

MINUTES OF THE CIVIL & ENVIRONMENTAL SERVICES COMMITTEE MEETING
HELD IN THE COMMITTEE ROOM, 144 OTHO STREET, INVERELL ON
WEDNESDAY, 8 JUNE, 2016, COMMENCING AT 8.30 AM.

PRESENT: Cr H N Castledine (Chairperson), Crs A A Michael, B C Johnston,
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).

SECTION A

APOLOGIES:

There were no apologies received.

1. CONFIRMATION OF MINUTES

RESOLVED (Michael/Jones) that the Minutes of the Civil and Environmental Services Committee Meeting held on 11 May, 2016, 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 S13.5.6/09

There were no members of the public present to speak.

4. BUSINESS ARISING FROM PREVIOUS MINUTES

Nil.

SECTION B
ADVOCACY REPORTS

Cr Watts Delungra District Development Council

Cr Watts noted the recent meeting of the Delungra District Development Council. Matters discussed at the meeting were;

- minor maintenance issues, and
- entry signage. It was suggested that the theme for signage could be related to the Aboriginal meaning of Delungra including water holes with reeds.

At this juncture, the time being 8.34am, Cr Johnston arrived at the meeting.

Cr Harmon Inverell Chamber of Commerce Business Awards

Cr Harmon congratulated the Chamber for a sensational night. The event was very well attended and the new format worked extremely well.

Cr Castledine

Victoria Park Amenities Building

Cr Castledine noted the completion of the new Victoria Park amenities building and the Official Opening that was held on Monday, 7 June, 2016.

SECTION D
DESTINATION REPORTS

1. EXHIBITION - DRAFT BIODIVERSITY CONSERVATION ACT AND AMENDED LOCAL LANDS SERVICES ACT S11.12.7

DP-A *RESOLVED (Michael/Jones) that the Committee recommend to Council that the draft submission in response to the land management and biodiversity reforms be endorsed.*

2. DA-59/2015/A – 'CHILD CARE CENTRE' – MODIFICATION TO HOURS OF OPERATION - 6C BREWERY STREET, INVERELL DA-59/2015/A

DP-A *RESOLVED (Jones/Harmon) that the Committee recommend to Council that Development Application Modification to 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 child care centre, incorporating:
 - Long Day Care;
 - After School Care; and
 - ~~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, Wednesday, Thursday 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.
18. Any other condition deemed appropriate by the Director Civil and Environmental Services.

S375A Record of Voting	Councillors For:	Councillors Against:
Cr A A Michael	✓	
Cr H N Castledine	✓	
Cr P J Harmon	✓	
Cr B C Johnston	✓	
Cr D C Jones	✓	

3. HIGH PRODUCTIVITY VEHICLE ACCESS - YETMAN AREA S28.15.3/06

MCE-A *RESOLVED (Michael/Harmon) that the Committee recommend to Council that Council retain the existing policy with the addition of a clause being added that Council apply for grant funding from the State and Federal Government for any applications that have a significant benefit to the wider community.*

At this juncture, the time being 9.55am, Cr Jones declared a pecuniary interest in Section D, Destination Reports, Item 4, "Service Level Requirements – Flood Monitoring". The nature of the interest relates to Cr Jones being Council's Flood Controller.

4. SERVICE LEVEL REQUIREMENTS - FLOOD MONITORING S18.6.19

MCE-A *RESOLVED (Harmon/Michael) that the Committee recommend to Council that Council defer the payment of the servicing charge to enable the following matters to be undertaken:*

- i) *Council approach the Insurance Council to seek the determination of a position on insurance companies contributing to the cost of flood monitoring;*
- ii) *Council discuss funding of the system with the State Government, noting the 100% increase in charges; and*

- iii) Council write to the Office of Water seeking details on the cost break-up of servicing the flood monitoring system in the Inverell Local Government Area.

At this juncture, the time being 10.02am, Cr Jones returned to the meeting.

5. ADMINISTRATION OF WEIGHT OF LOADS GROUPS S28.11.1

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

- i) the function and administration of the Weight of Loads remain as per the current arrangements; and
- ii) after the governance framework for Joint Organisations are determined by the State Government, then a reexamination of the “best fit” for the Weight of Loads function be undertaken.

6. CONSIDERATION OF THE LOCAL TRAFFIC COMMITTEE RECOMMENDATIONS S30.8.1

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

1. LINE MARKING ON OLD BUNDARRA ROAD S28.9.16

Linemarking be applied to Old Bundarra Road from Devon Street to Leviathan Road.

2. LINEMARKING OF MACINTYRE, CAMERON AND MEDORA STREETS, INVERELL S28.9.16

Linemarking be applied to MacIntyre, Cameron and Medora Streets from Old Bundarra Road to Bundarra Road.

3. STOP SIGN – INTERSECTION OF SHORT STREET AND RUNNYMEDE DRIVE S28.9.18

A stop sign be installed on the Short Street approach to the intersection.

SECTION E
INFORMATION REPORTS

1. WORKS UPDATE S28.21.1/09

RESOLVED (Harmon/Johnston) that the items contained in the Information Reports to the Civil & Environmental Services Committee Meeting held on Wednesday, 8 June, 2016, be received and noted.

SECTION F
GENERAL BUSINESS

Cr Harmon Ministry of Transport

Cr Harmon noted the guidelines for Community Transport Infrastructure Grants had changed and asked if Council would be submitting an application.

Manager Civil Engineering, Mr Justin Pay advised that Council, on a continuing basis, applies for funding from the Community Transport Infrastructure Grants for identified projects such as bus shelters and ‘pull off’ zones in urban areas. If the guidelines have changed and improvements in the rural areas now qualify, then projects in the rural area will be submitted.

Cr Baker Chester Street

Cr Baker questioned if Chester Street was in the forward Urban Works Program.

Manager Civil Engineering, Mr Justin Pay and Director Civil & Environmental Services, Mr Brett McInnes advised that Chester Street is one of the priorities in the Program, however, the works need to be considered in conjunction with the Chester Street/Gwydir Highway intersection upgrade. Council is seeking grant funding for this Highway intersection.

There being no further business, the meeting closed at 10.25am.

CR H N CASTLEDINE

CHAIRPERSON