

INVERELL SHIRE COUNCIL

NOTICE OF CIVIL & ENVIRONMENTAL SERVICES COMMITTEE MEETING

8 May, 2015

A Civil & Environmental Services Committee Meeting will be held in the Committee Room, Administrative Centre, 144 Otho Street, Inverell on Wednesday, 13 May, 2015, commencing at 8.30 am.

Your attendance at this Civil & Environmental Services Committee Meeting would be appreciated.

P J HENRY PSM

GENERAL MANAGER

A G E N D A






SECTION A	APOLOGIES CONFIRMATION OF MINUTES DISCLOSURE OF CONFLICT OF INTERESTS/PECUNIARY AND NON-PECUNIARY INTERESTS PUBLIC FORUM
SECTION B	ADVOCACY REPORTS
SECTION C	COMMITTEE REPORTS
SECTION D	DESTINATION REPORTS
SECTION E	INFORMATION REPORTS
SECTION F	GENERAL BUSINESS
SECTION G	CONFIDENTIAL MATTERS (COMMITTEE-OF-THE-WHOLE)

11.30AM	BRIEFING – WHITE ROCK WINDFARM (RICHARD MACKIE – VIA TELECONFERENCE)
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Quick Reference Guide

Below is a legend that is common between the:

- Inverell Shire Council Strategic Plan
- Inverell Shire Council Delivery Plan
- Inverell Shire Council Management Plan.

Destinations	Icon	Code
<p>1. A recognised leader in a broader context.</p> <p>Giving priority to the recognition of the Shire as a vital component of the New England North West Region through Regional Leadership.</p>		R
<p>2. A community that is healthy, educated and sustained.</p> <p>Giving priority to the Shire as a sustainable and equitable place that promotes health, well being, life long learning and lifestyle diversity.</p>		C
<p>3. An environment that is protected and sustained.</p> <p>Giving priority to sustainable agriculture, the protection and conservation of rivers, waterways bio diversity and the built environment.</p>		E
<p>4. A strong local economy.</p> <p>Giving priority to economic and employment growth and the attraction of visitors.</p>		B
<p>5. The Communities are served by sustainable services and infrastructure.</p> <p>Giving priority to the provision of community focused services and the maintenance, enhancement and upgrade of infrastructure.</p>		S

CIVIL & ENVIRONMENTAL SERVICES COMMITTEE MEETING

Wednesday, 13 May, 2015

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MINUTES OF THE CIVIL & ENVIRONMENTAL SERVICES COMMITTEE MEETING
HELD IN THE COMMITTEE ROOM, 144 OTHO STREET, INVERELL ON
WEDNESDAY, 08 APRIL, 2015, COMMENCING AT 8.33 AM.

PRESENT: Cr H N Castledine (Chairperson), Crs A A Michael, P J Harmon and D C Jones.

Also in attendance: Crs J A Watts, D F Baker and P J Girle.

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

APOLOGIES:

There were no apologies received.

SECTION A

1. CONFIRMATION OF MINUTES

RESOLVED (Harmon/Michael) that the Minutes of the Civil and Environmental Services Committee Meeting held on 11 March, 2015, as circulated to members, be confirmed as a true and correct record of that meeting.

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

There were no interests declared.

3. PUBLIC FORUM S13.5.6

There were no members of the public present to speak.

4. BUSINESS ARISING FROM PREVIOUS MINUTES

Nil.

SECTION B
ADVOCACY REPORTS

Cr Jones

Easter Period Rainfall Issues

Cr Jones raised the issues associated with the heavy rainfall received over the Easter Weekend. The Tintop Bridge was closed for 18 hours as the water was two (2) metres over the bridge and the Three Mile Bridge was closed for 12 hours.

Manager Civil Engineering, Mr Justin Pay provided an update and discussed road closures caused by the heavy rainfall over this period. Mr Pay also reported on the damage to Council assets such as roads, culverts and bridges as a result of the excessive rainfall.

Manager Development Services Memorial Upgrade for the Anzac Centenary

Manager Development Services, Mr Anthony Alliston provided the Committee with an update of the Memorial in front of the Inverell Pool. The partnership with the Returned Servicemen's Club has attributed to the success of the project. The project remains on track for completion prior to Anzac Day.

Cr Girle

Concerned Inverell Ratepayer's Association (CIRA)

Cr Girle advised that he attended the CIRA meeting after the March Council Meeting. Cr Girle suggested that the Mayor attend future CIRA meetings. The Mayor advised that Council is open to discussions and that this has been a transparent process.

Cr Jones commented on the CIRA and their apparent views, inclusive of the significance of the trees. Cr Jones advised that he presented his version of the Town Centre Renewal Plan after a CIRA meeting.

The General Manager advised of a recent meeting with the representative of the CIRA. It was requested that the CIRA have input in the Arborist Peer Review brief and that the CIRA be allowed to provide agenda items.

1. MEETING WITH REPRESENTATIVES OF CONCERNED INVERELL RATEPAYER'S ASSOCIATION (CIRA) S30.11.4

GM-A *RESOLVED (Harmon/Jones) that the Committee recommend to Council that:*

- i) *a suitably qualified Arborist be engaged to provide a peer review of the recommendations contained in the original Arborist's report;*
- ii) *the brief for the Peer Review be "Council is seeking the services of a minimum AQF Level 5 qualified and experienced Consulting Arborist to undertake an independent peer review of the recommendations regarding the long term management of London Plane trees in Otho and Byron Street, Inverell as contained in the "Tree Report" prepared by Mr Mark Hartley on 23 April, 2012. The review shall include an onsite general inspection of the subject trees."; and*
- iii) *the Concerned Inverell Ratepayer's Association be advised of Council's position.*

SECTION D
DESTINATION REPORTS

1. PROPOSED AMENDMENT TO THE PROTECTION OF THE ENVIRONMENT OPERATIONS (CLEAN AIR) REGULATION 2010 TO ENHANCE THE WOOD HEATER FRAMEWORK S11.12.2

ECC-A *RESOLVED (Michael/Jones) that the Committee recommend to Council that Council not elect to introduce an additional framework of controls for wood heaters under the proposed amendment to the Regulations.*

2. SWIMMING POOL INSPECTION PROGRAM S7.9.2/08

BS-A *RESOLVED (Harmon/Jones) that the Committee recommend to Council that the proposed Swimming Pool Inspection Program be endorsed.*

3. REQUEST TO SUPPORT NAMING OF 'HAYES GULLY' - BEDWELL DOWNS ROAD S28.13.2

DP-A *RESOLVED (Jones/Michael) that the Committee recommend to Council that Council support the name "Hayes Gully" for the watercourse within Lot 6 DP 750091, along Bedwell Downs Road.*

4. REGIONAL ROADS REPAIR PROGRAM - ADDITIONAL FUNDING
S15.8.22

MCE-A *RESOLVED (Michael/Jones) that the Committee recommend to Council that:*

- i) Council accept the offer of additional Repair Program Funding; and*
- ii) the suggested amendments to the Works Program be approved.*

SECTION E INFORMATION REPORTS

1. RENEWAL OF NSW ROAD MANAGER DELEGATION – HEAVY VEHICLE
ACCESS PERMITS S30.9.11
2. WORKS UPDATE S28.21.1
3. SPEED ZONE CHANGES - MULTIPLE LOCAL ROADS S30.9.5
4. NORTH WEST WEIGHT OF LOADS - LEVEL OF SERVICE S28.11.1
5. URALLA SHIRE COUNCIL – ABINGTON BRIDGE S6.8.9

RESOLVED (Jones/Michael) that the items contained in the Information Reports to the Civil & Environmental Services Committee Meeting held on Wednesday, 8 April, 2015, be received and noted.

SECTION F GENERAL BUSINESS

Cr Harmon New England Group of Councils (NEGOC) Formation

Cr Harmon informed the Committee of the recent formation of NEGOC, an organization formed to foster cooperation between member Councils. At the inaugural meeting, Cr Harmon was elected as the Chair until the September Mayoral Election; Cr Bishop was elected Deputy Chair.

The Group recorded the following base functions for NEGOC:

- a) Regional Strategic Planning.
- b) Intergovernmental Collaboration.
- c) Regional Advocacy.
- d) Facilitate the exchange of knowledge between members.
- e) Collaborate on improved delivery of services.

There being no further business, the meeting closed at 9.44am.

CR H N CASTLEDINE

CHAIRPERSON

TO CIVIL & ENVIRONMENTAL SERVICES COMMITTEE MEETING 13/05/2015

ITEM NO:	1.	FILE NO: DA-161/2014
DESTINATION 3:	An environment that is protected and sustained	E
SUBJECT:	DA-161/2014 – ONE (1) INTO TWO (2) LOT SUBDIVISION - 8075 GWYDIR HIGHWAY, LITTLE PLAIN - INVERELL POLOCROSSE – REQUEST FOR COUNCIL TO ACCEPT RESPONSIBILITY FOR POLOCROSSE ACCESS ROAD OFF EDDY PARK LANE	
PREPARED BY:	Chris Faley, Development Planner	

SUMMARY:

A development application has been received for the subdivision of Lot 2 DP 1126039, 8075 Gwydir Highway, Little Plain into two (2) lots. Lot 2 DP 1126039 has a total area of 204.6 hectares and is zoned RU1 Primary Production pursuant to the Inverell Local Environmental Plan 2012.

It is intended to subdivide approximately 13 hectares in the south-east corner of the property for the existing Inverell Polocrosse Facility. The Polocrosse Facility was approved under DA-95/2012. The residue lot will contain the existing dwelling and will comprise approximately 191 hectares.

Access to the Polocrosse Facility is taken from Eddy Park Lane, via approximately 700 metres of an unmaintained Council road reserve which is currently leased from Council for the sole use of the Polocrosse. Lot 2 DP 1126039 currently has primary access from the Gwydir Highway.

The key issue associated with this development is the status of the leased Council road reserve. As part of the subdivision proposal, the Inverell Polocrosse is requesting Council accept maintenance responsibility for the road reserve.

The purpose of this report is to obtain the Committee's recommendation specifically in relation to accepting responsibility for the 700 metres of public road reserve off Eddy Park Lane, which provides access to the Polocrosse Facility.

A plan of the site characteristics and subdivision layout is included as Appendix 1 (D24).

APPLICATION DETAILS

Applicant:	Mr Malcolm John Buchan & Mrs Leonie Maragret Buchan
Owner:	Mr Malcolm John Buchan & Mrs Leonie Maragret Buchan
Application No:	DA-161/2014
Address:	8075 Gwydir Highway, Little Plain
Title Particulars:	Lot 2 DP 1126039
Proposed Development:	One (1) into Two (2) Lot Subdivision
Site Area:	204.6 hectares

LEP 2012 Zoning: RU1 Primary Production

SUBJECT SITE AND LOCALITY

The site is known as Lot 2 DP 1126039, 8075 Gwydir Highway, Little Plain. It has an area of 204.6 hectares and is utilised for:

- Agriculture and single dwelling; and
- Inverell Polocrosse Facility.

Appendix 1 (D24) shows the site characteristics. The surrounding area is predominantly utilised for rural agricultural and ancillary purposes.

Inverell Polocrosse Facility

Approximately 13 hectares in the south-east corner of the property contains the Inverell Polocrosse Facility. The Polocrosse Facility was approved under DA-95/2012.

Access to the Polocrosse Facility is taken from Eddy Park Lane, via 700 metres of public road reserve which is leased from Council for the sole use of the Polocrosse. The current “all-weather all-vehicle” standard of the leased road is considered acceptable for the purpose of providing access to the Polocrosse Facility.

PROPOSED DEVELOPMENT

The subdivision of Lot 2 DP 1126039 will result in:

<u>Lot</u>	<u>Approx. Area</u>	<u>Description</u>
1	13 hectares	Will contain the Inverell Polocrosse Facility – Access via Eddy Park Lane
2	191.6 hectares	Will contain the dwelling and remaining agricultural land – Access via Gwydir Highway

The proposed subdivision is permissible and resulting lot sizes both comply with the Inverell Local Environmental Plan 2012.

ACCESS ROAD DISCUSSION

To facilitate the subdivision proposed under DA-161/2014, the applicant has requested that Council assume responsibility of the 700 metre access road off Eddy Park Lane. This access road is currently subject to a lease agreement with Council, whereby the lessee (Inverell Polocrosse) is responsible for the maintenance of the road to an “all-weather all-vehicle” standard.

Council has previously adopted a management policy regarding the transfer of a Crown Road to Council control. Whilst the road subject to this report is not a Crown road, the principles to be considered by Council in determining whether to accept responsibility in the policy are similar, with discussion provided below.

What is the required construction standard?

For the Polocrosse access road to be accepted by Council as a public maintained road, at minimum, the construction standard would need to be:

- 3 metre gravel pavement with a 200mm consolidated depth;

- Every 200 metres, be widened to 6 metres for a distance of 30 metres to facilitate passing of vehicles; and
- Drainage structures provided where necessary.

Council's Manager Environmental Engineering, Mr Graham Bendeich has assessed the existing access road formation shape and drainage provisions to be satisfactory; however the pavement has been assessed as only being 100mm consolidated depth without any areas for passing.

If Council were to accept responsibility of the road, the polocrosse would need to first upgrade the road to the required standard. This could be imposed as a condition of consent (for the subdivision) if Council were to accept responsibility for the road.

What are the maintenance requirements?

The road would likely be classed as minor. Under Council's current policy, a minor road should receive the following:

CAT M (Minor) – Restricted Maintenance Only. One (1) grade every 2 years (additional grading required if excessive wet weather/flooding) drainage work in table and mitre drain only, cyclic gravelling works in conjunction with a voluntary self help program.

What is the cost to Council?

Whilst it is difficult to provide accurate figures, an estimate has been provided by Manager Civil Engineering on approximate costs for Council to undertake maintenance of the road.

- Maintenance grading costs approximately \$1,000.00 per km per grade; and
- Re-sheeting costs for minor roads are approximately \$14,000.00 per km.

Based on a 'minor road' classification, the road would receive grading once every two (2) years and would rarely be re-sheeted. Therefore, the maintenance cost for the 700 metres of road would be approximately \$1,050.00 (\$1,500.00 per 1km) per year.

Council's current budget for gravel road maintenance is insufficient to meet the notional levels of service for the current road network. Any expansion of the road network without increased financial capacity would put even greater strain on Council's ability to meet the level of service.

Are there any alternatives?

An alternative to Council not accepting the road would be for the road to be 'closed' and sold to the relevant party (applicant/Polocrosse).

Council has received advice from NSW Crown Lands indicating that should the road be closed, it should be vested with Council for sale. A preliminary assessment indicates that the closing of the road does not adversely impact on any other adjoining land.

It is considered that the closure and sale of the road would be the best long-term outcome as Council is unlikely to have the resources to maintain the road to the expectations of the Polocrosse. The lack of maintenance would then impact on the successful operation of future Polocrosse carnivals. If the Polocrosse were to own their access road, they would be responsible for the road's standard.

It is acknowledged that the closure and sale of the road would still be subject to Council decision, legal and survey costs, negotiations between the parties, application to NSW Crown Lands and notification of adjoining landowners.

Notwithstanding the above options of Council accepting responsibility to maintain the road, or the road being sold, Council is still in a position to be able to determine the subdivision application based on the existing lease arrangement.

What is the justification?

The primary justification for Council accepting the road is the economic benefit as a result of Polocrosse related tourism. Inverell Polocrosse has an annual carnival over two (2) days, which has upwards of 300 competitors in attendance. Many of the teams and spectators are visitors to the Inverell area and will access Inverell's services.

Development Planner Comment

There does not appear to be sufficient justification for Council to accept responsibility for the Polocrosse access road as:

- The Inverell Polocrosse Facility was approved based on the understanding between Council and the Polocrosse that:
 - The access road would be subject to a lease agreement; and
 - Inverell Polocrosse would be responsible for the maintenance of the 700 metre access road off Eddy Park Lane.
- The access road only serves one user – The Inverell Polocrosse Facility;
- Council does not have the resources to maintain the road to its expected standard; and
- There does not appear to be any significant matters which would preclude the closure and sale of the road.

It is recommended that Council not accept responsibility for the access road, but rather determine the development application for subdivision based on the current lease arrangement and then enter into negotiations with Inverell Polocrosse for the closure and sale of the road.

CONCLUSION

The proposed subdivision of Lot 2 DP 1126039 complies with the requirements of the Inverell Local Environmental Plan 2012 and Inverell Development Control Plan 2013. Any potential impacts associated with the Inverell Polocrosse Facility, including access, were considered under the previous development consent DA-95/2012.

For the subdivision to be approved, the applicant has requested that Council assume responsibility of the 700 metre access road off Eddy Park Lane. This access road is currently subject to a lease agreement with Council, whereby the lessee (Inverell Polocrosse) is responsible for the maintenance of the road to "all-weather all-vehicle" standard.

As outlined in this report:

- Council does not have the resources to maintain the Polocrosse access road and there is insufficient justification for Council to accept responsibility; and
- The closure sale and consolidation of the access road with the Polocrosse land as an alternative is a more suitable long-term option.

It is therefore recommended that Council:

- Not accept responsibility for the access road;
- Recommend to the Inverell Polocrosse that they make application for the closure and purchase of the access road; and
- Determine the subdivision application based on the current lease arrangement.

RECOMMENDATION:

That:

- i) Council not accept responsibility for the Polocrosse Facility access road off Eddy Park Lane;*
- ii) Council enter into negotiations with the Inverell Polocrosse for the closure and purchase of the access road; and*
- iii) DA-161/2014 be determined subject to:*
 - a) the requirement that the Inverell Polocrosse is responsible for the maintenance of the 700 metre access Road to an “all-weather all-vehicle” standard; and*
 - b) any other condition deemed appropriate by the Director Civil and Environmental Services.*

ITEM NO:	2.	FILE NO: DA-59/2015
DESTINATION 3:	An environment that is protected and sustained	E
SUBJECT:	DA-59/2015 – “CHILD CARE CENTRE” - EXTENSION OF HOURS OF OPERATION - 6C BREWERY STREET, INVERELL	
PREPARED BY:	Chris Faley, Development Planner	

SUMMARY

An application has been received for the development of KCL Family Day Care, located at 6C Brewery Street, Inverell. The development is for the:

- Extension of Hours of Operation for:
 - After School Care;
 - Vacation Care; and
 - Long day Care.
- Construction of Bus Turning Bay.

The site is known as Lot 3 DP 1124721 and has an area of 5023 square metres. The land is zoned ‘R1 General Residential’ pursuant to the Inverell Local Environmental Plan 2012 and is best characterised as a ‘child care centre’, which is permissible with Council’s consent.

The application was notified from 2 April, 2015 to 16 April, 2015, with an extension granted to 23 April, 2015. As a result of the exhibition period, one (1) submission was received.

The application has been examined having regard to the matters for consideration detailed in Section 79C of the *Environmental Planning and Assessment Act 1979* and other statutory requirements.

APPLICATION DETAILS

Applicant:	Mrs Lynda Grace Partridge
Owner:	Mrs Kristy Lyn Partridge Mrs Cassandra Maree Leue Mrs Lynda Grace Partridge
Application No:	DA-59/2015
Address:	6C Brewery Street, Inverell NSW 2360
Title Particulars:	Lot 3 DP 1124721
Proposed Development:	Extension of Hours of Operation for: <ul style="list-style-type: none">▪ After School Care;▪ Vacation Care; and▪ Long day Care.
BCA Classification	Construction of Bus Turning Bay
Site Area:	9b
LEP 2012 Zoning:	5023 square metres
Existing Use:	R1 General Residential
	KCL Family Day Care Coordination Centre

SUBJECT SITE AND LOCALITY

The site is known as Lot 3 DP 1124721 being located at 6C Brewery Street, Inverell (refer Figure 1).



Figure 1 – Locality Plan

Lot 3 DP 1124721 contains the KCL Family Day Care Co-ordination Centre, which is a single storey building with ancillary parking, landscaping and signage (refer Figures 2 and 3).



Figure 2 – Photo – Front of Site



Figure 3 – Photo – Rear of Site

Access is taken from Brewery Street which is a bitumen sealed road. Kerb and gutter is provided along the frontage on the site. The surrounding area is characterised by single dwellings on large allotments, with the exception of the former squash courts to the south (Refer Figure 4).

Council has identified the southern sections of Brewery Street, Moore Street and Lake Inverell Drive as a 'new residential area'. The desired future use of the area is therefore standard density residential.



Figure 4 – Land Uses

A natural watercourse is located at the rear of the site, but the land is not considered to be unduly restricted by any natural hazards.

PROPOSED DEVELOPMENT

The proposed development involves:

- Extension of Hours of Operation for:
 - After School Care;
 - Vacation Care; and
 - Long day Care.
- Construction of Bus Turning Bay.

Extension of Hours of Operation

The current operation of the KCL Family Day Care is limited to:

- 9.00am to 5.00pm – Monday to Friday – Office use;
- Maximum two (2) hours per day (generally between 9.30am and 11.30am) a maximum of three (3) days per week – Playgroup use; and
- Maximum of thirty-two (32) children on-site at any one time.

The proposed operation is:

- 9.00am to 5.00pm – Monday to Friday – Office use;

During School Terms

- 8.00am to 3.00pm – Monday, Tuesday and Friday – Long Day Care;
- 3.00pm to 6.00pm – Monday to Friday – After School Care; and
- Generally between 9.30am and 11.30am – Wednesday and Friday – Playgroup.

The Table below is a graphic representation of these hours.

	Monday	Tuesday	Wednesday	Thursday	Friday	
8am	Long Day Care Max 28 Children	Long Day Care Max 28 Children			Long Day Care Max 28 Children	
9am			Playgroup Max 32 Children	Playgroup Max 32 Children		
10am						
11am						
12pm						
1pm						
2pm						
3pm	After School Care Max 28 Children	After School Care Max 28 Children	After School Care Max 28 Children	After School Care Max 28 Children	After School Care Max 28 Children	
4pm						
5pm						
6pm						

During School Holidays

- 8.00am to 6.00pm – Monday to Friday – Vacation Care.

The total number of children on-site at any one time will not exceed:

- 28 for long day care, after school care and vacation care; and
- 32 for playgroup.

The existing number of fulltime staff at KCL is four (4), with one (1) part time staff member. The proposed development may see an additional six (6) staff positions created; however, this will be across the different uses, e.g. two (2) staff for the long day care, two (2) staff for after school, etc.

Bus Turning Bay

It is proposed to construct a 5.5 metre wide bus turning bay at the front of the site. This bay will also have a secondary purpose as a pick up/drop off area for parents. The 5.5 metre width of the bay has been specifically designed to allow the passing of standing vehicles including cars and buses.

Vehicles will enter via the existing access crossing on the southern side of site and exit via a new access crossing on the northern side of the site.

The turning bay will be bitumen sealed with kerb/gutter provided on one side. Minor works will be required to the driveway/parking arrangements.

SUBMITTED PLANS & DOCUMENTATION

The following information was submitted with the Development Application:

- Supporting Statement;
- Statement of Environmental Effects; and
- Design plans for the bus turning area.

A copy of this information is included as Appendix 2 (D25 – D44) to this report.

REFERRALS UNDERTAKEN & OTHER APPROVALS REQUIRED

Internal Referrals

The application was referred to Council's **Manager Environmental Engineering**. The following comments were received:

Access and Manoeuvring

- *I consider that the southern entrance from Brewery Street should be "In Only" and the other one "Out Only".*
- *With a minor adjustment to the proposed kerb layout adjacent to the disabled parking space, vehicles leaving the rear parking spaces would be able to turn left around the disabled parking space and exit the site via the "Out Only" direction.*
- *This adjustment would provide more clearance for a bus entering the site as well.*

Development Planner Comment: The above matters can be addressed as conditions of any subsequent consent.

Traffic Movements

- *The extra car and bus movements per day would be insignificant compared to the capacity of Brewery Street.*

External Referrals

No external referrals were required for this application.

Other Approvals

Subject to development consent, the following additional approvals are required for this development:

- Construction Certificate – for the bus turning bay only; and
- Approval under Section 138 of the Roads act 1993 to undertake work in the road reserve;

Council Policies

It is considered that no Council policy applies to this development.

ASSESSMENT - STATUTORY REQUIREMENTS – S.79C

In determining a Development Application, a consent authority is to take into consideration the following matters that are of **relevance** to the development, the subject of the Development Application.

State Environmental Planning Policies

State Environmental Planning Policy No. 55 – Remediation of Land

CLAUSE	TITLE	COMMENT AND ASSESSMENT
7	Contamination and remediation to be considered in determining development application	The site was created via subdivision approved under DA-153/2006 and the KCL centre was approved under DA-205/2007.

		<p>Under both of these previous applications, the site was deemed suitable for the development.</p> <p>There has been no subsequent use of the site, which would render the site unsuitable for this development. No further investigations are considered necessary.</p>
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Local Environmental Plans

Inverell Local Environmental Plan 2012

CLAUSE	TITLE	COMMENT AND ASSESSMENT
1.2	Aims of Plan	<p><i>The particular aims of this Plan are as follows:</i></p> <p>(a) <i>to encourage sustainable economic growth and development,</i></p> <p>(b) <i>to protect and retain productive agricultural land,</i></p> <p>(c) <i>to protect, conserve and enhance natural assets,</i></p> <p>(d) <i>to protect built and cultural heritage assets,</i></p> <p>(e) <i>to provide opportunities for growth.</i></p> <p>Child care centres are an important service for the workforce and the broader town. An additional child care centre will facilitate opportunities for growth, whether business, workforce or population.</p> <p>The development will utilise the existing KCL facility, minimising impacts on agricultural land and natural assets.</p> <p>The development is considered to be consistent with the aims of the plan.</p>
2.1	Land use zones	<p>The subject site is zoned R1 General Residential.</p> <p>The development is characterised as a 'Child Care Centre' under the LEP, which is permissible with consent.</p> <p>The objectives of the R1 zone is:</p> <ul style="list-style-type: none"> ▪ To provide for the housing needs of the community. ▪ To provide for a variety of housing types and densities. ▪ To enable other land uses that provides facilities or services to meet the day to day needs of residents. <p>The development is considered to be consistent with the objectives of the zone as a child care centre is an important service for residents.</p>
6.1	Earthworks	<p>Minor earthworks will be required for the construction of the bus turning bay, which are considered to comply with the provisions of this clause.</p>

6.6	Essential Services	All essential services have already been provided to the site. The proposed development will not alter or impact these services.
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Development Control Plans

Inverell Development Control Plan 2013 – Chapter 4 Commercial & Industrial Development

CLAUSE	TITLE	COMMENT AND ASSESSMENT
4.3	Location	A child care centre is permissible within the R1 General Residential zone and is considered to be compatible with the surrounding area.
4.4	Streetscape	The existing building is compatible with the streetscape. No building alterations are proposed.
4.5	Setbacks	There will be no changes to existing setbacks.
4.6	Parking & Traffic	Refer Chapter 5 assessment.
4.7	Advertising Signs	No additional advertising or signage is proposed.
4.8	Amenity	An assessment of amenity impacts has been undertaken further in 'The likely impacts of the development' section of this report.
4.9	Earthworks & Stormwater Drainage	<p>Minor earthworks will be required for the construction of the bus turning bay. The bus turning bay will be provided with kerb and gutter, which will drain to the existing stormwater line within the site.</p> <p>Earthworks and stormwater drainage associated with the development are considered acceptable.</p>
4.10	Landscaping	It is considered that the proposed additional landscaping shown on the plans is considered acceptable.

Inverell Development Control Plan 2013 – Chapter 5 Parking & Traffic

CLAUSE	TITLE	COMMENT AND ASSESSMENT
5.3	Parking Space Requirements	<p>A childcare centre requires:</p> <ul style="list-style-type: none"> ▪ One (1) space per four (4) children in attendance
5.4	Provision of Car Parking	<p>The maximum number of children in attendance will be 32 for playgroup. The other uses will be limited to 28 children. There will be no overlap of uses.</p> <p>Therefore, the parking requirements for this development are one (1) space per four (4) children, which equates to:</p> <p>$32 / 4 = 8$ required parking spaces</p>

		<p>There will be approximately seven (7) staff on-site at any one time; therefore, an additional 7 spaces are also required.</p> <p>Overall, a total of 15 on-site parking spaces are required.</p> <p>There are 14 parking spaces plus one (1) disabled space already provided on the site; a total 15 spaces.</p> <p>In addition to the on-site parking, the applicant also proposes a bus turning bay, which will also function as a 'pick up/drop off' style arrangement. The 5.5 metre width of the bay has been nominated to allow the passing of standing vehicles.</p> <p>The following factors should also be taken into consideration:</p> <ul style="list-style-type: none"> ▪ The pick up/drop off' style arrangement will reduce demand for designed on-site parking space; ▪ KCL incorporates a bus for after school pick up; and ▪ It is likely that one car will contain multiple kids, i.e. families. <p>Overall, it is considered that the on-site parking in association with the proposed bus turning bay is an acceptable outcome for the site.</p>
5.5	Design	Council's Manager Environmental Engineering has determined that the design of the proposed bus turning bay is acceptable (see 'Internal Referrals' section of the report).
5.6	Stormwater	The bus turning bay will be provided with kerb and gutter, which will drain to the existing stormwater line within the site. This is considered acceptable.
5.7	Landscaping	It is considered that the proposed additional landscaping shown on the plans is considered acceptable.

The likely impacts of that development

Matters	Consideration
Context & Setting	A child care centre is a permissible and generally accepted use within a residential area.
Access, Transport & Traffic	<p>The site has sufficient on-site parking to cater for the scale of the development. Furthermore, the addition of a bus turning bay, which will also have a secondary purposes as a pick up/set down area for parents, is considered a good outcome for this type of development.</p> <p>The extra traffic movements associated with the development are well within the capacity of Brewery Street.</p>

	The development is not considered to have an adverse impact on traffic or transport.
Utilities	All essential services have already been provided to the site. The proposed development will not alter or impact these services.
Heritage	The site is not listed as a item of environmental heritage or within a heritage conservation area. There is no evidence to suggest the presence of any Aboriginal artefacts.
Other Land Resources	The locality is not considered suitable for other land resources, e.g. agriculture, mining, etc.
Water	A watercourse is located at the rear of the site. No building works are proposed and the bus turning construction is at the front of the site. The watercourse is not considered to be impacted. The proposed stormwater drainage associated with the bus turning bay is considered acceptable.
Soils	The proposed earthworks required for the bus turning bay are minimal and considered acceptable. A condition of any subsequent consent can enforce sediment and erosion control measures during construction.
Air & Microclimate	The development is not considered to have an adverse impact on air or microclimate.
Flora & Fauna	Due to past disturbance, the site is unlikely to contain any protected flora or fauna.
Waste	The proposed development is not considered to result in an excessive amount of waste. There is sufficient area onsite for waste storage and handling. A condition of any subsequent consent can enforce suitable waste handling/storage.
Energy	The development is not considered to have an adverse impact on energy resources or infrastructure.
Noise & Vibration	<p>One of the main issues associated with child care centres in residential areas is the potential noise impacts from children, particularly outside use.</p> <p>The following matters are considered to be important in consideration of noise impacts for this development.</p> <ul style="list-style-type: none"> ▪ Location; and ▪ Hours. <p><u>Location</u></p> <p>The child care room is located in rear of the building, with the outdoor play area at the rear of this section. Being located towards the rear of the site, this provides suitable separation distance from those properties closer to Brewery Street.</p> <p>The child care centre also incorporates a landscaped acoustic mound around the outdoor area, which provides a barrier to noise.</p>

	<p><u>Hours</u></p> <p>The proposed hours of the child centre (all uses) are 8.00am to 6.00pm – Monday to Friday.</p> <p>The NSW Industrial Noise Policy categorises a 24 hour period into:</p> <ul style="list-style-type: none"> ▪ 7.00am to 6.00pm – Day Period; ▪ 6.00pm to 10.00pm – Evening Period; and ▪ Remaining Hours – Night Period. <p>Therefore, the child care operation will be contained entirely to the Day period, where the level of noise is more acceptable.</p> <p>However, the primary noise source for consideration is the 'outdoor' component of the child care. The applicant proposes:</p> <ul style="list-style-type: none"> ▪ Pre-school - 1 – 1.5 hours in the morning; ▪ After School Care - 1 – 1.5 hours from 4.15pm to 5.45pm (less in winter) and; ▪ Vacation Care – 2.5 hours in the morning and 2.5 hours in the afternoon. <p>Of particular note in the above hours is:</p> <ul style="list-style-type: none"> ▪ Possible encroachment on the Evening and Night shoulder periods; and ▪ The significant increase in outdoor use for Vacation Care. <p>It is considered that:</p> <ul style="list-style-type: none"> ▪ For consistency, the hours of vacation care should match the hours of the long day care and after school care; ▪ Based on the above, two (2) hours per outdoor use (average of proposed) is considered a reasonable amount; and ▪ The outdoor use should not operate in the shoulder periods close to the Evening and Night Periods. <p>As per the comments above, to suitably minimise noise impacts, it is considered reasonable that the following could be imposed as a conditions of any subsequent consent for the entire facility:</p> <ul style="list-style-type: none"> ▪ No more than 2 hours of outdoor use between the hours of 8.30am and 12.00pm. ▪ No more than 2 hours of outdoor use between the hours of 3.00pm and 5.30pm. <p><u>Conclusion</u></p> <p>It is considered that with the existing location and orientation of the child care area within the centre and the restricted hours of operation, that the proposed development will not have an unreasonable noise impact. An acoustic assessment is not warranted.</p>
Natural Hazards	The site is not identified as subject to bush fire or flooding.
Safety, Security & Crime Prevention	Child care centres incorporate safety and security measures as part of their day to day operations. The development is not considered to have an adverse impact on safety.

Social Impacts in the Locality	Access to child care is important for working families and the provisions of an additional child care centre within Inverell is considered to have a positive social impact.
Economic Impact in the Locality	The development is not considered to have an adverse economic impact.
Site Design & Internal Design	There will be no changes to the child care building and the design of the bus turning bay is considered acceptable.
Construction	It is considered that any subsequent consent can include conditions to mitigate impacts associated with the construction of the bus turning bay.
Cumulative Impacts	As demonstrated above, particularly in relation to traffic and noise, the proposed development is not considered to have an significant cumulative impact.
Climate Change	The development is not considered to impact factors influencing climate change.

Suitability of the Site

In assessing the suitability of the site, two matters are considered:

Does the proposal fit in the locality?

A child care centre is permissible in the zone and will be located within a existing building which is compatible with the streetscape. The large lot residential area of the locality and the development site size allows reasonable separation distances from neighbouring properties.

Are the site attributes conducive to development?

The site contains an existing facility, which does not require any building modifications for the proposed use.

The land is not unduly restricted by natural hazards (bush fire, flooding, etc.). Legal and practical access is taken from Brewery Street, which has sufficient capacity to cater for this development.

Overall, the site is considered to be suitable for the development.

Submissions

The application was notified to adjoining landowners from 2 April, 2015 to 16 April, 2015, with a further extension granted to 23 April, 2015.

As a result of the exhibition period, one (1) submission by way of objection was received. A copy of the submission has been circulated separately to Committee Members.

Each matter raised in the submission has been discussed below, with the same numbering/point convention used.

2.1 Inconsistencies and inadequate information has been submitted with the Development Application

- It is acknowledged that the proposed development constitutes a change of use to a child care centre; however, a child care centre is a permissible use within the R1 General Residential zone. There is sufficient information submitted with the Development Application for Council to undertake a merit based assessment of the impacts associated with the proposed development.

- The submission maker considers that there will be 60 children on-site any one time. The development application documentation states that:
 - Existing operation – no more than 32 children are on-site at any time; and
 - Proposed operation – there will be no more than 28 children for long day care, after school care and vacation and no more than 32 children for playgroup. There will be no overlap of uses.
- Compliance with child capacity/ratio regulations is administered by the NSW Department of Education and Communities. The applicant has submitted information demonstrating consideration of capacity/ratio regulations. This is considered sufficient and does not preclude the issuing of development consent with appropriate conditions.
- Compliance with child capacity/ratio regulations is administered by the NSW Department of Education and Communities. The applicant has submitted information demonstrating consideration of capacity/ratio regulations. This is considered sufficient and does not preclude the issuing of development consent with appropriate conditions.
- As demonstrated in 'The likely impacts of the development' section of this report, the development is not considered to have an adverse noise impact and an acoustic assessment is not considered necessary.
- At the time the existing building was constructed, it was assessed against the Building Code of Australia based on a building classification of 'Class 9b'. This included provisions relating to amenity and sanitary facilities.

The proposed development does not change the building classification and the existing facilities are considered acceptable.

- The existing building, including amenity and sanitary facilities are considered acceptable.
- In relation to the submission makers queries regarding compliance with on-site parking requirements, refer to assessment against the Inverell Development Control Plan 2013 Chapter 5 Parking & Traffic, which concludes that parking and traffic arrangements are satisfactory.
- There is not considered to be a conflict between parking, parents and/or outdoor space.
- There is sufficient site area for handling and storage of waste.
- The building was originally designed and constructed in consideration of disabled access provisions. In accordance with the Disability (Access to Premises - Buildings) Standards 2010, the requirement to re-assess disabled access provisions is triggered by building works.

As no building works are proposed, there is no requirement to assess disabled access provisions.

- Council is satisfied that the operation of the business will adhere to appropriate sun safe procedures.
- In relation to the submissions makers concern regarding possible land contamination, as demonstrated in the assessment against State Environmental Planning Policy No. 55 – Remediation of Land the site is considered suitable for the development.

It is considered that the applicant has submitted sufficient information for Council to make a merit based assessment and determination of DA-59/2015.

2.2 The proposal is inconsistent with the prevailing character of the locality

- As demonstrated in 'The likely impacts of the development' section of this report, there is not considered to be adverse impacts from noise, traffic or parking on surrounding residents.
- Compatibility is different than sameness. Whilst the character of the area is residential, it is not a requirement that every development reflect this use. A number of non-residential developments are able to co-exist with residential uses. This is reflected in the aims of the R1 General Residential zone *"to enable other land uses that provides facilities or services to meet the day to day needs of residents"*.

Subject to minimising impacts on neighbouring residential properties, child care centres are an accepted and permissible use in the R1 General Residential zone. As demonstrated throughout this report, the development is not considered to have an adverse impact on surrounding residential properties.

The child care centre is located on a large lot (5023 square metres), which is similar to the surrounding lot pattern. This large lot size will also provide separation from future residential subdivision which will occur in the area. The existing building appearance is considered to be compatible with the streetscape and the appearance of the proposed bus turning bay will be softened with the landscaping.

Overall, the proposed development is considered to be compatible with the current and desired future residential character of the area.

It must be noted that there is an existing commercial building (former squash courts) directly to the south of the proposed development that was originally approved by Council in 1975. Whilst it is not currently in operation Council has no evidence to suggest that any past use resulted in any notable land use conflict in the area.

- The submission maker considers there to be insufficient justification for the location of the development. As demonstrated in the assessment, the site is suitable for the development and a child centre is an important service to the community.

As demonstrated throughout the above assessment, the development is not inconsistent with the prevailing character of the locality.

2.3 The proposed intensification and change of use will adversely impact on the residential amenity enjoyed by nearby neighbours

- Potential noise impacts have been assessed in 'The likely impacts of the development' section of this report.
- The proposed hours of operation are 8.00am to 6.00pm. The potential noise and traffic impacts associated with these hours have been assessed in 'The likely impacts of the development' section of this report.

The hours of operation are not considered to be excessive and the outdoor use can be restricted with conditions of consent.

- It is considered that the proposed landscaping shown on the plans is considered acceptable.
- There is no evidence to suggest that the development will influence property prices.

The design, location and orientation of the child care facility, in association with conditions of consent restricting hours, are such that the development is not considered to have an adverse impact on the residential amenity of adjoining land.

2.4 Car parking and traffic

Car parking has been considered and complies with Chapter 5 of the Inverell Development Control Plan 2013.

Council's Manager Environmental Engineering has determined that the proposed bus turning bay is satisfactory. Brewery Street is considered to have capacity to cater for the traffic associated with the proposed development.

The child care centre will be operating its own bus service which will reduce the number of vehicle movements for the site. Those people accessing the site will have their own transport. Given the close proximity of the site to the Gwydir Highway it is considered to have good transport linkages and as well served as most other areas in Inverell in respect of public transport.

Given the nature of child care centres, where children are constantly supervised, there is not considered to be an adverse conflict between pedestrians and vehicles.

Overall, the car parking and traffic arrangements for the proposed development are considered to be satisfactory and will not adversely impact on the surrounding properties or road network.

Public Interest

The application is not considered prejudicial to the public interest.

Conclusion

The applicant is seeking Council consent for extension to hours of operation and construction of a bus turning bay for the KCL Family Day Care Facility located at 6C Brewery Street, Inverell. The purpose is to facilitate long day care, after school care and vacation care.

The main issues with this development are:

- Potential noise impacts; and
- Potential traffic impacts.

Council's assessment determined that with appropriate restriction to outdoor child care use, coupled with the location of the child care within the facility, that the proposed development will not have an adverse noise impact.

In relation to traffic, there is sufficient on-site parking and the proposed bus turning area with a secondary parent usage, is a good outcome for the site. Brewery Street has sufficient capacity to cater for the minimal additional traffic generated by this development.

The application was notified to adjoining neighbours with one (1) submission received by way of objections. In addition to the main issues above, the submission maker also raised the following main points:

- Compatibility with the neighbourhood;
- Lack of information; and
- Compliance with child care regulations.

A child care centre is permissible and generally accepted use within the R1 General Residential zone. The development is not considered to have an adverse impact which would impact the compatibility with the neighbourhood.

The applicant has submitted sufficient information with the development application to enable Council to make a merit based assessment. Whilst child care regulations are not administered by Council, the applicant has sufficiently demonstrated consideration of the relevant requirements.

Having consideration of the provisions of Section 79C of the Environmental Planning and Assessment Act 1979, the development is permissible under the Inverell local Environmental Plan 2012, compliant with the Inverell Development Control Plan 2013 and not considered to have an adverse impact on adjoining lands.

It is recommended that DA-59/2015 be approved subject to conditions.

RECOMMENDATION:

That Development Application 59/2015 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 use of the existing KCL facility as a child care centre, incorporating:
 - Long Day Care;
 - After School Care;
 - Playgroup; and
 - Vacation Care.
- The construction of a bus turning bay.

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).
3. The long day care, after school care and vacation care uses must not commence operation until an Occupation Certificate has been issued.

Prior to Construction of the Bus Turning Bay

4. Prior to the construction of the bus turning bay 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, made to Council or an Accredited Certifier, must include plans and specifications demonstrating full compliance with the *Building Code of Australia* and associated standards.
5. The following is to be incorporated into the design bus turning bay:
 - The kerb of the bus turning bay is to be connected with the kerb of the disabled parking space;
 - The southern access crossing from Brewery Street is to be designated as a 'In Only'; and

- The northern access crossing from Brewery Street is to be designated as an 'Out Only'.

Prior to issue of a Construction Certificate, revised engineering plans showing the above details are to be submitted to and approved by Council.

6. Prior to issue of a Construction Certificate, approval under Section 138 of the Roads Act 1993 is to be obtained from Council for the construction of the northern access crossing from Brewery Street.

During Construction

7. 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 Operation of Long Day Care, After School Care and Vacation Care

8. Prior to the operation of Long Day Care, After School Care and Vacation Care, 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.
9. Prior to issue of an Occupation Certificate, the bus turning bay is to be constructed in accordance with the approved engineering plans.

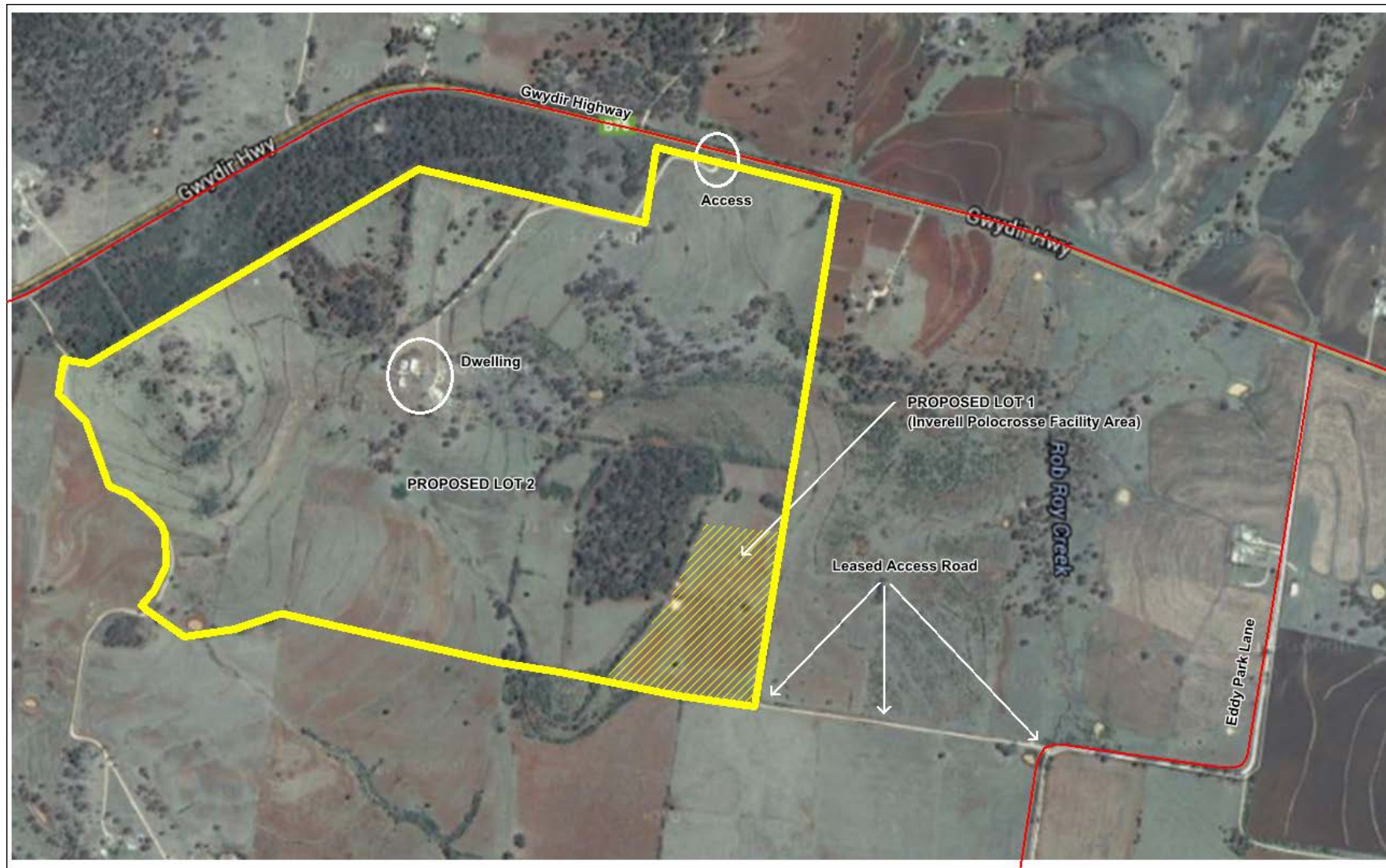
10. Prior to issue of an Occupation Certificate, all landscaping as per the approved plans is to be completed.

Ongoing Use

11. The operation of the Long Day Care is limited to:
- The hours of 8.00am to 3.00pm, Monday, Tuesday and Friday, during School Term Periods;
 - No more than two (2) hours of outdoor activity, between the hours of 8.30am and 12.00pm; and
 - A maximum of twenty-eight (28) children.
12. The operation of the After School Care is limited to:
- 3.00pm to 6.00pm, Monday to Friday, during School Term Periods;
 - No more than two (2) hours of outdoor activity, between the hours of 3.00pm and 5.30pm; and
 - A maximum of twenty-eight (28) children.
13. The operation of the Playgroup is limited to:
- A maximum of two (2) hours (generally between 9.30am and 11.30am), Wednesday and Thursday, during School Term Periods; and
 - A maximum of thirty-two (32) children.
14. The operation of the Vacation Care is limited to:
- 8.00am to 6.00pm, Monday to Friday, during School Holiday periods; and
 - No more than two (2) hours of outdoor activity, between the hours of 8.30am and 12.00pm;
 - No more than two (2) hours of outdoor activity, between the hours of 3.00pm and 5.30pm; and
 - A maximum of twenty-eight (28) children.
15. Any food preparation and handling must comply with all applicable legislation/regulation and standards including:
- *The Food Act 2003;*
 - *Food Regulation 2004;*
 - *Food Standards Australia and New Zealand – Food Standards Code 2001;*
 - *Relevant Australian Standards for Design, Construction and Fit out of Food Premises; and*
 - *Mechanical ventilation – Australian Standard 1668.2-2002 The use of ventilation and air conditioning in buildings - Ventilation design for indoor air contaminant control.*
16. All parking areas, the bus turning bay and landscaping must be maintained in a reasonable manner, in perpetuity.
17. All waste bins and storage areas are to be located and/or screened to not be visible from adjacent public or private land.

- | |
|---|
| <p>18. Any other condition deemed appropriate by the Director Civil and Environmental Services.</p> |
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APPENDIX 1



APPENDIX 2



STATEMENT OF ENVIRONMENTAL EFFECTS – OTHER DEVELOPMENT

LEGISLATION – In accordance with Schedule 1 of the *Environmental Planning and Assessment Regulations 2000* a Development Application must be accompanied by a Statement of Environmental Effects.

QUALIFIER – This Statement of Environmental Effects Template has been produced to assist applicants identify the environmental impacts of a development and the steps to be taken to protect the environment or lessen the expected harm.

The template is only suitable for **minor impact development**, such as small scale commercial & industrial development. It may be necessary for Council to request additional information depending on the nature and impacts of a proposal and the completeness of the document.

Larger scale developments must be accompanied by a detailed and specific Statement of Environmental Effects. For further information in this regard please seek specific advice from Council's Development Services Division.

Application Details

Applicants Name: LG & KP PARTRIDGE & CM LEVE
 Location of Development: Lot: 3 DP: 1124721/1115208
 No: 6C Street: BREWERY ST
 Locality: INVERELL

Description of Development

(Include where applicable: physical description of building, proposed building materials, nominated colour scheme, nature of use, details of any demolition etc).

USE OF EXISTING BUILDING - PREVIOUS DA 205/2007
9 APRIL 2009 - NEW DA REQUESTING EXTENSION OF
HOURS & CONSTRUCTION OF BUS TURNING BAY IN
AREA AT FRONT OF EXISTING BUILDING

Description of the Site

Describe the physical features such as shape, slope, vegetation, any waterways. Also describe the previous and current use/s on the site.

EXISTING GULLY, LANDSCAPING TURF BRICK BUILDING
CURRENTLY USED AS FAMILY DAY CARE COORDINATION UNIT
& PLAYGROUP (DA 205/2007)

Describe the use of the land adjoining the site?

RESIDENTIAL

Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? Why/Why not?

NO - NOTHING IN AREA

Administration Centre, 144 Otho Street (PO Box 138), Inverell NSW 2360

Ph: 02 67 288 288 Fax: 02 67 288 277

DX 6159

www.inverell.nsw.gov.au

Last Updated 1/8/13

Version 1.

Context and Site Setting

Will the development:

be visually prominent in the surrounding area? Why/Why not?

NO - USING EXISTING BUILDING - ONLY ADDITION IS
 BUS TURNING BAY AT FRONT

be inconsistent with the existing streetscape or Council's setback policies? Why/Why not?

NO - EXISTING BUILDING COMPLIES WITH SETBACK
 POLICY & STREETScape

be out of character with the surrounding area? Why/Why not?

NO - EXISTING BUILDING IS IN CHARACTER
 PASSED BY COUNCIL (DA 205/2007)

impact on the existing and likely future amenity of the area (eg noise, dust, traffic)? Why/Why not?

THERE WILL BE MINIMAL EXTRA NOISE & TRAFFIC. THE NEW
 DEVELOPMENT WOULD GENERATE 5 EXTRA CARS &
 1 BUS DAILY.

Will the proposal affect the amenity of surrounding residences by overshadowing/loss of privacy/increased noise or vibrations? Why/Why not?

THERE WOULD BE AN INCREASE IN NOISE IN THE AFTERNOON FROM
 4.15 PM TILL 5.45 PM WITH OUTSIDE ACTIVITIES FOR SCHOOL
 CHILDREN. THE EXISTING ACOUSTIC MOUND WILL PROVIDE THE SAME
 SOUND BARRIER. THERE IS ANOTHER RAISED GARDEN MOUND & TREES EXTRA.

Access / Traffic & Utilities

(Note 1 dwelling = approx. 10 vehicle movements per day)

Is legal and practical access available to the development? Describe where access is available and show on plan.

ACCESS AS PER ORIGINAL DEVELOPMENT
 NEW EXIT AS PER PLAN.

Will development increase local traffic movements/volumes? If Yes, by how much? Why/Why not?

AN INCREASE OF 30% IN TRAFFIC VOLUMES ARE EXPECTED

Are additional access points to the road network required? Describe where additional access points are required from and show on plan.

EXIT AT RIGHT HAND SIDE OF SIGHT

Has vehicle manoeuvring and onsite parking been addressed in the design (Commercial/Industrial/Multi Res/Public Buildings)? Describe route of vehicle movements & number/type/location of parking and show on plan.

EXISTING CAR PARKING
 BUS TURNING BAY - NEW PLAN

Is power, water, electricity, sewer and telecommunications services existing and/or available to the site?

YES

What type of vehicle/equipment will be used onsite eg trucks, loader, forklift? List number, use & type of vehicle/equipment.

CARS - 1 BUS TRANSPORT OF CHILDREN & STAFF

Can/is disabled access provided? Are disabled facilities to be installed/provided? Number & location?

DISABLED ACCESS ALREADY PROVIDED 1 CAR PARK
 & BUILDING FACILITIES

Method/timing/frequency/type of deliveries (loading and unloading)?

AS PER DISCUSSION NOTES

Waste Disposal

Sewer/Septic:

How will effluent be disposed of?

To Sewer ☒ Onsite ☐

Indicate location/size/disposal method for onsite system:

Will liquid trade waste be discharged to Council's sewer?

No ☒ Yes ☐

If 'Yes', please specify type and quantity?

How will stormwater (from roof and hard standing) be disposed:

Street Drainage System ☒

Describe:

Other (provide details) ☐

Garbage & other Waste:

Will the development produce waste?

No ☐ Yes ☒

If "Yes", please specify type/s and quantity of waste will be generated.

RECYCLING ITEMS - GARBAGE - FOOD WASTE

Detail how waste will be disposed of and the frequency of disposal?

GARBAGE COLLECTION - RECYCLING COLLECTION
 - COMPOSTING (WORM FARM & GARDENS)
 ALL EXISTING.

Detail how and where waste will be stored onsite and show on plan.

GARBAGE BIN AREA AT REAR OF EXISTING BUILDING

Natural & Technological Hazards

Is the development site subject to any of the following natural hazards:

☐ Bushfire Prone?

☐ Flooding?

(Note if the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the case of subdivision the development will be integrated. For further information please ask Council staff.

Describe location/type/severity:.....

NO

Identify any proposed hazardous materials &/or processes &/or any potential emissions from the proposal (e.g. chemicals, contaminated runoff, fumes). Describe:

Flora & Fauna Impacts

Will the development result in the removal of any native Vegetation from the site? Describe location/quantity/type of vegetation and show on plan.

NO - NO NATIVE VEGETATION TO BE REMOVED

Is the development likely to have any impact on threatened Species or endangered ecological communities? Describe location/quantity/type.

NO - NONE ON SITE

Environmental Impacts

Is the development likely to result in any form of air pollution (smoke, dust, odour etc)? Why/Why not?

NO - ONLY USED FOR CHILDCARE

Does the development have the potential to result in any form of water pollution (eg. Sediment runoff)? Why/Why not?

NO

Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps, air conditioners, machinery)? Why/Why not?

NO

Does the development involve any significant excavation or filling? Describe Location & Quantity.

EXCAVATION OF 350 MM FOR BUS TURNING BAY AT FRONT OF BUILDING TO BE FILLED WITH GRAVEL, ROLLED AND COVERED WITH BITUMEN

Could the development cause erosion or sediment run-off (including during the construction period)? Why/Why not?

NO - HAY BALES WILL BE USED IF NEEDED

Is there any likelihood in the development resulting in soil contamination? Why/Why not?

NO - GRAVEL, BITUMEN & CONCRETE ONLY THINGS INTRODUCED

Is the development likely to disturb any aboriginal artefacts or relics? Why/Why not?

NO - NONE IN AREA

Are there any threatened species, populations &/or ecological communities &/or their habitats on the land or nearby? If "Yes", How will the development impact? If "No", why not?

NO - NONE PRESENT

Will there be external lighting? Describe location/type/wattage/light spillage:

NO EXTRA LIGHTING WILL BE USED ON WHAT IS CURRENTLY IN USE ON EXISTING BUILDING

Social & Economic Impacts

Will the proposal have any economic consequences in the area? Why/Why not?

YES - WILL GENERATE APPROX 6 NEW STAFFING POSITIONS

Operational and Management Details

Note: This section is only relevant to commercial/industrial/public buildings and other non-residential uses

Description of operation CHILD CARE

AS PER ATTACHMENT
DISCUSSION NOTES

Description of production process

Numbers of staff

Hours and days of operation

Maximum expected number of customers per day and at one time

- Type and quantity of goods handled including any hazardous substances

N/A

- List and describe the type/ quantity of raw materials and finished products

N/A

- Advertising/business signage onsite.....

USE OF EXISTING "KCL" SIGN!

Applicant Signature *Pastridge* Date

Applicant Signature Date

Privacy Policy – This information is required under the Environmental Planning and Assessment Act and Regulation to process your application. Your information would comprise part of a public register related to this purpose. This information will be kept by Council and disposed of in accordance with the Local Government Disposal Authority. You are entitled to review your personal information at any time by contacting Inverell Shire Council.

Discussion Notes

KCL Family Day Care would like to put forward a proposal to run a Long Day Care preschool room , after school care and vacation care service from the existing Family Day Care Co Ordination Unit at 6c Brewery Street, Inverell. In conjunction with this proposal we still wish to run play group.

Noise:

KCL has approval for 32 children to be on the premises from 9.30am till 11.30am three days per week. The children are in the outdoor area for approximately 1 of the 2 hours.

- *The maximum number of children at any one time would now only be 28.*
- *The preschool would see this outdoor time increased from 1 to 2 ½ hours per day, generally in the morning.*
- *For the After School Care the outdoor time would be approximately 1 to 1 ½ hours from 4.15pm till 5.45pm this would less in the winter months.*
- *Vocation Care would see the outside area used for the 2 ½ hours in the morning replacing the preschool time and in the afternoon replacing the after school session of 1 ½ hour plus an extra hour being 2 ½ hour for that session and it would be at an earlier time of 3.00pm till 5.30pm, giving 5 hours per day for outdoor activities.*
- *Existing office hours of 9.00am to 5.00pm would still apply.*

The existing acoustic mound required for the 32 children is still in place and the scrubs that were grown along the top are now quite large giving a good barrier. We are in the process of adding to the landscaping of the play area with a raised garden mound extending from the acoustic mound. Extra scrubs, trees and natural environment elements are being added as well.

Car Parking, Bus Turning and Traffic Generally:

- Times and frequency:
 - *There will be three drop off and pick times throughout the day.*
 - *The first drop off will be at 8.00 am for preschool children.*
 - *The second will be a bus drop off of school age children at 3.00pm.*
 - *The first pickup will be for preschool children at 3.00pm*
 - *The second for school age children at 6.00pm.*
- Traffic management:
 - *There is a rear car park that houses 7 public parks and the bus turning bay at the front of the building is a double lane, one way, entry and exit.*
 - *At the morning drop off for preschool, parents can either use the care park at the rear of the building or use the entry/exit bay for the 'kiss & go' arrangement*
 - *Parents picking up preschool children at 3.00pm would be encouraged to use the rear car parks and the bus dropping off the school children use the entry/exit at the front.*
 - *For the 6.00pm pickup of school children the front entry/exit would be used.*
 - *There is only one bus service.*

- Landscaping:
 - *The existing gardens will be retained but maybe relocated closer to the front fence if needed to accommodate the turning bay.*
 - *The garden around the disabled car park will be redesigned to make way for the turning bay then enlarged and the overall landscaping changed to incorporate a more natural environment. The use of large rocks, ground covers and scrubs.*
Ground covers: Tanika (Lomandra Longifolia) 12, Little Jess (Dianella Caerulea) 12
Pure Blonde (Liriope) 6
Scrubs: Bruinsma Grass Trees 2

Operation and Management Details:

General:

- What is the maximum number of children that will be present on-site during the operation of vocation care, preschool and after school care:
 - *The maximum number of children on site during the operation of vocation care, preschool and after school care will be 28.*
- Information regarding internal and external noise mitigation measures:
 - *The current building has been built from common materials with high-density properties being brick, concrete and metal that is used in sound insulation.*
 - *The building is insulated with fiberglass bats that are a common sound absorption material.*
 - *The area to be used for the child care, both indoor and out is situated at the back of the building. There is an acoustic mound topped with scrubs surrounding the playground. This is currently being extended into a raised garden bed.*
- Demonstrate compliance with Docs requirements for floor area/obstructions/children ratios – indoor and out:
 - *DOCs requirement is 3.25sq metres of unencumbered indoor space per child and 7sq metres of unencumbered outdoor space per child. (As per Appendix 1)*
 - *The existing indoor area is 92sq metres the requirement for 28 children.*
 - *The existing outdoor space is 220sq metres, the requirement for 31 children. The number of children in care at any one time will not exceed 28. This will be the number on the licence application for the Department of Education.*
 - *There is no child ratios in NSW for school children(As per Appendix 2) There will be one full time staff member for the 28 children with another staff member present for each 10 children as required.*
 - *The ratio for preschool children is 1:10 (As per Appendix3) Depending on the number of children enrolled there would be an Early Childhood Teacher present as required by Regulations or two staff members for the first 10 then another staff member for each subsequent.*

Preschool:

- How will the preschool impact on the operation of the existing 'playgroup' component:

- *There will be no impact at all; playgroup will run Wednesday and Thursday.*
- Will the preschool run 5 days a week, including school holidays:
 - *Preschool will run 3 days, Monday Tuesday and Friday, (If at a later date the other two days are required, we would cancel playgroup and put in a request to run the preschool for the extra time). Excluding the school holidays.*
- What will the operation times be:
 - *The preschool will operate from 8.00am till 3.00pm each week day.*

After School Care:

- Will the after school care run 5 days a week:
 - *The After School Care will run Monday to Friday each week of the school term.*
- What will the operation times be:
 - *After School Care will operate from 3.00pm till 6.00pm each week day.*

Vocation Care:

- What will the operation times be:
 - *Vocation Care will operate from 8.00am till 6.00pm during school holiday times*
- Will this run in conjunction with the preschool or does the preschool stop during the school holidays:
 - *Both the Preschool and the playgroup will only run through the school term not in the holidays.*

APPENDIX ①

2011 No 653

Education and Care Services National Regulations

Part 4.3—Physical environment

105 Furniture, materials and equipment

The approved provider of an education and care service must ensure that each child being educated and cared for by the education and care service has access to sufficient furniture, materials and developmentally appropriate equipment suitable for the education and care of that child.

Note

A compliance direction may be issued for failure to comply with this regulation.

106 Laundry and hygiene facilities

- (1) The approved provider of an education and care service must ensure that the service has—
 - (a) laundry facilities or access to laundry facilities; or
 - (b) other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage prior to their disposal or laundering—that are adequate and appropriate for the needs of the service.
- (2) The approved provider of the service must ensure that laundry and hygienic facilities are located and maintained in a way that does not pose a risk to children.

Note

A compliance direction may be issued for failure to comply with subregulation (1) or (2).

107 Space requirements—indoor space

- (1) This regulation does not apply in respect of a family day care residence.
- (2) The approved provider of an education and care service must ensure that, for each child being educated and cared for by the service, the

2011 No 653

Education and Care Services National Regulations

Part 4.3—Physical environment

education and care service premises has at least 3.25 square metres of unencumbered indoor space.

Penalty: \$2000.

- (3) In calculating the area of unencumbered indoor space—
- (a) the following areas are to be excluded—
- (i) any passageway or thoroughfare (including door swings);
 - (ii) any toilet and hygiene facilities;
 - (iii) any nappy changing area or area for preparing bottles;
 - (iv) any area permanently set aside for the use or storage of cots;
 - (v) any area permanently set aside for storage;
 - (vi) any area or room for staff or administration;
 - (vii) any other space that is not suitable for children;
- (b) the area of a kitchen is to be excluded, unless the kitchen is primarily to be used by children as part of an educational program provided by the service.
- (4) The area of a verandah may be included in calculating the area of indoor space only with the written approval of the Regulatory Authority.
- (5) A verandah that is included in calculating the area of outdoor space cannot be included in calculating the area of indoor space.

Note

A compliance direction may be issued for failure to comply with subregulation (2).

2011 No 653

Education and Care Services National Regulations

Part 4.3—Physical environment

108 Space requirements—outdoor space

- (1) This regulation does not apply in respect of a family day care residence.
- (2) The approved provider of an education and care service must ensure that, for each child being educated and cared for by the service, the education and care service premises has at least 7 square metres of unencumbered outdoor space.
Penalty: \$2000.
- (3) In calculating the area of unencumbered outdoor space required, the following areas are to be excluded—
 - (a) any pathway or thoroughfare, except where used by children as part of the education and care program;
 - (b) any car parking area;
 - (c) any storage shed or other storage area;
 - (d) any other space that is not suitable for children.
- (4) A verandah that is included in calculating the area of indoor space cannot be included in calculating the area of outdoor space.
- (5) An area of unencumbered indoor space may be included in calculating the outdoor space of a service that provides education and care to children over preschool age if—
 - (a) the Regulatory Authority has given written approval; and

APPENDIX ②

Ratios and qualifications

Open all | Close all

21. What are the educator to child ratios for New South Wales under the National Regulations?

Centre based services

Age of children	Educator to child ratio
Birth to 24 months	1:4
	1:8 until 31/12/15
Over 24 months and less than 36 months	then
	1:5
Over 36 months - preschool age	1:10
Over preschool age	Not yet a national requirement, and no requirements currently apply in NSW

Family day care services

- 1:7 for each family day care educator
- From 1 January 2014 not more than 4 of the children can be preschool age or under.

22. What qualifications must educators in services have in New South Wales?

23. Is there any help for workers in early childhood education and care services to get the qualifications they need?

24. What are the staff to child ratios when taking children on an excursion?

25. Who assesses the qualifications of staff wishing to work in education and care services?

Early childhood teacher requirements

Open all |

26. What qualifications are you required to have under the National Quality Framework to be an early childhood teacher?

27. Will my qualification be recognised as an early childhood teacher qualification under the National Quality Framework?

28. Do early childhood teachers need to be four-year trained under the National Quality Framework?

29. Does regulation 242 – *Persons taken to be early childhood teachers* apply in NSW?

30. How many early childhood teachers (or what early childhood teacher-to-child ratio) is my service required to have?

31. Does an early childhood teacher have to be working directly with the children at the service?

32. Does an early childhood teacher have to be on the premises at all times?

33. My service had an approval under the *Early Childhood Teacher Interim Policy* prior to 2012. Does that approval still apply?

34. Does regulation 135 – Early childhood teacher illness or absence apply in NSW?

35. Why are the early childhood teacher requirements for NSW services caring for 30 or more children different from the national requirements?

36. What support is the government offering to help people get early childhood teaching qualifications?

37. What does it mean for an early childhood teacher to be 'in attendance' at all times that a service is caring for a particular number of children?

38. What are the requirements if an early childhood teacher is absent due to being unwell or on leave?

Family day care

Open all |

39. What is a family day care coordinator, educator, and educator assistant? What is the role of a certified supervisor in family day care?

Other operational requirements

Open all |

40. Where can I find help with the policy and procedure requirements of regulation 168?

41. What are the outdoor space requirements for OSHC services?

Fitness and propriety

Open all |

42. What does "fit and proper" mean?

43. When the application forms refer to a person 'in management or control' of a service what do they mean?

44. Do the ID documents I provide have to be originals?

APPENDIX (2)

2011 No 653

Education and Care Services National Regulations

Part 7.3—New South Wales—Specific provisions

PART 7.3—NEW SOUTH WALES—SPECIFIC PROVISIONS**Division 1—Application of Part 7.3****270 Application of Part 7.3**

This Part applies to New South Wales.

Division 2—Minimum number of educators and qualifications and training required**271 Educator to child ratios—children aged 36 months or more but less than 6 years**

- (1) Regulation 123(1)(c) applies as modified by this section.
- (2) The educator to child ratio for children aged 36 months or more but less than 6 years of age is 1 educator to 10 children.

272 Early childhood teachers—children preschool age or under

- (1) This regulation applies in place of regulations 131 to 135 in relation to a centre-based service that educates and cares for 30 or more children preschool age or under.
 - (2) One early childhood teacher must be in attendance at all times that a centre-based service is educating and caring for 30 to 39 children preschool age or under.
 - (3) Two early childhood teachers must be in attendance at all times that a centre-based service is educating and caring for 40 to 59 children preschool age or under.
 - (4) Three early childhood teachers must be in attendance at all times that a centre-based service is educating and caring for 60 to 79 children preschool age or under.
-

2011 No 653

Education and Care Services National Regulations

Part 4.4—Staffing arrangements

- (2) This Division does not apply to a centre-based service if the main purpose of that service is to provide education and care to children over preschool age.

130 Requirement for early childhood teacher—centre-based services—fewer than 25 approved places

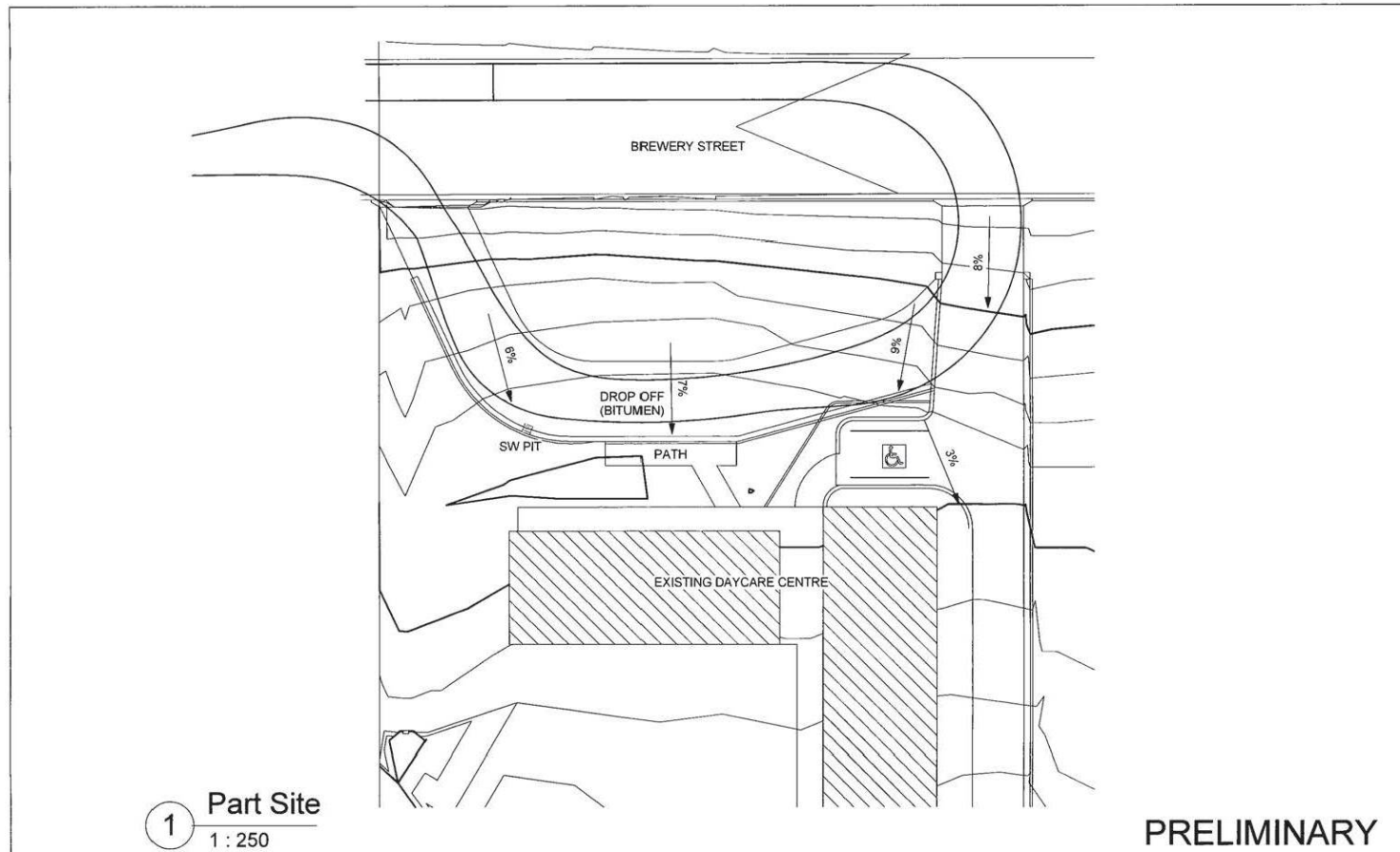
- (1) If the approved number of places for children preschool age or under at a centre-based service is fewer than 25, the service must have access to an early childhood teacher working with the service for at least 20 per cent of the time that the service provides education and care.
- (2) To comply with subregulation (1), the early childhood teacher may be working with the service by means of information communication technology.
- (3) For the purposes of this regulation the period that an early childhood teacher works with a centre-based service may be calculated on a quarterly basis.

131 Requirement for early childhood teacher—centre-based services—25 or more approved places but fewer than 25 children

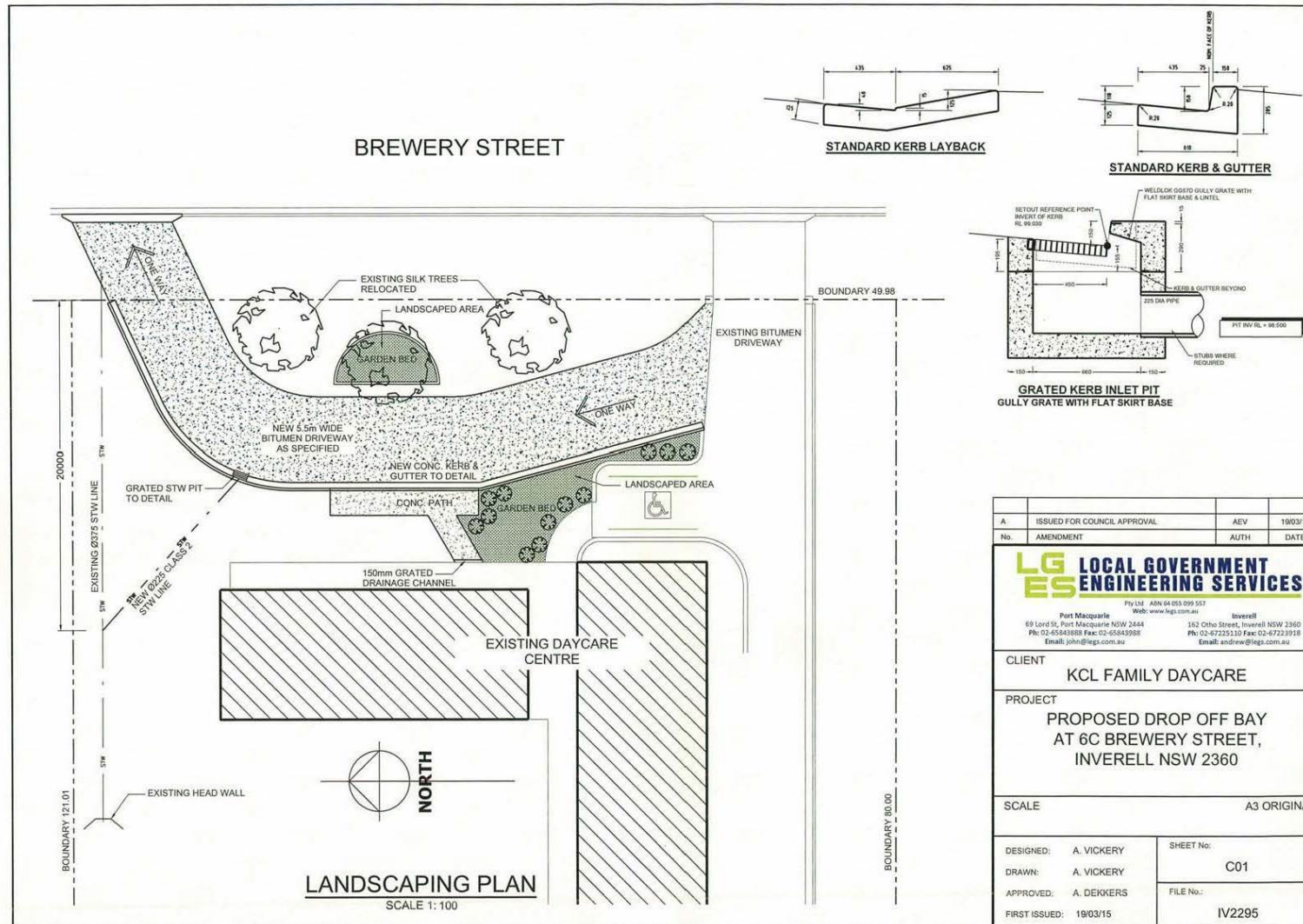
- (1) This regulation applies if the approved number of places for children preschool age or under at a centre-based service is 25 or more but the service is caring for fewer than 25 children.
- (2) The service must comply with regulation 130 during any period that it educates and cares for fewer than 25 children.

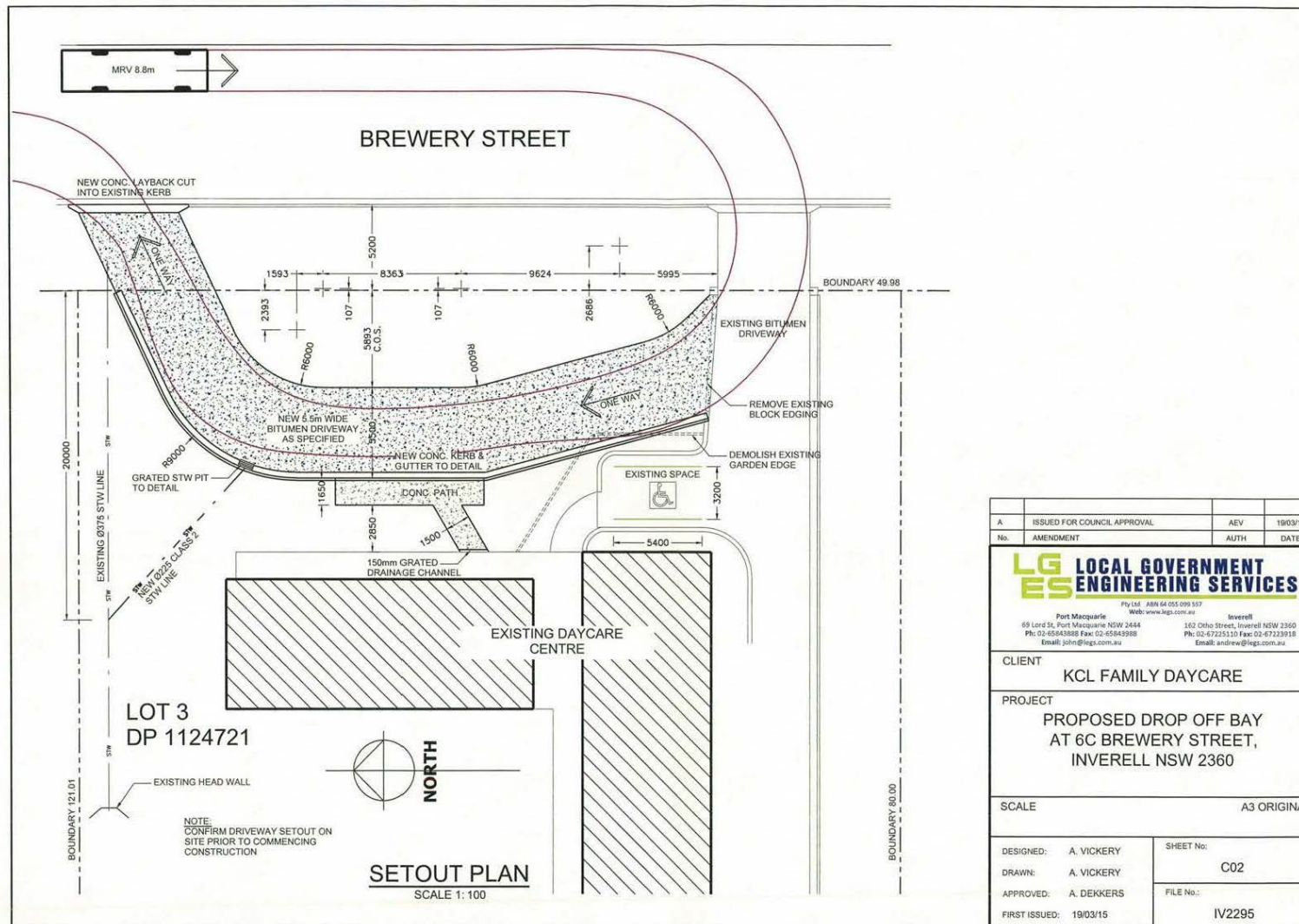
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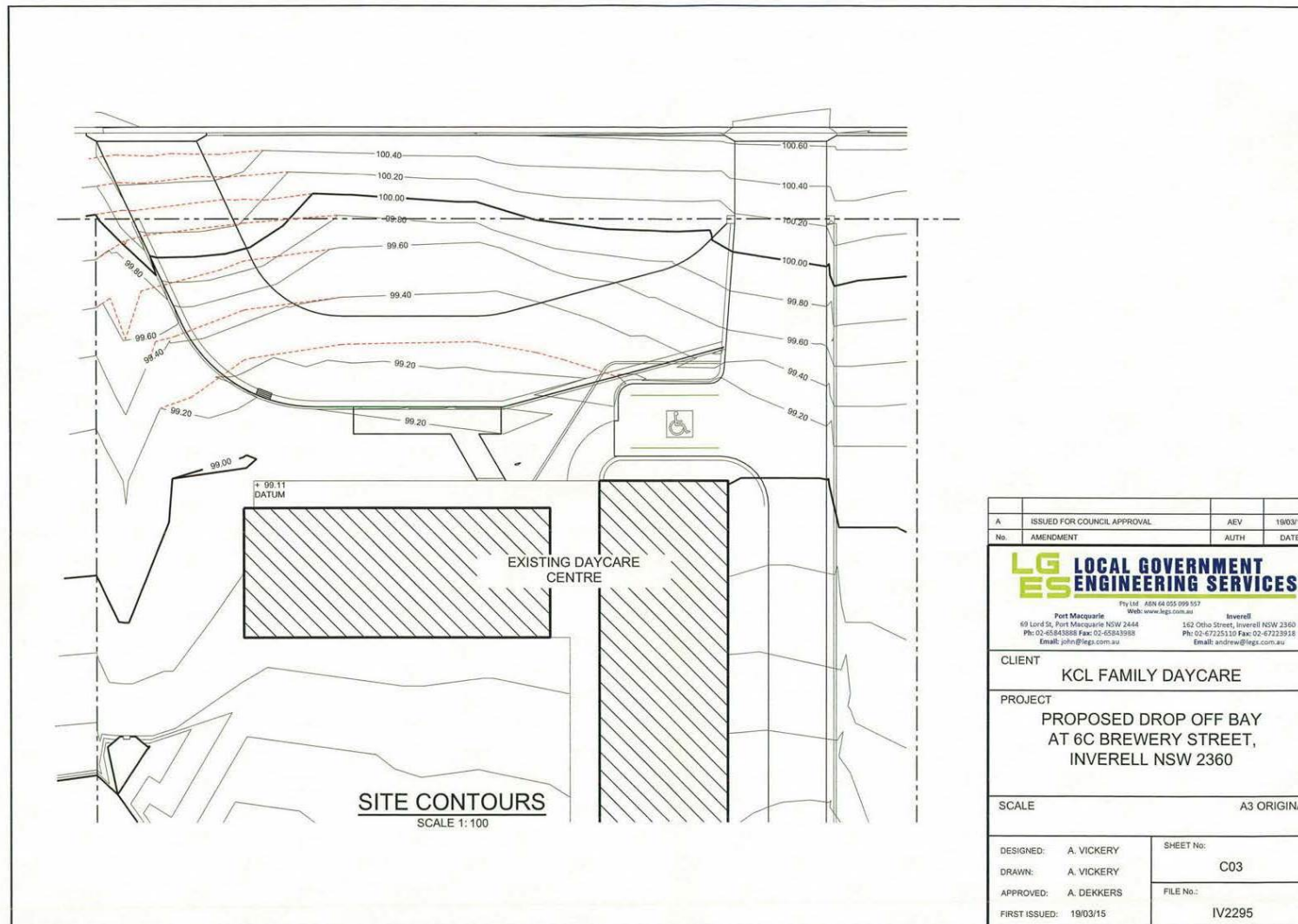
Regulation 132 applies if the centre-based service provides education and care to 25 or more but less than 60 children preschool age or under.

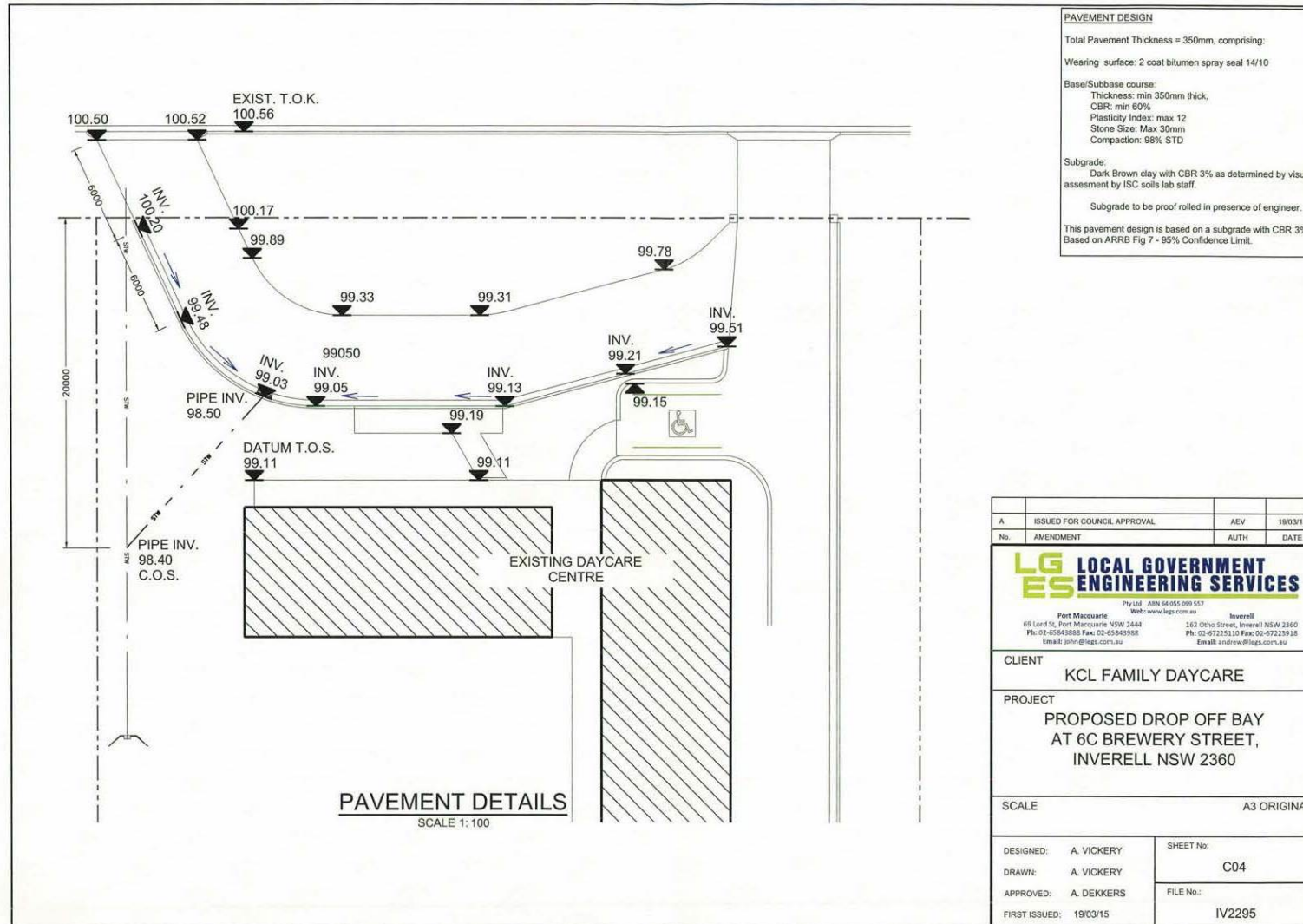


				<div><div>LGES</div><div>LOCAL GOVERNMENT ENGINEERING SERVICES</div></div> <div><div>Pty Ltd</div><div>ABN 64 055 099 557</div><div>Web: www.legs.com.au</div></div> <div><div>Port Macquarie</div><div>69 Lord St, Port Macquarie NSW 2444</div><div>Ph: 02-65843888 Fax: 02-65843988</div><div>Email: john@legs.com.au</div></div> <div><div>Inverell</div><div>162 Otho Street, Inverell NSW 2360</div><div>Ph: 02-67225130 Fax: 02-67223918</div><div>Email: andrew@legs.com.au</div></div>		CLIENT KCL FAMILY DAYCARE	SCALE AS SHOWN	A3 ORIGINAL
				PROJECT Project Name Proposed Drop Off Bay		DESIGNED: A. VICKERY	A. VICKERY	SHEET No: Sch 001
						DRAWN: A. VICKERY		FILE No.:
						APPROVED:		
						FIRST ISSUED:	19/02/15	IV229
No.	AMENDMENT	AUTH	DATE					









TO CIVIL & ENVIRONMENTAL SERVICES COMMITTEE MEETING 13/05/2015

ITEM NO:	1.	FILE NO: S5.9.12
DESTINATION 5:	The communities are served by sustainable services and infrastructure	S
SUBJECT:	ASHFORD WATER TREATMENT PLANT PCG MEETING MINUTES – 20 APRIL 2015	
PREPARED BY:	Hayley Nichols, Corporate Support Officer - Publishing	

SUMMARY:

Meeting held on Monday, 20 April, 2015.

COMMENTARY:

MINUTES OF THE ASHFORD WATER TREATMENT PLANT PROJECT CONTROL GROUP MEETING HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 144 OTHO STREET, INVERELL ON MONDAY, 20 APRIL, 2015 COMMENCING AT 10.00AM.

PRESENT: Cr Phil Girle (Chairman), Graham Bendeich (Manager Environmental Engineering), Paul Pay (Manager Financial Services), Anthony Alliston (Manager Development Services) and Mark Bryant (Environmental Engineering Technical Officer).

APOLOGIES:

Tony Turner (Water and Sewer Coordinator), Darrell Hughes (Operations Coordinator) and Brett McInnes (Director Civil & Environmental Services).

CONFIRMATION OF MINUTES

RESOLVED (Pay/Bendeich) that the Minutes of the Ashford Water Treatment Plant Project Control Group Meeting held 17 March, 2015 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

There were no interests declared.

MATTERS ARISING

Nil.

- i) ASHFORD WATER TREATMENT PLANT PROJECT S5.9.12

RESOLVED (Anthony Alliston / Mark Bryant) that:

- i) *the information be received and noted; and*
- ii) *the Ashford Water Treatment Plant PCG endorse the payment to Water Treatment Australia Pty Ltd of \$778,469.19 (incl GST) for progress Claim No 10 (March 2015).*

NEXT MEETING

The next meeting will be held on a date to be advised.

There being no further business, the meeting closed at 10.15am.

ITEM NO:	2.	FILE NO: S6.8.9
DESTINATION 4:	A strong local economy	B
SUBJECT:	APPRECIATION LETTER	
PREPARED BY:	Renee Hall, Administration Coordinator	

SUMMARY:

Council has received a letter of appreciation from the Inverell Cycle 'n' Tri Club.

COMMENTARY:

A letter of appreciation has been received from the Inverell Cycle 'n' Tri Club Secretary, Mr Darren Croft.

Mr Croft writes on behalf of the Club expressing their thanks for Council's approval and assistance in the preparation of the clubs criterium event that was to be held 21 March, 2015.

Due to circumstances beyond their control the club were unable to proceed with the event.

A copy of the correspondence has been provided for the Committee's information as Appendix 1 (E9).

ITEM NO:	3.	FILE NO: S14.16.9
DESTINATION 1:	A recognised leader in a broader context	R
SUBJECT:	AUSTRALIAN BUREAU OF STATISTICS - POPULATION FIGURES	
PREPARED BY:	Chris Faley, Development Planner	

SUMMARY:

The Australian Bureau of Statistics (ABS) has released updated population estimates for Local Government Areas, including population change statistics.

The Committee is requested to note this information.

COMMENTARY:

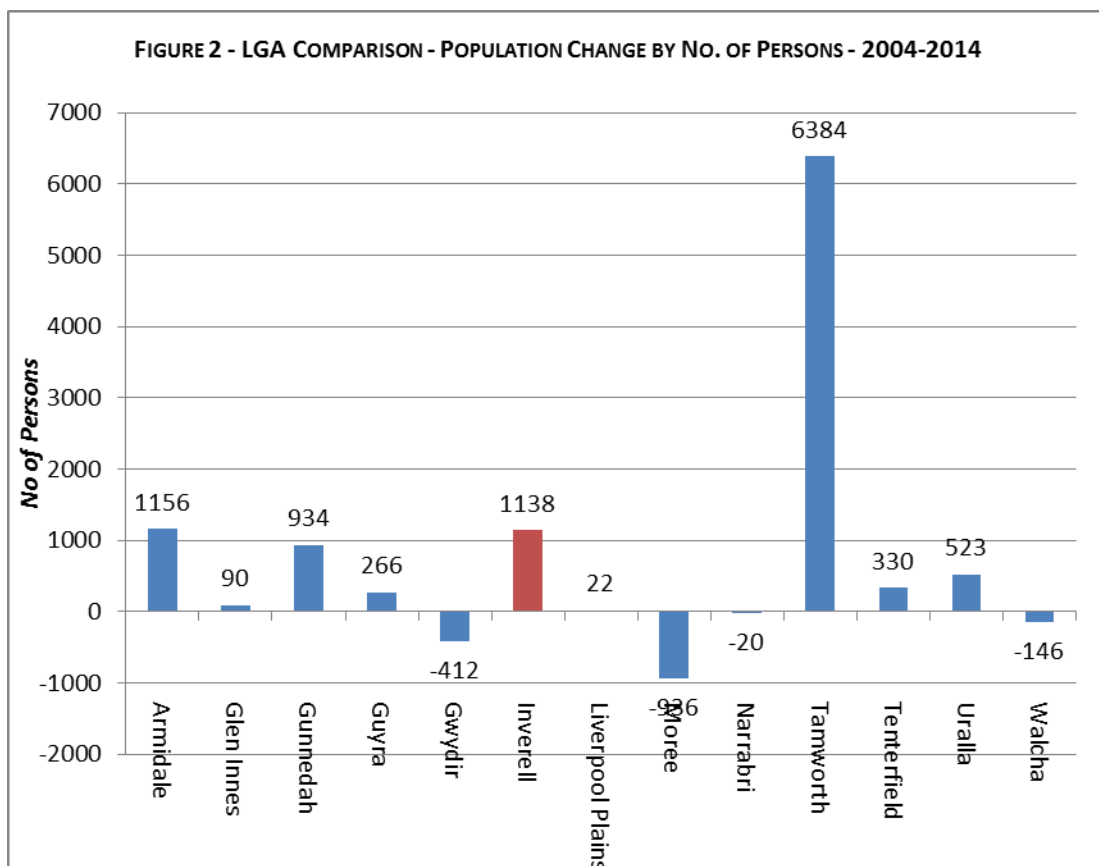
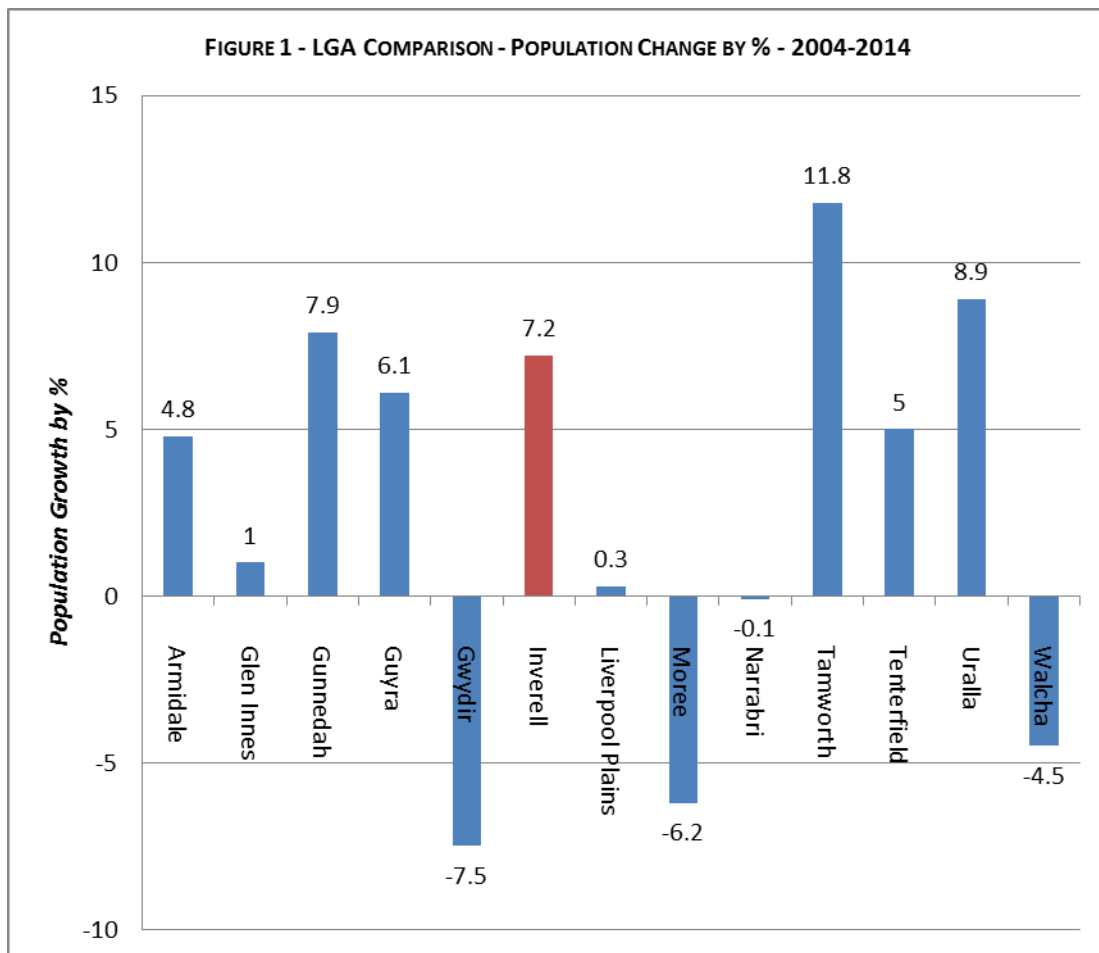
On 31 March, 2015, the Australian Bureau of Statistics released updated population estimates from 2004 to 2014.

A summary of the Inverell Local Government Area population growth from 2004 to 2014 is provided in Table 1.

Table 1 - Inverell LGA – Population Growth – 2004 to 2014

Year	Total Population	Increase (No.)	Increase (%)
<i>2004</i>	15708	-	-
<i>2005</i>	15765	57	0.4%
<i>2006</i>	15845	80	0.5%
<i>2007</i>	15973	128	0.8%
<i>2008</i>	16118	145	0.9%
<i>2009</i>	16320	202	1.3%
<i>2010</i>	16476	156	1.0%
<i>2011</i>	16584	108	0.7%
<i>2012</i>	16678	94	0.6%
<i>2013</i>	16725	47	0.3%
<i>2014</i>	16846	121	0.7%

The growth of the Inverell Local Government Area has been compared with other Local Government Areas in the Northern Inland Region of New South Wales. Figures 1 and 2 provide comparisons by percentage and total number of persons respectively.



The population statistics released by the Australian Bureau of Statistics demonstrate that Inverell has continually grown in the last 10 years and is an important centre in the Northern Inland Region of New South Wales.

ITEM NO:	4.	FILE NO: S28.21.1/08
DESTINATION 5:	The communities are served by sustainable services and infrastructure.	S
SUBJECT:	WORKS UPDATE	
PREPARED BY:	Justin Pay, Manager Civil Engineering	

SUMMARY:

This report is intended to keep Council updated on the capital works and maintenance programs.

COMMENTARY:

Cameron Park Upgrade

Work is continuing on the Cameron Park Upgrade Project. Fencing, footpath works and other ancillary works are now complete. Road works have commenced along Cameron Street with earthworks complete. Kerb and gutter works, and pavement works are due for completion in May. A bitumen seal is expected to be completed by the end of May. Extensive delays have been experienced due to wet weather.

Killean Street Swanbrook Road Intersection Upgrade

This project was due for completion at the end of April, however rain has delayed project. Kerb and gutter works are now complete along Killean Street with pavement works being rescheduled to accommodate school operations. Project completion is planned for early May.

Ashford Road “Karoola” Reconstruction – Stage One & Stage Two

Stage one (1) of this Regional Road Repair Program Project is now completed. Stage two (2), a 1.5km section of Ashford Road collectively known as the 3 sisters, is due to commence in June. Interflow, a specialist contractor engaged by Council, has completed the relining of several large piped culverts with the pipe extensions for these culverts due to commence early May. Pavement works including vertical and horizontal realignment of the road will follow the completion of the drainage works. The project is scheduled for completion in July.

Bingara Road – Michells Lane

Pavement rehabilitation works on a 1.2km section of the Bingara Road, south of Michells Lane, is underway. Shoulder widening works, stabilisation works and a pavement overlay will renew the pavement condition and improve ride quality of this section of road. This project commenced at the end of April and is due for completion by the end of May.

Maintenance Grading

Programmed Maintenance grading works were undertaken on the following roads during April 2015:

SR 28	Goat Rock Road	5.0km
SR 60	Nullamanna Road	35.0km
SR 91	Gunyan Road	17.8km
SR 62	Bonshaw Weir Road	0.5km

Total 58.3km

Reactive Maintenance grading works were undertaken on the following roads during April 2015:

SR 12	Blue Nobby Road	2.0km
SR 102	Mastermans Road	0.5km
SR 105	Glen Esk Road	0.5km
SR 128	Delungra Road	0.5km
SR 238	Woodstock Road	12.8km
SR 246	Elsmore Road	5.6km
SR 250	McLachlans Lane	4.4km
SR 254	Stannifer Road	0.5km

Total 26.8km

Gravel Resheeting Program

Gravel resheeting works were undertaken on the following roads during April 2015:

SR 12	Blue Nobby Road	3.9km
SR 16	Keetah Road	2.6km
SR 18	Milkomi Road	3.6km
SR 25	Camp Creek Road	2.1km

Total 12.2km

Gravel Patching

Gravel patching works were undertaken on the following road during April 2015.

SR 17 Holdfast Road

Other Maintenance Activities

Council's State, Regional and Local Roads, Urban and Village Street maintenance activities are continuing as required. Town maintenance will continue as required.

ITEM NO:	5.	FILE NO: S15.8.20
DESTINATION 5:	The communities are served by sustainable services and infrastructure	S
SUBJECT:	AUSTRALIAN GOVERNMENT BLACKSPOT PROGRAM FUNDING	
PREPARED BY:	Justin Pay, Manager Civil Engineering	

SUMMARY:

Council is in receipt of correspondence from Roads and Maritime Services notifying of successful applications under the 2015/2016 Australian Government Black Spot Program. Two (2) projects will receive funding, being Old Bundarra Road as well as the Intersection of Rob Roy Road and the Gwydir Highway.

COMMENTARY:

In August 2014, Council submitted two (2) applications for funding under the 2015/2016 Australian Government Black Spot Programme. To be eligible for funding under this program projects must be aimed at improving road safety at locations that have an identified casualty crash history. Also, each project must have a Benefit Cost Ratio greater than one.

Council proposed two (2) projects for funding under the 2015/2016 Program. One being line marking, signposting, vegetation clearing and earthworks on the section of Old Bundarra Road between Schwenkes Lane and Leviathan Road. The funding allocation for this project is \$197,500. The other project is construction of a turning lane on the Gwydir Highway at the intersection of Rob Roy Road, the funding allocation for this project is \$125,000.

Funding under the Australian Government Black Spot Programme is supplied on a 100% project basis and Council is not required to contribute funding to these projects. Works will be programmed for completion in November, 2015 and will be carried out in accordance with the project funding offer.

ITEM NO:	6.	FILE NO: S1.2.3/08
DESTINATION 5:	The communities are served by sustainable services and infrastructure	S
SUBJECT:	GWYDIR HIGHWAY MAIN BRIDGE PAVEMENT RESURFACING	
PREPARED BY:	Scott Hamilton, Project Engineer	

SUMMARY:

Council in conjunction with the Roads and Maritime Services are planning bitumen resurfacing works on the main bridge over the Macintyre River, on the Gwydir Highway.

COMMENTARY:

Council has instigated discussions with the Roads and Maritime Services (RMS) regarding bitumen resurfacing works on the main town bridge.

An inspection carried out with RMS staff on the 8 April, 2015 has identified several maintenance issues. During this inspection a number of rutting, cracking and fatigue related issues were identified along the entire length of the bridge deck. The bridge deck has not been resurfaced for a number of years and the current wearing surface is at the end of its useful life.

In order to determine a suitable course of action, pavement investigation works are programmed for Wednesday, 13 May, and Thursday, 14 May, 2015. This work will be carried out at night between the hours of 7pm and 6am to minimise the impact on the community. The works will be under traffic control with one lane in operation during this time.

The investigation is aimed at determining the existing depth of bitumen on the bridge deck. This shall provide specific information to the RMS on what types of resurfacing can be applied and what additional works may be required.

Notification has commenced advising the community of the planned works. Variable Message Boards (VMS) have been placed at each end of the bridge advising motorists of the planned works. Advertisements have been arranged for the local newspaper and radio announcements will be made on the day of the work. Council have sent letters to the immediate residents and businesses within the vicinity of the main bridge advising of the planned works.

RECOMMENDATION:

That the items contained in the Information Reports to the Civil & Environmental Services Committee Meeting held on Wednesday, 13 May, 2015, be received and noted.

APPENDIX 1

INVERELL cycle 'n' tri

PO Box 1044
Inverell NSW 2360

President: Dan Wilks Secretary: Darren Croft Treasurer: Terry McDonald

15 April 2015

INVERELL SHIRE COUNCIL	
16 APR 2015	

Paul Henry
General Manager
Inverell Shire Council
Otho St. Inverell

Dear Paul,

On behalf of Inverell Cycle 'n Tri Club, I wish to express my thanks for council's approval of the club's criterium scheduled for March 21, 2015.

The club wishes to acknowledge the efforts of council staff in helping the committee work through the approval process.

However, due to circumstances beyond our control, the event was unable to proceed.

Yours Faithfully



Darren Croft
Secretary
Inverell Cycle 'n Tri