

MINUTES OF THE CIVIL & ENVIRONMENTAL SERVICES COMMITTEE MEETING  
HELD IN THE COMMITTEE ROOM, 144 OTHO STREET, INVERELL ON  
WEDNESDAY, 8 MARCH, 2017, COMMENCING AT 8.30 AM.

PRESENT: Cr D F Baker (Chairperson), Crs P J Harmon, S J Berryman, M J Peters and J N McCosker

Also in attendance: Crs J A Watts, C M Dight, P A King and A A Michael.

Paul Henry (General Manager), Brett McInnes (Director Civil and Environmental Services), Ken Beddie (Director Corporate and Economic Services), Justin Pay (Manager Civil Engineering), Anthony Alliston (Manager Development Services) and Stephen Golding (Executive Manager Corporate and Community Services).

SECTION A

APOLOGIES:

There were no apologies received.

1. CONFIRMATION OF MINUTES

*RESOLVED (Harmon/Berryman) that the Minutes of the Civil and Environmental Services Committee Meeting held on 8 February 2017, as circulated to members, be confirmed as a true and correct record of that meeting.*

At this juncture, the time being 8.35am, Cr J N McCosker arrived at the meeting.

2. DISCLOSURE OF CONFLICT OF INTERESTS/PECUNIARY AND NON-PECUNIARY INTERESTS

The following interests were declared:

- Cr Dight declared a non-pecuniary interest in Section E Information Reports, Item 4, 'Heavy Vehicle Access – Yetman Area'. The nature of the interest relates to being a partner in a Yetman business that utilises Heavy Vehicle Access routes.

SECTION B  
ADVOCACY REPORTS

The consideration of Cr Peters' Advocacy Reports was deferred pending his arrival at the meeting.

Cr Harmon Centenary Test Tickets

Cr Harmon reminded Councillors of the 40 Year Anniversary of the Centenary Test Cricket Match celebrations and dinner being hosted at Inverell RSM Club on Saturday, 11 March, 2017 in honour of Richard (Rick) McCosker. Tickets are still available for purchase.

Cr Harmon Opening Elsmore Fire Station

Cr Harmon noted the recent opening of Elsmore Fire Station and Service Medals presentations to Rural Fire Service volunteers.

At this juncture, the time being 8.40am, Cr M J Peters arrived at the meeting.

SECTION D  
DESTINATION REPORTS

AMC-A 1. RURAL ROAD CLASSIFICATION AND MAINTENANCE REVIEW  
S16.7.19/05

*RESOLVED (Berryman/Harmon) that the Committee recommend to Council that:*

- i) The Management Policy – Road Hierarchy as presented be endorsed;*
- ii) The Maintenance intervention of the unsealed road network be made consistent with the level of service provisions outlined in Council's adopted Road Asset Management Plan 2017-2026 and the superseded Management Policy – Road Maintenance be repealed; and*
- iii) A request be made to Crown Lands to dedicate to Council those portions of the following roads where Council is not currently the 'Road Authority':*
  - o MR135 - Guyra Road*
  - o MR137 - Inverell-Bonshaw Road*
  - o MR462 - Bruxner Way*
  - o SR009 - North Star Road*
  - o SR010 - Tarwoona Road*
  - o SR012 - Blue Nobby Road*
  - o SR013 - Apple Tree Flat Road*
  - o SR019 - Yetman West Road*
  - o SR023 - Bedwell Downs Road*
  - o SR026 - Camp Creek Road*
  - o SR027 - Atholwood Road*
  - o SR028 - Goat Rock Road*
  - o SR031 - Hillview Road*
  - o SR033 - Limestone Road*
  - o SR035 - Coolatai Road*
  - o SR038 - Craddock Road*
  - o SR039 - Girraween Road*
  - o SR046 - The Pocket Road*
  - o SR049 - Upper Severn River Road*
  - o SR050 - Bukkulla Road*
  - o SR051 - Wells Crossing Road*
  - o SR055 - South Valley Road*
  - o SR059 - Graman Road*
  - o SR060 - Nullamanna Road*
  - o SR062 - Bonshaw Weir Road*
  - o SR065 - Tucka Tucka Road*
  - o SR072 - Coopers Road*

- SR074 - Goberts Road
- SR080 - Sawmill Road
- SR092 - Old Texas Road
- SR102 - Mastermans Road
- SR105 - Glenesk Road
- SR109 - Cherry Tree Hill Road
- SR110 - Rob Roy Road
- SR142 - Loxton Road
- SR156 - Anderson Lane
- SR159 - Turners Lane
- SR166 - Reserve Creek Road
- SR180 - Pollocks Lane
- SR192 - Copeton Dam Road
- SR200 - Mcilveen Park Road
- SR207 - Browns Lane
- SR213 - Pine Ridge Road
- SR214 - Old Bundarra Road
- SR224 - Airlie Brake Lane
- SR227 - Wandera Lane
- SR231 - Pineleigh Lane
- SR232 - Poolbrook Road
- SR242 - Tamboura Close
- SR263 - Rifle Range Road
- SR264 - Fisher Road
- SR267 - Spring Mountain Road
- SR268 - Sturmans Road
- SR272 - Ditzells Drive
- SR286 - Monterey Road
- SR299 - Querra Creek Road
- SR357 – McNeils Road

WE-A      2.      APPLICATION FOR RESTRICTED ACCESS VEHICLE ROUTES – GRANTS ROAD, WILTSHIRE ROAD, ELSMORE ROAD AND YETMAN ROAD      S30.9.11

*RESOLVED (Harmon/Berryman) that the Committee recommend to Council that:*

- i) Council not approve Grants Road for B-Double access and the applicant be advised of the outcome of the assessment and be provided the opportunity to fund the required upgrade works;*
- ii) Council not approve Yetman Road (Between Saleyard and Stewarts Grain Trading, Oakwood) for Road Train access;*
- iii) Council not approve Wiltshire Road for B-Double access and the applicant be*

*advised of the outcome of the assessment and be provided the opportunity to fund the required upgrade works; and*

- iv) *Council approve B-Double access for Elsmore Road (Between Gwydir Hwy and Dodds Lane) and the section of road be gazetted as a B-Double route.*

DP-A 3. ENVIRONMENTAL PLANNING AND ASSESSMENT AMENDMENT (EPLANNING) REGULATION 2017 S4.2.1

*RESOLVED (Harmon/Peters) that the Committee recommend to Council that the draft submission, in response to the Environmental Planning and Assessment Amendment (ePlanning) Regulation 2017, be endorsed.*

DP-A 4. DA-186/2016 – DWELLING – 81-85 KING STREET, INVERELL  
CSOT-A DA-186/2016

*RESOLVED (Harmon/Berryman) that Committee recommend to Council that Development Application 186/2016 be approved subject to the following conditions of consent:*

***Preliminary***

1. *Inverell Shire Council issues its consent, subject to conditions stated hereunder, in accordance with Section 80A of the Environmental Planning and Assessment Act 1979.*

*Consent is granted for the construction of a dwelling on Lot 5 Section 8 DP 448428 (Proposed Lot 1 of subdivision approved under DA-70/2015).*

*To confirm and clarify the terms of consent, the development must be carried out in accordance with the stamped and approved plans and accompanying documentation, unless modified by any following condition. Any deviation will require the consent of Council.*

2. *The applicant must comply with all relevant prescribed conditions as contained in Division 8A of the Environmental Planning & Assessment Regulation 2000 (as detailed at the end of this consent).*

***Prior to Commencement of Any Works***

3. *Prior to the commencement of any works (including earthworks) on the site a Construction Certificate must be issued in accordance with Section 109C (1)(b) and 81A (2) of the Environmental Planning and Assessment Act 1979. The application for a Construction Certificate shall include plans and specifications demonstrating full compliance with the Building Code of Australia and associated standards.*

4. *Prior to issue of a Construction Certificate, a detailed Stormwater & Erosion Control Plan is to be submitted to and approved by Council. This plan is to show:*

- The remediation of erosion and earthworks within the development site and Queens Terrace, including the proposed method and timing of stabilisation (i.e. seeding, planting, etc.);*
- A catch drain along the lower side of Queens Terrace;*
- A 'stilling basin' in the eastern corner of the site, which is to be sized and designed by a suitably qualified engineer;*
- A concrete kerb under the fence along Queens Terrace directing all water to the 'stilling basin';*

- *A permanent sediment control measure (i.e. rock gabion) incorporated into the stilling basin; and*
  - *Other erosion control measures to be installed during construction.*
5. *Prior to issue of a Construction Certificate, approval under Section 68 of the Local Government Act 1993 is to be obtained for sewerage work, water supply work and stormwater drainage work.*

**Prior to Commencement of Dwelling Foundations**

6. *Prior to works commencing on the dwelling foundations (i.e. slab, footings, etc.), all erosion and unstable soil within the site and the unformed Queens Terrace, are to be remediated, graded and stabilised.*
7. *Prior to works commencing on the dwelling foundations (i.e. slab, footings, etc.), all stormwater control measures for the site, including kerb under the fence, stilling basin, etc. are to be installed in accordance with the approved engineering details.*
8. *Prior to works commencing on the dwelling foundations (i.e. slab, footings, etc.), all temporary and permanent sediment and erosion control measures are to be installed.*

**During Construction**

9. *For the duration of works, all sediment and erosion controls measures are to be maintained and temporary measures are to be repaired/replaced as necessary. All exposed soil within the site and Queens Terrace is to be managed to prevent erosion.*
10. *To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period:*
- *Works on site are to be carried out in accordance with the Protection of the Environment Operations Act 1997 in relation to noise, dust and associated nuisances from the site. The carrying out of works shall not interfere with the quiet enjoyment of the surrounding neighbourhood;*
  - *Construction may only be carried out between 7.00am and 5.00pm, Monday to Saturday, and no construction is to be carried out at any time on a Sunday or Public Holiday. Council may consent to vary these hours in particular circumstances where it can be demonstrated that it is unavoidable;*
  - *Stockpiles of topsoil, sand, aggregate, spoil or other material shall be stored clear of any drainage path of easement, natural watercourse, footpath, kerb or road surface and shall implement measures to prevent the movement of such material off site;*
  - *Building operations such as brick cutting, washing tools, concreting and bricklaying shall be undertaken on the building block. The pollutants from these building operations shall be contained on site;*
  - *Builders waste must not be burnt or buried on site. All waste (including felled trees) must be contained and removed to a waste disposal depot;*
  - *Sediment and erosion control measures are to be implemented onsite and maintained until the site is fully stabilised, in accordance with Council's Erosion and Sedimentation Control Policy 2004; and*
  - *Where the proposed development involves the disturbance of any existing survey monuments, those monuments affected will need to be relocated by a registered surveyor under the Surveying and Spatial Information Act 2002. A plan showing the relocated*

*monuments will then be required to be lodged as a matter of public record at the Lands Titles Office.*

**Prior to Occupation**

11. *Prior to occupation of the premises, an Occupation Certificate must be issued in accordance with Section 109M of the Environmental Planning and Assessment Act 1979.*

*Note: Prior to issue of the Occupation Certificate, the Principal Certifying Authority is required to be satisfied, amongst other things, that:*

- *all required inspections (including each applicable mandatory critical stage inspection) have been carried out; and*
  - *any preconditions to the issue of the certificate required by a development consent have been met.*
12. *Prior to issue of an Occupation Certificate, where applicable, the following works are to be completed:*
    - *All adjacent public and private land must be cleared of obstructions such as stockpiles of topsoil, building material, waste and other material associated with construction; and*
    - *The applicant will repair/restore, or pay the full costs associated with repairing/restoring, any footpath, public reserve and infrastructure that is damaged by the development.*
  13. *Prior to issue of an Occupation Certificate, all roof water is to be discharged to the kerb and gutter in King Street.*
  14. *Prior to issue of an Occupation Certificate, all surface water is to be discharged through the constructed stilling basin in the eastern corner of the site.*
  15. *Prior to issue of an Occupation Certificate, all earthworks within the site and Queens Terrace are to be fully stabilised.*
  16. *Prior to issue of an Occupation Certificate, the boundary adjustment as approved under DA-70/2015 is to be registered with the Lands Titles Office.*
  17. *Any other condition deemed appropriate by the Director Civil and Environmental Services.*

S375A Record of Voting	Councillors For:	Councillors Against:
Cr D F Baker	✓	
Cr P J Harmon	✓	
Cr S J Berryman	✓	
Cr M J Peters	✓	
Cr J N McCosker	✓	

**SECTION E  
INFORMATION REPORTS**

1. GREY HEADED FLYING FOX CAMP AT YETMAN S11.9.1/06
2. WORKS UPDATE S28.21.1

3. 2016-2017 BITUMEN RESURFACING PROGRAM S28.21.1

*RESOLVED (Harmon/Berryman) that the items contained in the Information Reports to the Civil & Environmental Services Committee Meeting held on Wednesday, 8 March, 2017, be received and noted with the exclusion of Item 4 'Heavy Vehicle Access – Yetman Area' and Item 5 'Road Condition Information Report'.*

HEAVY VEHICLE ACCESS - YETMAN AREA S30.9.11

Having previously declared a non-pecuniary interest in this matter, Cr Dight did not participate in the vote in respect of this matter.

Cr Dight tabled a letter from Mr Dan Oswald, that he requested her to lodge with Council.

*RESOLVED (Harmon/Berryman) that additional information be received and noted.*

ROAD CONDITION INFORMATION REPORT S16.7.19/05

*RESOLVED (Harmon/McCosker) that the report be received and noted.*

SECTION F  
GENERAL BUSINESS

Cr McCosker Yetman Hall

Cr McCosker asked who owns Yetman Hall and why there is money allocated to the upgrade of this Building.

The Director Corporate and Economic Services, advised that ownership of the Hall is vested in Council and that money was allocated in previous Budgets (then revoked to 2016/2017). The works were to address Asbestos, Work Health and Safety, Disabled Access and Building Code Compliance issues.

The Hall received an overall IP&R Condition Rating of 4 (Poor - renewal required) in the independent assessment of Council's Buildings and Other Structures by CT Asset Management. The Hall is the most regularly used Hall in the Shire, being used at least twice per week. Council's contribution to the project is funded from the Buildings Internally Restricted Asset with the remainder to come from grants. The grants have now been received and quotations have been called for the outstanding works. The works are to be completed by 30 June, 2017.

Equity issues against a number of proposed Ashford based projects including the Ashford Showground Entrance Road (Crown Reserve – not Council owned) was also raised. The Director Corporate and Economic Services advised that \$6.71M of major projects had been undertaken in Ashford in the last three (3) years being the Ashford Water Treatment Plant, Ashford SES Headquarters, Ashford Medical Centre, and Ashford Sports Grounds Amenities Block (Council funding of \$6.23M) and that Council had also facilitated the full \$1M upgrade of the Ashford Community Hall with the Department of Education.

DCES-A Cr Berryman RV Dump Points S5.11.43

Cr Berryman enquired regarding the sustainability of providing RV Dump Points in smaller villages where there is no sewer connected.

Any facility would involve a pump out facility with the Director of Civil and Environmental Services noting the problems with these types of facility and the earlier investigations that had been completed. The DCES will undertake further investigations and report back to the Committee.

Manager Civil  
Engineering

Plant Incident

Manager Civil Engineering, Mr Justin Pay advised the Committee that a Council Water Tanker was recently involved in a single motor vehicle incident. The plant item rolled when entering a corner. An investigation is continuing.

Cr Michael

Staff Efficiency

Cr Michael noted that he had recently raised a number of issues with Council Staff on behalf of community members. He wished to acknowledge staff for dealing with these matters quickly and in an efficient manner.

DCES-A Cr Baker

Bird Droppings in CBD S33.11.4

Cr Baker noted the ongoing public health issues being caused in the CBD from birds roosting in the Plane Trees. Cr Baker noted that while Council is taking action on a continuing basis to clean the footpath areas under the trees, this is a significant ongoing issue becomes serious after rain. Can further action be taken in this matter.

SECTION B  
ADVOCACY REPORTS

GM-A

1. NOTICE OF MOTION – ASHFORD MULTI-SERVICE CENTRE (ACCESS)  
S13.5.3

Moved (Peters/McCosker) that Inverell Shire Council concrete the curb to step area at the Ashford Multi-Service Centre.

*AMENDMENT (Berryman/Harmon) that the Committee recommend to Council that:*

- i) An investigation be undertaken into the specific needs of the Centre's users, noting that disabled access is already provided at two locations, and*
- ii) A further report be presented to the next meeting of the Committee in this matter.*

The amendment on being put to the meeting was CARRIED. It then became the motion.

The motion on being put to the meeting was CARRIED.

MIPR-A

2. NOTICE OF MOTION – ASHFORD SHOWGROUND ROAD  
S13.5.3

Moved (Peters/McCosker) that Inverell Shire Council gravel 500 metres of the Ashford Showground entrance road.

*AMENDMENT (Harmon/Berryman) that the Committee recommend to Council that Council staff assist Ashford Showground trust in seeking Public Reserves*



*Management Funding for the gravelling of the Ashford Showground entrance road, noting the Showground is a Crown Reserve.*

The amendment on being put to the meeting was CARRIED. It then became the motion.

The motion on being put to the meeting was CARRIED.

MCE-A	3.	<u>NOTICE OF MOTION – ASHFORD MULTI-SERVICE CENTRE</u> <u>(BREASTSCREEN BUS) S13.5.3</u>
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Moved (Peters/McCosker) that Inverell Shire Council constructs a concrete pad at Ashford Multi-Service Centre.

*AMENDMENT (Harmon/Peters) that the Committee recommend to Council that:*

- i) *An investigation be undertaken into the specific needs of the Breast Cancer Screening Bus, noting discussions conducted to date that the Bus can be accommodated on the existing southern driveway and that the only need may be for a three-phase power outlet, and*
- ii) *A further report be presented to the next meeting of the Committee in this matter.*

There being no further business, the meeting closed at 10.03am.

CR D F BAKER

CHAIRPERSON