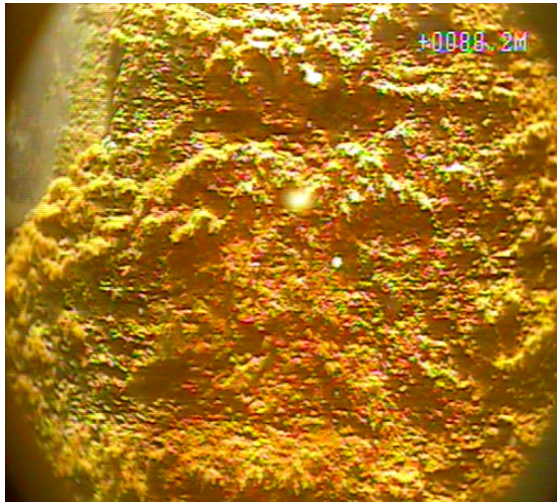
Screen Section:

Screen Section A: 88.20m – 97.10m

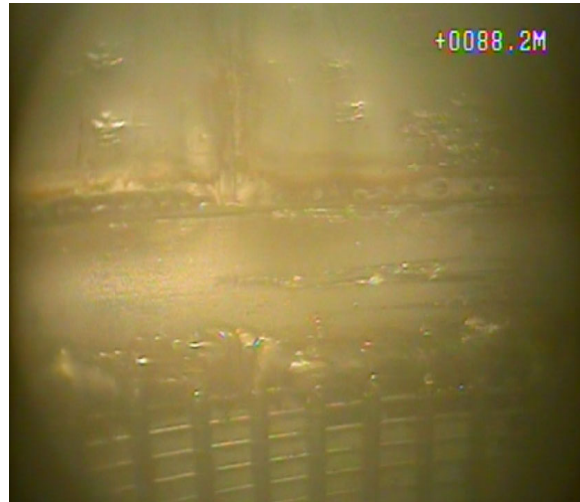
Illustrations of CCTV inspection: illustration of screen development

The following figures are intended to demonstrate the general condition of the bore

A full copy of the inspection footage has been provided to the Murrumbidgee Shire Council for further reference.



Before at 88.20m



After at 88.20m.



Before at 88.30m



After at 88.30m.



Before at 90.00m



After at 90.00m.



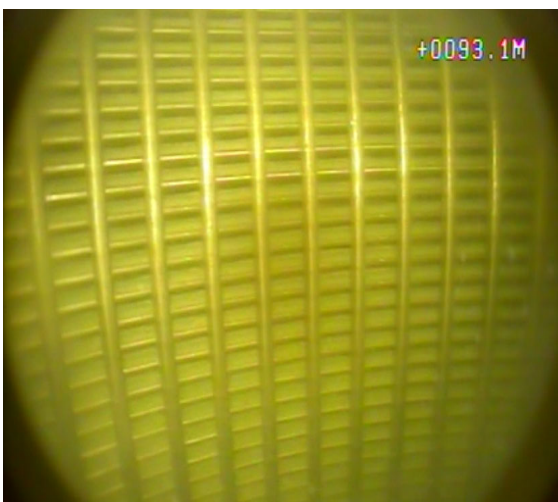
Before at 90.40m



After at 90.40m.



Before at 93.10m



After at 93.10m.



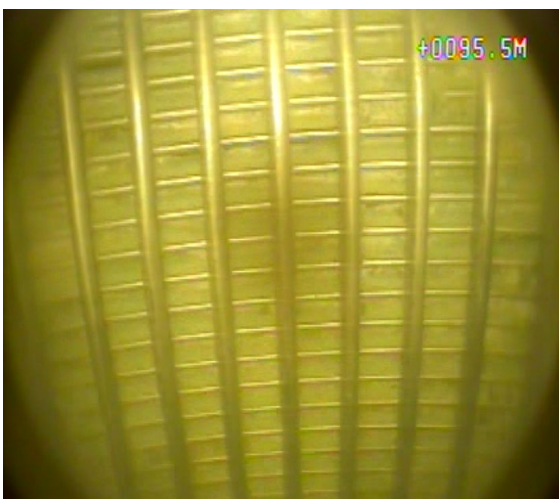
Before at 94.00m



After at 94.00m.



Before at 95.50m



After at 95.50m.

Post clean Downhole inspection findings:

The post clean inspection showed the following;

- Although the bore was discharged to surface after the redevelopment operations there is still a significant amount of debris suspended in the water column, this is due to the level of growth that was present in the bore.
- The high pressure-jetting and cleaning of the Screens was successful, with removal of a high percentage of the iron bacteria build up.
- The remnant drilling agents were successfully developed from the bore.
- Treatment of iron bacteria was successful
- No casing issues or failures noted.

Recommendations:

- That upon reinstallation of the pump the bore is discharged to surface to clear any suspended particles that remain in the water column prior to reconnecting the bore to the town water supply.
- That the Murrumbidgee Shire Council consider implementing regular treatment on the bore to control the iron bacteria present in the aquifer and prolong the bore operational life. The recommended maintenance operations would consist reinspection and cleaning on a 24-month interval.
- A preventative maintenance program is implemented on the remainder of the Murrumbidgee Shire bores to maintain a reliable and cost-efficient operation of the water supply network.

Appendices:

Appendix A: Groundworks report
Not Supplied

Appendix B: Bore Design



0.00m



88.20m

97.10m



Appendix C: Location

