

MINUTES OF THE ORDINARY MEETING OF INVERELL SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, ADMINISTRATIVE CENTRE, 144 OTHO STREET, INVERELL ON WEDNESDAY, 22 MARCH, 2017, COMMENCING AT 3 PM.

PRESENT: Cr P J Harmon (Mayor) [Chairperson], Crs D F Baker, A A Michael, C M Dight, P A King, J N McCosker, S J Berryman and J A Watts.

The General Manager (Paul Henry), Director Corporate & Economic Services (Ken Beddie) and Anthony Alliston (Manager Development Services).

SECTION A

APOLOGIES S13.6.9/10

The General Manager advised that Cr Peters tendered his apology and sought leave of absence for personal reasons.

18/17 RESOLVED (McCosker/Berryman) *that the apology from Cr Peters due to his absence for personal reasons be accepted, and that leave of absence be granted.*

CONFIRMATION OF MINUTES S13.5.2/10

19/17 RESOLVED (Watts/Baker) *that the Minutes of the Ordinary Meeting of Council held on 22 February, 2017, as circulated to members, be confirmed as a true and correct record of that meeting.*

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

At this juncture, the time being 3.02pm, the following interests were declared:

- Cr Dight declared a non-pecuniary interest in Section C, Committee Reports, Item #2, "Civil & Environmental Services Committee Meeting Minutes – 8 March 2017 – Information Reports #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.
- Cr Watts declared a non-pecuniary interest in Section C, Committee Reports, Item #2 "Economic & Community Sustainability Committee Meeting Minutes – 8 March 2017 – Destination Reports #1 Inverell District Family History Group Proposal". The nature of the interest relates to being an *ad hoc* volunteer of this group.

PUBLIC FORUM S13.5.6/10

At this juncture, the time being 3.04pm, the Mayor welcomed the members of the public and opened the Public Forum Session by inviting members of the public to speak:

Mr Ben Johnson

Services NSW Centre Development

Mr Ben Johnson (Director – Programs and Corporate Relations), Mr Graham Tobin (Director Operations) and Ms Gemma Schlosrich (Manager Business Integration and Communications) attended the meeting representing Services NSW.

Mr Johnson spoke to Council in respect of the new Services NSW Centre development for Inverell and the significant benefits this will bring to Inverell and the region. The new \$1.8 million centre will be able to deliver over 900 State Government services to the community and deliver a substantially higher level of service to the community.

The Centre will open on 21 April 2017 and employ five staff. The Centre will operate from 9.30am to 4.30pm Monday to Friday.

At this juncture, the time being 3.38pm, the Public Forum Session closed and Council resumed the balance of the Agenda.

**SECTION B
ADVOCACY REPORTS**

Cr King

Library Services

Cr King noted the recent launch of the 3D printer facility as a teaching resource at the library. The resource has been well received.

**SECTION C
COMMITTEE REPORTS**

CSOT-A

1. CIVIL & ENVIRONMENTAL SERVICES COMMITTEE MEETING MINUTES – 8 MARCH 2017 S4.11.16/09

20/17 RESOLVED (Baker/Berryman) that:

- i) *the Minutes of the Civil & Environmental Services Committee Meeting held on Wednesday, 8 March, 2017, be received and noted; and*
- ii) *the following recommendation of the Civil & Environmental Services Committee be adopted by Council:*

1. RURAL ROAD CLASSIFICATION AND MAINTENANCE REVIEW S28.27.10

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':*

- *MR135 - Guyra Road*
- *MR137 - Inverell-Bonshaw Road*
- *MR462 - Bruxner Way*
- *SR009 - North Star Road*
- *SR010 - Tarwoona Road*
- *SR012 - Blue Nobby Road*
- *SR013 - Apple Tree Flat Road*
- *SR019 - Yetman West Road*
- *SR023 - Bedwell Downs Road*
- *SR026 - Camp Creek Road*
- *SR027 - Atholwood Road*
- *SR028 - Goat Rock Road*
- *SR031 - Hillview Road*
- *SR033 - Limestone Road*
- *SR035 - Coolatai Road*
- *SR038 - Craddock Road*
- *SR039 - Girraween Road*
- *SR046 - The Pocket Road*
- *SR049 - Upper Severn River Road*
- *SR050 - Bukkulla Road*
- *SR051 - Wells Crossing Road*
- *SR055 - South Valley Road*
- *SR059 - Graman Road*
- *SR060 - Nullamanna Road*
- *SR062 - Bonshaw Weir Road*
- *SR065 - Tucka Tucka Road*
- *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

2. APPLICATION FOR RESTRICTED HEAVY VEHICLE ACCESS ROUTES – GRANTS ROAD, WILTSHIRE ROAD, ELSMORE ROAD AND YETMAN ROAD S30.9.11 – REPAIR PROGRAM FUNDING ALLOCATION 2016/2017 & 2017/2018 S15.8.22

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.*
3. ENVIRONMENTAL PLANNING ENVIRONMENTAL PLANNING AND ASSESSMENT AMENDMENT (EPLANNING) REGULATION 2017 S4.2.1

That the draft submission, in response to the Environmental Planning and Assessment Amendment (ePlanning) Regulation 2017, be endorsed.

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

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 P J Harmon	✓	
Cr C M Dight	✓	
Cr P A King	✓	
Cr D F Baker	✓	
Cr S J Berryman	✓	
Cr J N McCosker	✓	
Cr A A Michael	✓	
Cr J A Watts	✓	

5. ASHFORD MULTI-SERVICE CENTRE (ACCESS) S13.5.3

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.*

6. ASHFORD SHOWGROUND ROAD S13.5.3

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.

7. ASHFORD MULTISERVICE CENTRE – BREASTSCREEN BUS S13.5.3

That:

- i) *As the Breast Cancer Screening Bus can be accommodated on the existing southern driveway, a three-phase power outlet be installed at this location funded from the Ashford Villages Development budget allocation.*

CSOT-A 2. ECONOMIC & COMMUNITY SUSTAINABILITY COMMITTEE MEETING MINUTES – 8 FEBRUARY 2017 S4.11.17/09

21/17 RESOLVED (Watts/Michael) *that:*

- i) *the Minutes of the Economic & Community Sustainability Committee Meeting held on Wednesday, 8 March, 2017, be received and noted; and*
- ii) *the following recommendations of the Economic & Community Sustainability Committee be adopted by Council:*

1. INVERELL FAMILY HISTORY GROUP PROPOSAL (IDFHG) S3.6.1/10

That:

- i) *Council provide 'in principle' support for the proposal,*
 - ii) *A Sunset Committee be established to consider the infrastructure and operation issues and form a position in respect of these issues and that this position include the preparation of a draft Memorandum of Understanding for Council's consideration,*
 - iii) *the Sunset Committee consult with the IDFHG during its deliberations,*
 - iv) *Cr Baker be a member of the Sunset Committee, and*
 - v) *Council seeking funding opportunities for the capital cost.*
2. DONATION REQUEST DELUNGRA SENIOR CITIZENS CLUB S12.22.1

That as per Council policy, a donation of \$200.00 be granted.

3. NATIONAL TRANSPORT MUSEUM S8.5.9

That:

- i) *Option 2 be adopted being a 50% reduction in the License Fee for a period of two (2) years commencing from 1 July, 2016, with the License Period to be extended by a further 12 months to recoup this amount; and*
- ii) *The matter be reviewed in 12 months time and include a review of the Museum's Financial Results.*

CSOT-A 3. INVERELL LIQUOR CONSULTATIVE COMMITTEE MEETING MINUTES S19.9.1

22/17 RESOLVED (Michael/Baker) that the Minutes of the Inverell Liquor Consultative Committee Meeting held on Tuesday, 23 February, 2017, be received and noted.

**SECTION D
DESTINATION REPORTS**

1. **ENVIRONMENTAL PLANNING AND ASSESSMENT AMENDMENT BILL 2017**

23/17 RESOLVED (Baker/Dight) that the Supplementary Report in relation to the Environmental Planning and Assessment Bill 2017 be considered by Council.

**SUPPLEMENTARY SECTION D
DESTINATION REPORTS**

DP-A 2. **ENVIRONMENTAL PLANNING AND ASSESSMENT AMENDMENT BILL 2017
S4.2.1**

24/17 RESOLVED (Michael/Baker) that the submission in relation to the Environmental Planning and Assessment Bill 2017 be endorsed by Council.

**SECTION E
INFORMATION REPORTS**

1. **2016 APEX VENETIAN CARNIVAL S6.8.9**
2. **CONSTRUCTION CERTIFICATES APPROVED FOR
FEBRUARY 2017 S7.2.4/10**
3. **COMPLYING DEVELOPMENT CERTIFICATES APPROVED DURING
FEBRUARY 2017 S7.2.4/10**
4. **SUMMARY OF BUILDING CONSTRUCTION FOR FEBRUARY 2017
S7.2.4/10**
5. **DEVELOPMENT CONSENTS AND REFUSALS DURING FEBRUARY 2017
S18.10.2/10**
6. **SEPTIC TANK APPROVALS FOR FEBRUARY 2017 S29.19.1**
7. **ORDINANCE ACTIVITIES REPORT FOR FEBRUARY 2017 S18.10.1**
8. **STRATEGIC TASKS – ‘SIGN OFF’ FEBRUARY 2017 S4.13.2**
9. **QUESTIONS WITHOUT NOTICE – MARCH 2017 S15.5.5/09**

25/17 RESOLVED (Watts/King) that the items contained in the Information Reports to the Ordinary Meeting of Council held on Wednesday, 22 March, 2017, be received and noted.

**SECTION F
QUESTIONS WITHOUT NOTICE**

MCE-A **QWN/ORD 5 /17** Byron Street-Campbell Street Intersection S11.12.5
Cr Watts

Cr Watts asked if the plants could be trimmed at this location.

DCS-A **QWN/ORD 6 /17** Shire Villages S12.5.3
Cr McCosker

Cr McCosker asked if a report on the expenditures within the four (4) villages over the last three (3) years could be provided to the next meeting.

QWN/ORD 7/17 Australian Local Government Women's Association (ALGWA)
Cr Baker

Cr Baker advised that Cr Dight, Cr Watts and herself would be attending the Australian Local Government Women's New South Wales Branch Conference in May.

There being no further business, the meeting closed at 4.11pm.

CR P J HARMON

CHAIRPERSON