



The Copeton Freshwater Swim was held at Copeton Dam on Saturday, 11 April, 2015. This year's swim was attended by 132 competitors in three categories; 600m, 2.5km & 5km.

# Business Paper Ordinary Meeting of Council 22 April, 2015

**INVERELL SHIRE COUNCIL**

**NOTICE OF ORDINARY MEETING OF COUNCIL**

16 April, 2015

An Ordinary Meeting of Council will be held in the Council Chambers, Administrative Centre, 144 Otho Street, Inverell on Wednesday, 22 April, 2015, commencing at **3pm**.

Your attendance at this Ordinary Meeting of Council would be appreciated.

**P J HENRY PSM**

**GENERAL MANAGER**

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**A G E N D A**

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<b>SECTION A</b>	<b>APOLOGIES CONFIRMATION OF MINUTES DISCLOSURE OF CONFLICT OF INTERESTS/PECUNIARY AND NON-PECUNIARY INTERESTS PUBLIC FORUM</b>
<b>SECTION B</b>	<b>ADVOCACY REPORTS</b>
<b>SECTION C</b>	<b>COMMITTEE REPORTS</b>
<b>SECTION D</b>	<b>DESTINATION REPORTS</b>
<b>SECTION E</b>	<b>INFORMATION REPORTS</b>
<b>SECTION F</b>	<b>QUESTIONS WITHOUT NOTICE</b>
<b>SECTION G</b>	<b>CONFIDENTIAL MATTERS (COMMITTEE-OF-THE-WHOLE)</b>

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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.

<i><b>Destinations</b></i>	<i><b>Icon</b></i>	<i><b>Code</b></i>
<p><b>1. A recognised leader in a broader context.</b></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><b>2. A community that is healthy, educated and sustained.</b></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><b>3. An environment that is protected and sustained.</b></p> <p>Giving priority to sustainable agriculture, the protection and conservation of rivers, waterways bio diversity and the built environment.</p>		E
<p><b>4. A strong local economy.</b></p> <p>Giving priority to economic and employment growth and the attraction of visitors.</p>		B
<p><b>5. The Communities are served by sustainable services and infrastructure.</b></p> <p>Giving priority to the provision of community focused services and the maintenance, enhancement and upgrade of infrastructure.</p>		S



## MEETING CALENDAR

October 2014 – September 2015

	TIME	OCT	NOV	DEC	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPT
		Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed
<b>Ordinary Meetings</b>	<b>3:00 pm</b>	22	26	17	No Meeting	25	25	22	27	^24	22	26	*23
<b>Major Committees</b>		<b>Wed</b>	<b>Wed</b>	<b>Wed</b>	<b>Wed</b>	<b>Wed</b>	<b>Wed</b>	<b>Wed</b>	<b>Wed</b>	<b>Wed</b>	<b>Wed</b>	<b>Wed</b>	<b>Wed</b>
Civil and Environmental Services	<b>8:30 am</b>	8	12	No Meetings	No Meetings	11	11	8	13	10	8	12	9
Economic and Community Sustainability	<b>10:30 am</b>												

^ Meeting at which the Management Plan for 2015/2016 is adopted. \*Mayoral Election, to be conducted. (September)

- Members of the public are invited to observe meetings of the Council.  
Should you wish to address Council, please contact the Office of the General Manager on 6728 8206.

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MINUTES OF THE ORDINARY MEETING OF INVERELL SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, ADMINISTRATIVE CENTRE, 144 OTHO STREET, INVERELL ON WEDNESDAY, 25 MARCH, 2015, COMMENCING AT 3 PM.

**PRESENT:** Cr P J Harmon (Mayor) [Chairperson], Crs D F Baker, H N Castledine, P J Girle, B C Johnston, D C Jones, A A Michael, M J Peters and J A Watts.

The General Manager (Paul Henry), Director Corporate & Economic Services (Ken Beddie) and Director Civil & Environmental Services (Brett McInnes).

**APOLOGIES** **S13.6.9/08**

Nil.

**CONFIRMATION OF MINUTES** **S13.5.2/08**

*11/15 RESOLVED (Baker/Castledine) that the Minutes of the Ordinary Meeting of Council held on 25 February, 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.

**PUBLIC FORUM** **S13.5.6/08**

At this juncture, the time being 3.02pm, the Mayor welcomed the members of the public and opened the Public Forum Session by inviting members of the public to speak:

Mr Bob Bensley Town Centre Renewal Plan (TCRP)

Mr Bensley spoke in respect of the TCRP. Mr Bensley noted his support for the TCRP and the maintenance issues associated with the current Plane Trees, which he believes should have not been planted. Mr Bensley stated that it was his view that Council undertook extensive community consultation in respect of the TCRP and provided a comprehensive range of information to the community.

At this juncture, the time being 3.12pm, the Public Forum Session closed and Council resumed the balance of the Agenda.

**SECTION B**  
**ADVOCACY REPORTS**

Cr Jones Inverell Resident – Max Woods

Cr Jones noted Mr Max Woods' 100<sup>th</sup> birthday and the contribution Mr Woods has made to the community.

Cr Michael Promotional Magazine

A new promotional magazine has been published in Inverell to promote local events and businesses called 'Enliven'.

Cr Michael      Local Tourism

A local group of visitors staying at the Inverell Showground had advised Cr Michael that over the period of their stay they had spent \$12K in Inverell businesses.

Cr Baker      Inverell Shire Public Library

Cr Baker noted the recent 75<sup>th</sup> Anniversary of the Library and the importance of the library to the community.

Cr Harmon      Clontarf Rugby League Carnival

Cr Harmon noted the recent carnival held for Indigenous youth from across the region and the success of the event.

Cr Harmon      Multi-Cultural Day

Cr Harmon noted the annual Multi-Cultural Day held on 21 March, 2015 in Campbell Park. The day was a success which was assisted by the efforts of the Inverell Chapter of People to People.

1.      **MAYORAL MINUTE: SENIOR STAFF PERFORMANCE APPRAISALS (LISTING) S22.19.1**

**12/15 RESOLVED** (Harmon/Michael) that the matter be referred to closed Council for consideration as:

- i)      the report includes 'Personnel matters concerning particular individuals (other than Councillors)' (Section 10A(2)(a) of the Local Government Act, 1993); and
- ii)     on balance the public interest in preserving the confidentiality of this matter outweighs the public interest in openness and transparency in Council decision-making by discussing the matter in open meeting.

**SECTION C  
COMMITTEE REPORTS**

1.      **CIVIL & ENVIRONMENTAL SERVICES COMMITTEE MEETING MINUTES – 11 MARCH 2015 S4.11.16/07**

**13/15 RESOLVED** (Castledine/Jones) that:

- i)      the Minutes of the Civil & Environmental Services Committee Meeting held on Wednesday, 11 March, 2015, be received and noted; and
- ii)     the following recommendation of the Civil & Environmental Services Committee be adopted by Council:

1.      **EXPRESSIONS OF INTEREST INVERELL PUBLIC OPEN SPACE STRATEGY S18.6.63**

That Council engage Ross Planning to undertake the preparation of the Inverell Public Open Space Strategy.

**2. ECONOMIC & COMMUNITY SUSTAINABILITY COMMITTEE MEETING MINUTES – 11 MARCH 2015 S4.11.17/07**

**14/15 RESOLVED** (Jones/Girle) that the following Question Without Notice be noted for inclusion in the minutes of the Economic and Community Sustainability Committee Meeting held on 11 March, 2015:

*“Cr Jones asked if a meeting between the Concerned Inverell Ratepayers Association (CIRA) executive, all Councillors and senior staff relating to the Town Centre Renewal Plan (TCRP), was going to occur after the Council Meeting on 25 March, 2015. He stated that the president of the CIRA, Caroline Wilson, had sought permission from the Mayor at the conclusion of the Council Meeting, for all Councillors to be present at the meeting and the Mayor left her in no doubt that he would allow all Councillors to be present. The Mayor in his response to Cr Jones’ question, stated that he had said that it was within his power as Mayor to allow all Councillors to be present at the meeting, not that he had actually agreed that all Councillors be present. Cr Jones stated that he thought that the Mayor did not have a very open mind on the matter.”*

**15/15 RESOLVED** (Watts/Baker) that:

- i) *the Minutes of the Economic & Community Sustainability Committee Meeting held on Wednesday, 11 March, 2015, be received and noted; and*
- ii) *the following recommendations of the Economic & Community Sustainability Committee be adopted by Council:*

**1. REQUEST FOR REDUCTION IN TOWN HALL HIRE FEES/SPONSORSHIP – GWYMAC LANDCARE S12.22.1/08 & S5.24.4/08**

*That Council not accede to the request for the reduction in Town Hall Hire Fees.*

**2. REQUEST FOR DONATION – DELUNGRA GIRL GUIDES S12.22.1/08**

*That Council donate \$500 to the Delungra Girl Guides with the funds being sourced from the Villages Grant Development Program.*

**3. TRANSGRID - PROPOSAL TO CREATE RIGHT OF CARRIAGEWAY - MANDOE RADIO SITE S5.10.61**

*That:*

- i) *Council agree to the purchase and creation of a 6m wide Floating or Track in Use Easement through Lot 22, DP 721168;*
- ii) *Council is prepared to accept the sum of \$5,000 for the purchase of the proposed easement;*
- iii) *the purchase and creation of the easement be subject to any terms and conditions as negotiated with the General Manager; and*
- iv) *the Common Seal of Council be affixed to any necessary documentation.*

**4. FIT FOR THE FUTURE (FFF) ROADMAP – GENERAL ACTIVITIES S13.1.2**

*That Inverell Shire Council prepare a roadmap that is consistent with the following principles:*

- a) *remain a ‘standalone’ Council as recommended by the Independent Review Panel, and*

b) Council has a capacity to provide leadership to a broader area within this region.

5. DEVELOPMENT OF COUNCIL OWNED LAND FOR RESIDENTIAL PROPERTIES S5.2.0/08

*That a report on development of the identified Council land be prepared for the March, Ordinary Meeting of Council.*

6. FORMS OF RECOGNITION S2.2.2

*That a report be prepared for the April, Economic and Community Sustainability Committee meeting regarding Council's existing policy on Forms of Significant Recognition.*

7. ELSMORE RURAL FIRE SHED S5.9.18

*That Council transfer ownership of the old Rural Fire Shed at Elsmore to the Trustees of the Elsmore Soldiers Memorial Hall.*

8. GOVERNANCE - MONTHLY INVESTMENT REPORT S12.12.2/08

*That:*

i) *the report indicating Council's Fund Management position be received and noted; and*

ii) *the Certification of the Responsible Accounting Officer be noted.*

9. STORES & MATERIALS STOCKTAKE S23.16.5/08

*That:*

i) *the stores and materials Stocktake information be received and noted; and*

ii) *the adjustment of **-\$1,526.58** be made in the Stores Ledger.*

10. BEST EMPLOYMENT LTD S8.3.1/08

*That Council determine a course of action for this land, after all Expressions of Interest have been considered.*

**SECTION D  
DESTINATION REPORTS**

1. INVERELL TENNIS CLUB – ANNUAL GENERAL MEETING (AGM)  
S26.4.17

**16/15 RESOLVED** (Baker/Michael) *that the office bearers elected to the Executive positions in the Inverell Tennis Club be noted and the three (3) nominated persons, Mr Aaron Baker, Mrs June Baxter-Turner and Mr Rowan Butler, be formally appointed as members of the Section 355 Committee of Council responsible for the management of the reserve on which the tennis courts are located.*

**SECTION E  
INFORMATION REPORTS**

1. STAFF MOVEMENTS: 1 OCTOBER, 2014 TO 31 DECEMBER, 2014  
S22.25.1

2. NEW ENGLAND ZONE LITTLE ATHLETICS CHAMPIONSHIPS S6.8.9

3. DELUNGRA DISTRICT DEVELOPMENT COUNCIL S3.15.13
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5. STRATEGIC TASKS – ‘SIGN OFF’ – FEBRUARY 2015 S4.13.2
6. CONSTRUCTION CERTIFICATES APPROVED FOR FEBRUARY 2015  
S7.2.4/08
7. COMPLYING DEVELOPMENT CERTIFICATES APPROVED DURING  
FEBRUARY 2015 S7.2.4/08
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S7.2.4/08
9. DEVELOPMENT CONSENTS AND REFUSALS DURING FEBRUARY 2015  
S18.10.2/08
10. SEPTIC TANK APPROVALS FOR FEBRUARY 2015 S29.19.1
11. ORDINANCE ACTIVITIES REPORT FOR FEBRUARY 2015 S18.10.1
12. SERVICE NSW - ONE STOP SHOP S8.3.1/08
13. ACTIVE TRANSPORT FUNDING 2015 – 2016 S15.8.54
14. WASTE STRATEGY - GRANT FUNDING
15. LAND VALUATION SYSTEM - PILOT PROJECT S25.12.11
16. ASHFORD WATER TREATMENT PLANT PCG MEETING MINUTES – 17  
MARCH 2015 S5.9.12
17. STATE ROAD MANAGEMENT ARRANGEMENTS AND THE TOWN CENTRE  
RENEWAL PLAN S30.11.4

**17/15 RESOLVED** (Michael/Castledine) that the items contained in the Information Reports to the Ordinary Meeting of Council held on Wednesday, 25 March, 2015, be received and noted.

#### SECTION F QUESTIONS WITHOUT NOTICE

**QWN/ORD 7/15** Staff Matters S22.20.1  
Cr Peters

Cr Peters asked that he be allowed to take a matter into Closed Committee.

**18/15 RESOLVED** (Peters/Jones) that the matter be referred to Closed Committee for consideration as:

- i) the matters and information are ‘Personnel matters concerning particular individuals (other than councillors).’ (Section 10A(2)(a) of the Local Government Act, 1993);
- ii) on balance the public interest in preserving the confidentiality of the information outweighs the public interest in openness and transparency in Council decision-making by discussing the matter in open meeting; and

- iii) *all reports and correspondence relevant to the subject business be withheld from access to the media and public as required by section 11(2) of the Local Government Act, 1993.*

**QWN/ORD 8/15**

Cr Johnston

Fit for the Future

Cr Johnston noted his concern with the 'Fit for the Future' Roadmap and whether any opportunity exists politically for boundary variations based on communities of interest.

**QWN/ORD 9/15**

Cr Johnston

Road Funding Matters

S13.5.5/08

Cr Johnston asked that he be allowed to take a matter into Closed Committee.

**19/15 RESOLVED** (Johnston/Castledine) *that the matter be referred to Closed Committee for consideration as:*

- i) *the matters and information are 'commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.' (Section 10A(2)(d)(i) of the Local Government Act, 1993);*
- ii) *on balance the public interest in preserving the confidentiality of the information outweighs the public interest in openness and transparency in Council decision-making by discussing the matter in open meeting; and*
- iii) *all reports and correspondence relevant to the subject business be withheld from access to the media and public as required by section 11(2) of the Local Government Act, 1993.*

**QWN/ORD 10/15**

Cr Johnston

Delungra Girl Guides

Cr Johnston noted the recent request from the Delungra Girl Guides for a donation and asked if the matter should be raised with the Delungra District Development Council.

**QWN/ORD 11/15**

Cr Castledine

Town Centre Renewal Plan (TCRP)

Cr Castledine asked if the current division that appears to exist within the Council in respect of the TCRP would be addressed, for the wider benefit of the whole community and to ensure community harmony.

**SECTION G  
CONFIDENTIAL REPORTS IN CLOSED COUNCIL  
(SECTION 10A(2) OF THE LOCAL GOVERNMENT ACT 1993)**

At 3.42pm, the Chairperson offered the opportunity to members of the public to make representations as to whether any part of the Council Meeting should not be considered in Closed Council. There was no response.

**CLOSED COUNCIL REPORTS**

**20/15 RESOLVED** (Watts/Baker) *that Council proceed into Closed Council to discuss the matters referred to it, for the reasons stated in the motions of referral.*

Upon resuming Open Council at 4.10pm, the Chair verbally reported that the Council had met in Closed Council, with the Press and Public excluded, and had resolved to recommend to Council the following:

1. **MAYORAL MINUTE: SENIOR STAFF PERFORMANCE APPRAISALS**  
**S22.19.1**

EPRO-N      *That:*

- i) *the information from the Senior Staff Performance Appraisal Committee be noted; and*
- ii) *Council unanimously finds the performance of Messrs Henry, Beddie and McInnes during the review period, was highly commendable and in terms of the Contracts of Employment, noted the performance of the Officers has been highly satisfactory.*

Note: The senior staff were not present in the chamber at the time this item was considered.

2. **STAFF MATTERS** **S22.20.1**

GM-A      That a report be presented to Council in accordance with the *Anti-Discrimination Guidelines for Local Councils Fact Sheet*.

3. **ROAD FUNDING MATTERS** **S13.5.5/08**

That the information be noted.

**ADOPTION OF RECOMMENDATIONS**

**21/15 RESOLVED** *(Watts/Johnston) that the recommendations of Closed Council be adopted.*

There being no further business, the meeting closed at 4.12pm.

CR P J HARMON

CHAIRPERSON

**TO ORDINARY MEETING OF COUNCIL 22/04/2015**

<b>ITEM NO:</b>	1.	<b>FILE NO:</b> S3.16.2
<b>DESTINATION 5:</b>	The communities are served by sustainable services and infrastructure	<b>S</b>
<b>SUBJECT:</b>	<b>INVERELL POLICE STATION</b>	
<b>PREPARED BY:</b>	Cr Paul Harmon, Mayor	

**SUMMARY:**

On a number of occasions I have raised the need for an upgrade of the Inverell Police Station. I now seek approval of Council to provide a letter of support in respect of this matter.

**COMMENTARY:**

The Local Police Inspector and the Mayor meet regularly to discuss matters of mutual interest. This initiative was commenced under the Mayoralty of Cr Johnston and I have continued with this practice.

A topic that is raised by the Inspector on a regular basis is the operational difficulties posed by the limitations of the existing Police Station. The station was designed in the 1950's for a 14 person operational force, built in 1960 and some modifications carried out over the subsequent years but without increasing the footprint.

Since the building was constructed, the Inverell Police numbers have been increased to 45 officers.

I have on a number of occasions raised the need for an upgrade of the Inverell Police Station with our State Member of Parliament, Mr Adam Marshall. The most recent occasion was last week.

I am delighted to report that Mr Marshall has indicated his willingness to pursue funding for a new Police Station.

I seek Council approval for a letter of support for a new Police Station.

**RELATIONSHIP TO STRATEGIC PLAN, DELIVERY PLAN AND OPERATIONAL PLAN:**

**Strategy:** S.02 Council displays leadership, community engagement and collaboration with others.

**Term Achievement:** S.02.01 Council is managing it's statutory requirements and the needs of a participatory community in a transparent and balanced way.

**Operational Objective:** S.02.01.01 Develop, review and monitor policies and procedures to enable the organisation to engage more effectively with the community while meeting its statutory and public interest obligations.

**POLICY IMPLICATIONS:**

Nil.

**CHIEF FINANCIAL OFFICERS COMMENT:**

Nil.

**LEGAL IMPLICATIONS:**

Nil.

**RECOMMENDATION:**

*That Council advise the Member for Northern Tablelands, Mr Adam Marshall, that Council supports the need for the construction of a new Police Station in Inverell. Further, that he be requested to seek support from the community for the construction of the new facility and to obtain a funding commitment from the State Government for this project.*

<b>ITEM NO:</b>	2.	<b>FILE NO:</b> S10.12.2/08
<b>DESTINATION 4:</b>	A strong local economy	<b>B</b>
<b>SUBJECT:</b>	<b>NBN ROLLOUT SCHEDULE</b>	
<b>PREPARED BY:</b>	Cr Paul Harmon, Mayor	

**SUMMARY:**

The following information is provided in respect of the NBN fibre rollout.

**COMMENTARY:**

Council would be aware that the question, 'Why hasn't Inverell been included in the NBN fibre rollout schedule to date, particularly given Council's strong support for the scheme?', has been raised by community members and Councillors over a number of years. Recently, Cr Jones and I met with Senator Williams to seek an answer to this question.

Senator Williams undertook to seek an answer from the Minister for Communications.

The Minister's Office has advised as follows:

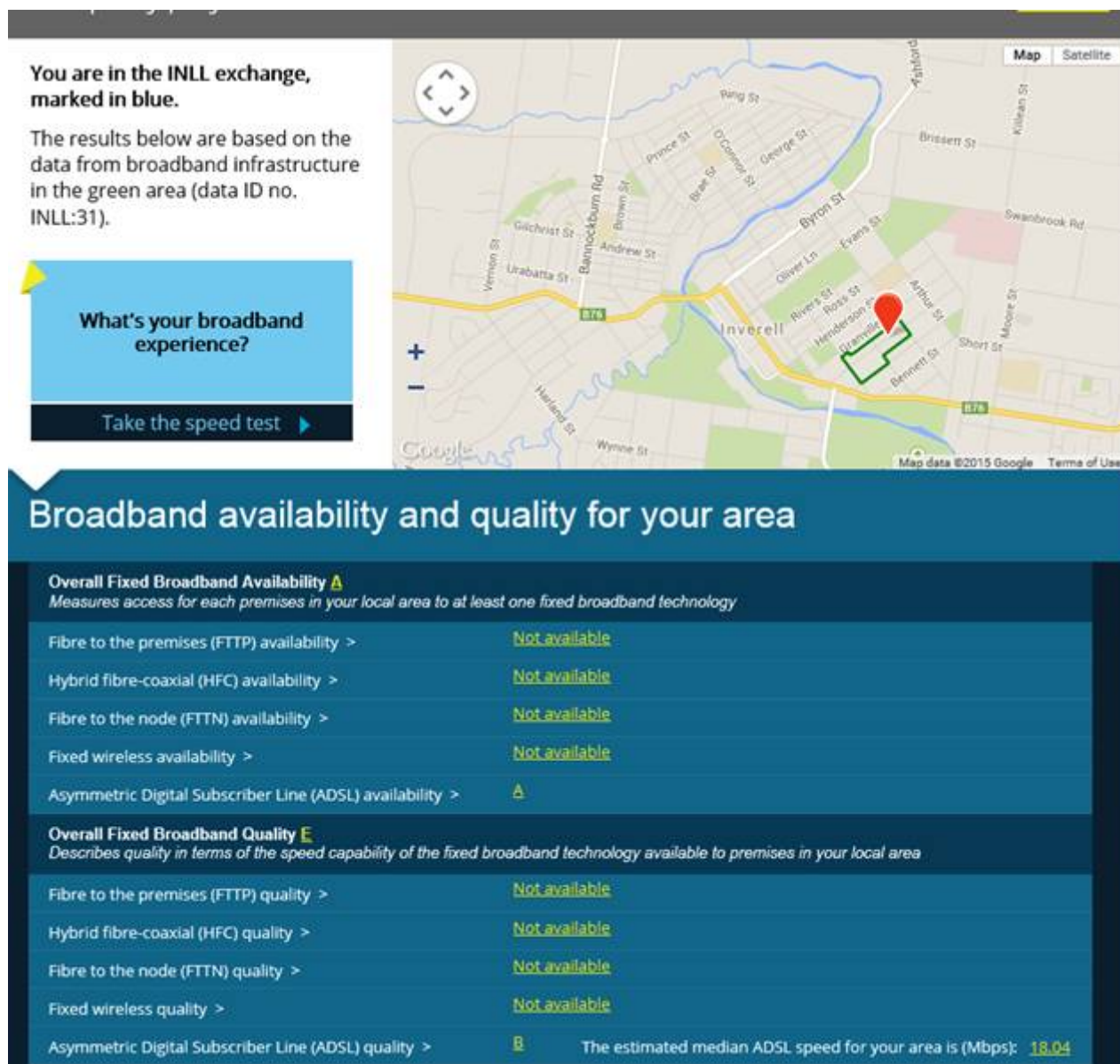
*'As we discussed recently, NBN Co has used an algorithm to determine its construction sequence based on six factors:*

- a pre-existing or proximate work front*
- projected revenue potential*
- growth forecasts*
- proximity to NBN infrastructure such as Points of Interconnect*
- the presence of construction resources (including qualified and capable contractors)*
- existing broadband infrastructure and service levels*

*One of the most common reasons for a location such as Inverell not being early in the rollout schedule is its distance from an existing rollout area or point of interconnect (where NBN fibre is aggregated). There are 121 points of interconnect (POI) nationwide and the nearest to Inverell is at Tamworth. Each POI is a hub from which the network can be built out.*

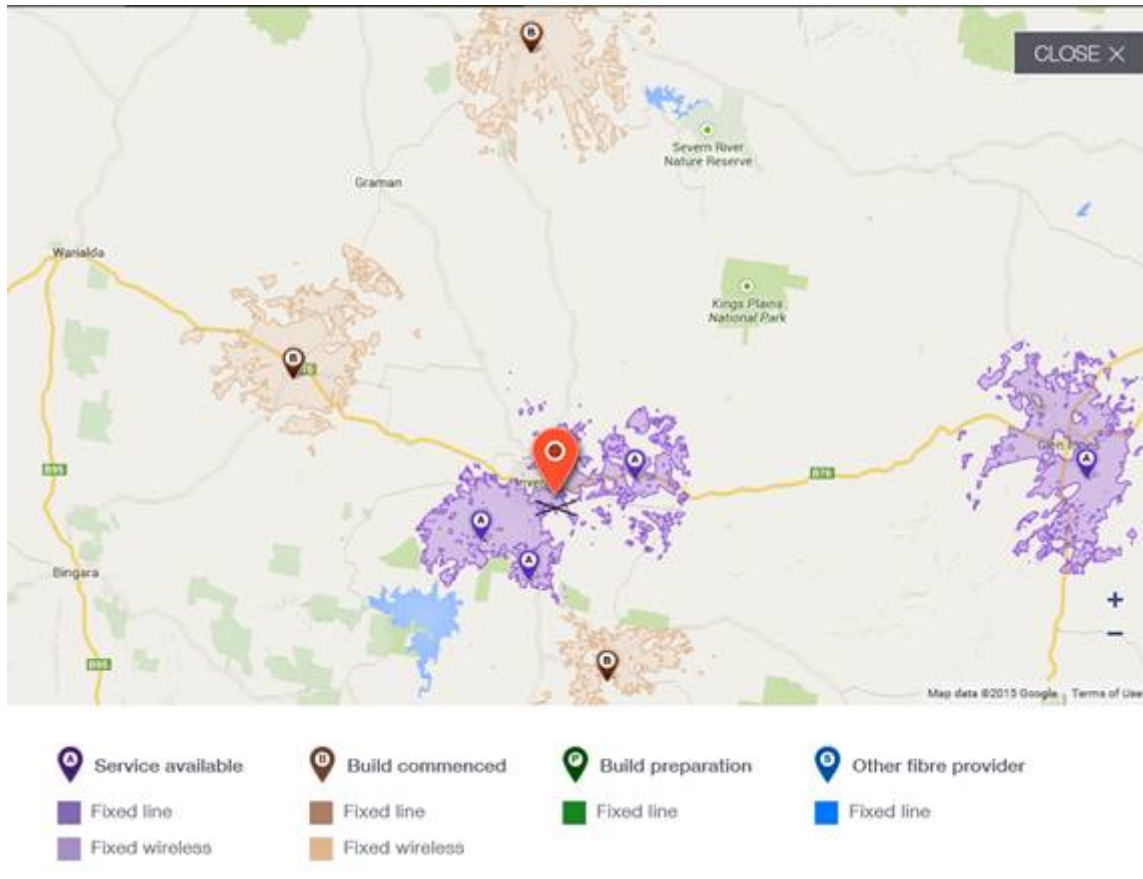
Each POI supports the physical interconnection between the wholesale NBN and the network-to-network interface (NNI) which opens up connectivity to Retail Service Providers. From a commercial perspective it is obviously more favourable for NBN Co to extend the network from contiguous work fronts, enabling the most efficient use of the construction workforce and connecting up customers to the transit network already in place. The fact that Inverell does not host a POI, is not in a high-growth corridor, and is distant from an existing NBN Co work area, would likely have placed it outside the first rollout phase.

It is also worth noting that the [Mybroadband report](#) for the Inverell LGA suggests most premises in the town are well-served by fast ADSL2+. As an example, the screenshot below from the MyBroadband website indicates the median speed for ADSL in the green-ringed area of Inverell is around 18 megabits per second (Mbps). Almost all of the built-up area of the township enjoy speeds above 13Mbps. For comparison, the definition of 'underserved' for ADSL broadband is a peak median speed for a network distribution area of less than 4.8Mbps. The MyBroadband report found that across Australia there 700,000 premises that cannot access a fixed line broadband service at all. A further 920,000 premises can only access ADSL at speeds of less than 4.8Mbps.



More broadly, the picture for the entire Inverell LGA is very positive. As you would be aware, the townships of Inverell and Ashford are enabled for ADSL2+ and around 650 premises to the east and west of Inverell are currently able to access NBN Co's fixed wireless service which currently has a peak speed of 25 Mbps.

*There are also towers under construction to service Delungra and Ashford with fixed wireless in coming months (see detail of NBN rollout map below). The remaining premises in the LGA's more remote locations can expect to connect to the NBN via the latest generation of satellites which are also capable of 25 Mbps. NBN Co plans to connect users to its first satellite in the second quarter of next year (following the launch late in 2015).*



*It is clear from the 18-month NBN rollout plan that the Coalition Government is committed to delivering fast broadband to rural and regional Australia. Close to 1 million premises in the plan are situated outside of major urban areas. In the planned fixed line footprint around 850,000 premises are not in major cities while an additional 121,000 premises in the bush will be upgraded with access to fixed wireless broadband in the next 18 months. Under the Coalition Government, NBN Co has extended the fixed wireless network dramatically, going from 39,000 premises covered at the time of the election to more than 176,000 premises today'.*

#### **RELATIONSHIP TO STRATEGIC PLAN, DELIVERY PLAN AND OPERATIONAL PLAN:**

**Strategy:** B.03 Facilitate access to services and infrastructure including education, training and research for business.

**Term Achievement:** B.03.01 A collaborative relationship between Council and businesses in the Shire is established and maintained, that is conducive to economic growth and business sustainability.

**Operational Objective:** B.03.01.01 To facilitate the collaboration of organisations in networking and information sharing to obtain services required to allow viable businesses to start and/or grow.

#### **POLICY IMPLICATIONS:**

Nil.

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**CHIEF FINANCIAL OFFICERS COMMENT:**

Nil.

**LEGAL IMPLICATIONS:**

Nil.

**RECOMMENDATION:**

*That:*

- i) the information be received and noted, and*
- ii) Council determine if a further course of action is required.*

**TO ORDINARY MEETING OF COUNCIL 22/04/2015**

<b>ITEM NO:</b>	1.	<b>FILE NO:</b> S4.11.16/07	
<b>DESTINATION 2 DESTINATION 3 DESTINATION 5:</b>	A Community that is healthy, educated and sustained. An environment that is protected and sustained. The Communities are served by sustainable services and infrastructure.		<b>CES</b>
<b>SUBJECT:</b>	<b>CIVIL &amp; ENVIRONMENTAL SERVICES COMMITTEE MEETING MINUTES – 8 APRIL 2015</b>		
<b>PREPARED BY:</b>	Hayley Nichols, Corporate Support Officer - Publishing		

**SUMMARY:**

Meeting held on Wednesday, 8 April, 2015.

For the consideration of Council.

**COMMENTARY:**

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

*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

*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

*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

*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

*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.

**RECOMMENDATION:**

*That:*

- i) *the Minutes of the Civil & Environmental Services Committee Meeting held on Wednesday, 8 April, 2015, be received and noted; and*
- ii) *the following recommendation of the Civil & Environmental Services Committee be considered by Council:*

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

*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.*

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

*That Council not elect to introduce an additional framework of controls for wood heaters under the proposed amendment to the Regulations.*

3. SWIMMING POOL INSPECTION PROGRAM S7.9.2/08

*That the proposed Swimming Pool Inspection Program be endorsed.*

4.	<u>REQUEST TO SUPPORT NAMING OF 'HAYES GULLY' - BEDWELL DOWNS ROAD</u> <u>S28.13.2</u>
<i>That Council support the name "Hayes Gully" for the watercourse within Lot 6 DP 750091, along Bedwell Downs Road.</i>	
5.	<u>REGIONAL ROADS REPAIR PROGRAM - ADDITIONAL FUNDING</u> <u>S15.8.22</u>
<i>That:</i>	
i)	<i>Council accept the offer of additional Repair Program Funding; and</i>
ii)	<i>the suggested amendments to the Works Program be approved.</i>

<b>ITEM NO:</b>	2.	<b>FILE NO:</b> S4.11.17/07
<b>DESTINATION 1 DESTINATION 4:</b>	A recognised leader in a broader context. A strong economy.	<b>RB</b>
<b>SUBJECT:</b>	<b>ECONOMIC &amp; COMMUNITY SUSTAINABILITY COMMITTEE MEETING MINUTES – 8 APRIL 2015</b>	
<b>PREPARED BY:</b>	Hayley Nichols, Corporate Support Officer - Publishing	

**SUMMARY:**

Meeting held on Wednesday, 8 April, 2015.

For the consideration of Council.

**COMMENTARY:**

MINUTES OF THE ECONOMIC & COMMUNITY SUSTAINABILITY COMMITTEE MEETING HELD IN THE COMMITTEE ROOM, INVERELL SHIRE COUNCIL, 144 OTHO STREET, INVERELL ON WEDNESDAY, 08 APRIL, 2015, COMMENCING AT 10.30AM.

PRESENT:      Cr J A Watts (Chairperson), Crs D F Baker, P J Girle, P J Harmon and A A Michael.

Also in attendance:      Crs H N Castledine, B C Johnston and D C Jones.

Paul Henry (General Manager), Ken Beddie (Director Corporate and Economic Services), Brett McInnes (Director Civil and Environmental Services) and Stephen Golding (Executive Manager Corporate and Community Services).

APOLOGIES:

There were no apologies received.

## SECTION A

1. CONFIRMATION OF MINUTES

*RESOLVED (Michael/Baker) that the Minutes of the Economic and Community Sustainability 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. BUSINESS ARISING FROM PREVIOUS MINUTES

Nil.

SECTION B  
ADVOCACY REPORTS

Cr Jones                      NBN Tower - Fernhill

Cr Jones advised the Committee of his view that a meeting of the Fernhill Residents should be held to gauge the support for the re-establishment of the NBN Tower proposed in that area.

SECTION D  
DESTINATION REPORTS

1. REQUEST TO LICENCE LAND – STRAHLEY                      \$5.10.83

*RESOLVED (Girle/Baker) that the Committee recommend to Council that:*

- i) Council enter into a Licence Agreement with Mr Rob and Mrs Jacqui Strahley for Part Lot 3 DP 738104, Inverell for a two (2) year period with a further two (2) year option;*
- ii) the Licence fee be \$200.00 per annum (GST Inclusive) with a 3% increase per annum; and*
- iii) the Licence Agreement be subject to any other terms and conditions as negotiated by Council's General Manager.*

2. 2015/2016 DRAFT ESTIMATES & OPERATIONAL PLAN                      \$12.5.3

*RESOLVED (Michael/Harmon) that the Committee recommend to Council the following works be funded from the Urban Works Vote and be included in the 2015/2016 Budget:*

A. Inverell and Villages - Urban Renewal and Upgrade General Fund Water Fund

Urban Construction and Asset Renewal                      \$ 297K  
(Subject to report to Civil and Environment Committee  
Noting additional funding required for the Gilgai  
drainage project will need to be allocated from these  
Funds).

B. Footpaths and Cycleway Construction

\$ for \$ Contribution to PAMP Program                      \$ 220K  
(RMS approved the 2015/2016 Program)

C. Urban Drainage Construction/Reconstruction

Drainage Constructions – Funded from Stormwater  
Management Service Charge – See separate section below

D. Village Works – Community suggested projects

Ashford	\$ 5K
Delungra	\$ 5K
Gilgai	\$ 5K
Yetman	\$ 4K
Oakwood	\$ 1K
Bonshaw	\$ 1K
Graman	\$ 1K
Nullamanna	\$ 1K
Elsmore	\$ 1K
Stannifer	\$ 1K
Gum Flat	\$ 1K

E. Asset Maintenance Program (new Item) \$ 100K

<b>GENERAL FUND GRAND TOTAL</b>	<b>\$ 643K</b>	
<b>WATER FUND TOTAL</b>		<b>\$ 0K</b>

1.2 Finance and Assistance Grant – Local Roads Component (ACRD)  
2015/2016 Program

*RESOLVED (Baker/Michael) that the Committee recommend to Council that the budget allocations for the 2015/2016 ACRD Program be noted and a further report be presented to the Civil and Environmental Services Committee in respect of the funding allocations and individual works proposed to be undertaken under this program.*

1.3 RMS Supplementary Block Grant Program

*RESOLVED (Michael/Baker) that the Committee recommend to Council that the allocation of the \$160K RMS Supplementary Block Grant Program be the subject of a further report to the Civil and Environmental Services Committee Meeting.*

1.4 Roads to Recovery Program

*RESOLVED (Baker/Michael) that the Committee recommend to Council that the budget allocation for the 2015/2016 Roads to Recovery Program be endorsed and a further report be presented to the Civil and Environment Committee in respect of the specific projects to be funded.*

1.5 Block Grant Program – Regional Roads

*RESOLVED (Harmon/Michael) that the Committee recommend to Council that the 2015/2016 Block Grant Program be endorsed.*

1.6 Variations to Budget

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

- i) the information be noted and projects be endorsed;*
- ii) Council provide an allocation of \$150,000 for joint industry promotions and assistance;*

iii) *the following 2015/2016 Strategic Capital Infrastructure/Projects Program projects be endorsed:*

- Shade Shelter Gilgai Playground Equipment WHS \$ 25K
- Community Building Partnerships Program \$ for \$ \$ 60K
- Solar Lighting Campbell Park \$ 50K
- Amenities Renewal/Asset Upgrades \$ for \$ Grants \$ 380K

iv) *the transfers to and from Internally Restricted Assets be endorsed.*

At this juncture, the time being 11.27am, Cr Jones left the meeting.

## 1.7 Rates

### 1.7.1 General Comments

*RESOLVED (Michael/Baker) that the Committee recommend to Council that Council utilise the maximum permissible rate increase allowed by the IPART/State Government of 2.4%.*

At this juncture, the time being 11.29am, Cr Jones returned to the meeting.

### 1.7.2 Rating Structure

*RESOLVED (Harmon/Girle) that the Committee recommend to Council that the General Base Amount and the General Ad Valorem Rates be determined utilising the maximum permissible increase allowed by the State Government and the categories be:*

*Residential – Inverell  
Residential – General.  
Residential – Ashford.  
Residential – Delungra.  
Residential – Gilgai.  
Residential – Yetman.  
Residential – Rural.  
Business – Inverell Industrial/Commercial.  
Business – Other.  
Farmland.  
Mining.*

### 1.7.3 Effect on Rates

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

- i) *the information be noted; and*
- ii) *the Interest Rate applicable to Outstanding Rates and Charges for 2015/2016 be the maximum allowable as advised by the Division of Local Government.*

At this juncture, the time being 11.39am, Cr Watts left the meeting and Cr Harmon assumed the Chair.

## 1.8 Waste Management Charges

*RESOLVED (Harmon/Michael) that the Committee recommend to Council that the following Waste Management Charges be adopted:*

*Waste Management Charge – All Properties \$ 70.00*

*Domestic Waste Management - Occupied Charge:*

<i>Number of Services per Assessment</i>	<i>Annual Charge per Assessment</i>
1	\$300.00
2	\$600.00
3	\$900.00
4	\$1,200.00
5	\$1,500.00
6	\$1,800.00
7	\$2,100.00
8	\$2,400.00
9	\$2,700.00
10	\$3,000.00
11	\$3,300.00
12	\$3,600.00
13	\$3,900.00
14	\$4,200.00
15	\$4,500.00
<i>Etc.</i>	

c) *Domestic Waste Management – Unoccupied Charge* \$ 40.00

d) *Other Waste Management Charge*

<i>Number of Services</i>	<i>Yearly Charge per Service (Ex GST)</i>	<i>Yearly Charge per Service (Inc. GST)</i>
1	\$300.00	\$330.00
2	\$600.00	\$660.00
3	\$900.00	\$990.00
4	\$1,200.00	\$1,320.00
5	\$1,500.00	\$1,650.00
6	\$1,800.00	\$1,980.00
7	\$2,100.00	\$2,310.00
8	\$2,400.00	\$2,640.00
9	\$2,700.00	\$2,970.00
10	\$3,000.00	\$3,300.00
11	\$3,300.00	\$3,630.00
12	\$3,600.00	\$3,960.00
13	\$3,900.00	\$4,290.00
14	\$4,200.00	\$4,620.00
15	\$4,500.00	\$4,950.00
<i>Etc.</i>		

e) *Weekly Commercial Recycling Charge* \$ 100.00 plus GST  
*Fortnightly Commercial Recycling Charge* \$ 50.00 plus GST

*(These Charge are levied per Service, and GST is only charged if applicable)*

At this juncture, the time being 11.44am, Cr Watts returned to the meeting and assumed the Chair.

#### 1.9 Fees & Charges

*RESOLVED (Harmon/Michael) that the Committee recommend to Council that the Fees and Charges, as recommended, be adopted.*

At this juncture, the time being 12.10pm, Cr Jones left the meeting.

### 1.10 Stormwater Management Service Charge

*RESOLVED (Baker/Girle) that the Committee recommend to Council that the Stormwater Management Service Charge be set at the maximum amount allowable of \$25.00 for Residential Premises, and \$25.00 for Business Premises for each 350 square metres or additional part thereof, subject to a maximum charge on Business Premises of \$100.00, and the Stormwater Management Program as recommended, be adopted.*

### 1.12 Fit for the Future

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

- i) the report on the balanced budget be noted,*
- ii) the list of inclusions and omissions as included in the Draft Operational Plan/Budget be endorsed;*
- iii) Council advise the State Government that, Council has been independently assessed as having sound financial and operational performance, Council continues to seek operational and energy efficiency and that it is undertaking a full review and assessment of its road and road related infrastructure assets. Further that Council endorses the strategy of addressing the Operating Performance, Own Source Revenue and Infrastructure Backlog "Fit for the Future" Benchmarks of the General Fund through an increase in its own source revenues, including the option of a special rate variation commencing in 2017/2018; and*
- iv) the Draft Estimates (incorporating the Operational Plan) for the General Activities for 2015/2016 be adopted and placed on public exhibition for a period of twenty eight (28) days as required by Section 405 of the Local Government Act 1993.*

## 2. SEWERAGE ACTIVITIES

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

- i) the Sewerage Charges as listed below be adopted for 2015/2016:*

<i>Sewerage Charge Occupied</i>	<i>\$ 476.20</i>
<i>Sewerage Charge Unoccupied</i>	<i>\$ 298.30</i>
<i>Sewerage Charge Flats/Units</i>	<i>\$ 298.30</i>
<i>Sewerage Charge Nursing Homes</i>	<i>\$2,230.50</i>

<i>Sewerage Charge Hotel/Licensed Clubs</i>	<i>\$1,428.40</i>
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<i>Number of Services per Assessment</i>	<i>Annual Charge Per Assessment</i>
<i>1</i>	<i>\$ 476.20</i>
<i>2</i>	<i>\$ 774.50</i>
<i>3</i>	<i>\$1,072.80</i>
<i>4</i>	<i>\$1,371.10</i>
<i>5</i>	<i>\$1,669.40</i>
<i>6</i>	<i>\$1,967.70</i>
<i>7</i>	<i>\$2,266.00</i>
<i>8</i>	<i>\$2,564.30</i>
<i>9</i>	<i>\$2,862.60</i>
<i>10</i>	<i>\$3,160.90</i>
<i>11</i>	<i>\$3,459.20</i>
<i>12</i>	<i>\$3,757.50</i>
<i>13</i>	<i>\$4,055.80</i>

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14	\$4,354.10
15	\$4,652.40
Sewerage Non-Rateable Schools – WC's	\$ 69.00 per receptacle
Sewerage Non-Rateable Other – WC's	\$ 115.00 per receptacle
Sewerage Non-Rateable Urinals	\$ 69.00 per receptacle

New Charge Structure for Motels and Caravan Parks

*In accordance with the new charge structure for Motels and Caravan Parks the following charges are proposed with 2015/2016.*

Motel Residence	\$ 476.20
Motel Restaurant	\$ 476.20
Motel Ensuite	\$ 149.15
Caravan Park Residence	\$ 476.20
Caravan Park Amenities Block	\$1,428.40
Caravan Park Ensuite Cabins	\$ 149.15

- ii) *the Draft Estimates (incorporating Operational Plan) for the Sewerage Fund for 2015/2016 be adopted and placed on public exhibition for a period of 28 days as required by Section 405 of the Local Government Act 1993.*

3. WATER ACTIVITIES

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

- i) *a water charge of \$346.50 be adopted for 2015/2016;*
- ii) *a charge of \$1.37 per kilolitre be adopted for commercial water consumption for 2015/2016;*
- iii) *a charge of \$1.37 per kilolitre, 0 to 600 kilolitres and \$1.60 per kilolitre over 600 kilolitres be adopted for residential water consumption for 2015/2016;*
- iv) *a charge of \$0.75 per kilolitre be adopted for water consumption - Abattoirs, plus a 20 per cent early settlement discount for 2015/2016;*
- v) *a charge of \$0.36 per kilolitre adopted for Raw Water consumption for 2015/2016; and*
- vi) *the Draft Estimates (incorporating Operational Plan) for the Water Fund for 2015/2016 be adopted and placed on public exhibition for a period of 28 days as required by Section 405 of the Local Government Act, 1993.*

3. LAND MATTER (LISTING) S5.2.3

*RESOLVED (Michael/Baker) that the matter be referred to Closed Council for consideration as:*

- i) *the matters and information are 'Matters affecting the security of the council, councillors, council staff or council property.' (Section 10A(2)(f) of the Local Government Act, 1993);*
- ii) *on balance the public interest in preserving the confidentiality of the information outweighs the public interest in openness and transparency in Council decision-making by discussing the matter in open meeting; and*
- iii) *all reports and correspondence relevant to the subject business be withheld from access to the media and public as required by section 11(2) of the Local Government Act, 1993.*

SECTION F  
QUESTIONS WITHOUT NOTICE

Cr Baker                      Chamber of Commerce & Industry

Cr Baker congratulated the Chamber of Commerce on the current TV marketing campaign.

Director                      Genesis Accounting                      S12.24.6  
Corporate and  
Economic  
Services

Director Corporate and Economic Services, Mr Ken Beddie advised the Committee that Council has been approached by Genesis Accounting regarding the Melton Shire Council v Commissioner of Taxation Tax ruling in which the Federal Court issued a Consent Order declaring that no tax under the GST law is imposed on any property transactions. The ATO accepted the Consent Order allowing Melton to take advantage of certain concessions previously only available to the Commonwealth and the State.

Council has been invited to participate in a class action against the ATO regarding GST paid on all sales of assets, seeking a refund for the last 6 years.

*RESOLVED (Baker/Michael) that the Committee recommend to Council that Inverell Shire Council accept the invitation and participate in the class action against the ATO.*

SECTION H  
GOVERNANCE REPORTS

1.                      GOVERNANCE - MONTHLY INVESTMENT REPORT                      S12.12.2/08

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

- i)                      the report indicating Council's Fund Management position be received and noted; and*
- ii)                      the Certification of the Responsible Accounting Officer be noted.*

SECTION G  
CONFIDENTIAL REPORTS IN CLOSED COMMITTEE  
(SECTION 10A(2) OF THE LOCAL GOVERNMENT ACT 1993)

At 12.56pm, the Chairperson offered the opportunity to members of the public to make representations as to whether any part of the Committee Meeting should not be considered in Closed Committee. There was no response from the public.

CLOSED COMMITTEE REPORTS

*RESOLVED (Harmon/Baker) that the Committee proceed into Closed Committee to discuss the matters referred to it, for the reasons stated in the motions of referral.*

Upon resuming Open Committee, at 1.00pm, the Chair verbally reported that the Committee, with the Press and Public excluded, having considered the matters referred to it, recommends as follows:

1.                      LAND MATTER                      S5.2.3

*That the Committee recommend to Council that:*

- i)                      the report be received and noted, and*

- ii) *Council provide the Investigation Unit with information which identifies the subject land as being lawfully used and occupied and is needed for an essential public purpose.*

**ADOPTION OF RECOMMENDATION**

*RESOLVED (Girle/Baker) that the recommendation from Closed Committee be adopted.*

There being no further business, the meeting closed at 1.01pm.

**RECOMMENDATION:**

*That:*

- i) *the Minutes of the Economic & Community Sustainability Committee Meeting held on Wednesday, 8 April, 2015, be received and noted; and*
- ii) *the following recommendations of the Economic & Community Sustainability Committee be considered by Council:*

1. REQUEST TO LICENCE LAND – STRAHLEY \$5.10.83

*That:*

- i) *Council enter into a Licence Agreement with Mr Rob and Mrs Jacqui Strahley for Part Lot 3 DP 738104, Inverell for a two (2) year period with a further two (2) year option;*
- ii) *the Licence fee be \$200.00 per annum (GST Inclusive) with a 3% increase per annum; and*
- iii) *the Licence Agreement be subject to any other terms and conditions as negotiated by Council's General Manager.*

2. 2015/2016 DRAFT ESTIMATES & OPERATIONAL PLAN \$12.5.3

*That Council the following works be funded from the Urban Works Vote and be included in the 2015/2016 Budget:*

A. Inverell and Villages - Urban Renewal and Upgrade General Fund Water Fund

Urban Construction and Asset Renewal \$ 297K  
(Subject to report to Civil and Environment Committee  
Noting additional funding required for the Gilgai  
drainage project will need to be allocated from these  
Funds).

B. Footpaths and Cycleway Construction

\$ for \$ Contribution to PAMP Program \$ 220K  
(RMS approved the 2015/2016 Program)

C. Urban Drainage Construction/Reconstruction

Drainage Constructions – Funded from Stormwater  
Management Service Charge – See separate section below

D. Village Works – Community suggested projects

Ashford	\$ 5K
Delungra	\$ 5K
Gilgai	\$ 5K
Yetman	\$ 4K
Oakwood	\$ 1K
Bonshaw	\$ 1K
Graman	\$ 1K
Nullamanna	\$ 1K
Elsmore	\$ 1K
Stannifer	\$ 1K
Gum Flat	\$ 1K

E. Asset Maintenance Program (new Item) \$ 100K

**GENERAL FUND GRAND TOTAL**

**\$ 643K**

**WATER FUND TOTAL**

**\$ 0K**

1.2 Finance and Assistance Grant – Local Roads Component (ACRD) 2015/2016 Program

*That the budget allocations for the 2015/2016 ACRD Program be noted and a further report be presented to the Civil and Environmental Services Committee in respect of the funding allocations and individual works proposed to be undertaken under this program.*

1.3 RMS Supplementary Block Grant Program

*That the allocation of the \$160K RMS Supplementary Block Grant Program be the subject of a further report to the Civil and Environmental Services Committee Meeting.*

1.4 Roads to Recovery Program

*That the budget allocation for the 2015/2016 Roads to Recovery Program be endorsed and a further report be presented to the Civil and Environment Committee in respect of the specific projects to be funded.*

1.5 Block Grant Program – Regional Roads

*That the 2015/2016 Block Grant Program be endorsed.*

1.6 Variations to Budget

*That:*

- i) the information be noted and projects be endorsed;*
- ii) Council provide an allocation of \$150,000 for joint industry promotions and assistance;*
- iii) the following 2015/2016 Strategic Capital Infrastructure/Projects Program projects be endorsed:*

• Shade Shelter Gilgai Playground Equipment WHS	\$ 25K
• Community Building Partnerships Program \$ for \$	\$ 60K
• Solar Lighting Campbell Park	\$ 50K
• Amenities Renewal/Asset Upgrades \$ for \$ Grants	\$ 380K

iv) *the transfers to and from Internally Restricted Assets be endorsed.*

At this juncture, the time being 11.27am, Cr Jones left the meeting.

#### 1.7 Rates

##### 1.7.1 General Comments

*That Council utilise the maximum permissible rate increase allowed by the IPART/State Government of 2.4%.*

At this juncture, the time being 11.29am, Cr Jones returned to the meeting.

##### 1.7.2 Rating Structure

*That the General Base Amount and the General Ad Valorem Rates be determined utilising the maximum permissible increase allowed by the State Government and the categories be:*

*Residential – Inverell  
Residential – General.  
Residential – Ashford.  
Residential – Delungra.  
Residential – Gilgai.  
Residential – Yetman.  
Residential – Rural.  
Business – Inverell Industrial/Commercial.  
Business – Other.  
Farmland.  
Mining.*

##### 1.7.3 Effect on Rates

*That:*

- i) the information be noted; and*
- ii) the Interest Rate applicable to Outstanding Rates and Charges for 2015/2016 be the maximum allowable as advised by the Division of Local Government.*

At this juncture, the time being 11.39am, Cr Watts left the meeting and Cr Harmon assumed the Chair.

#### 1.8 Waste Management Charges

*That the following Waste Management Charges be adopted:*

- i) Waste Management Charge – All Properties \$ 70.00*
- ii) Domestic Waste Management - Occupied Charge:*

<i>Number of Services per Assessment</i>	<i>Annual Charge per Assessment</i>
1	\$300.00
2	\$600.00
3	\$900.00
4	\$1,200.00
5	\$1,500.00
6	\$1,800.00
7	\$2,100.00

8	\$2,400.00
9	\$2,700.00
10	\$3,000.00
11	\$3,300.00
12	\$3,600.00
13	\$3,900.00
14	\$4,200.00
15	\$4,500.00
<i>Etc.</i>	

c) Domestic Waste Management – Unoccupied Charge \$ 40.00

f) Other Waste Management Charge

Number of Services	Yearly Charge per Service (Ex GST)	Yearly Charge per Service (Inc. GST)
1	\$300.00	\$330.00
2	\$600.00	\$660.00
3	\$900.00	\$990.00
4	\$1,200.00	\$1,320.00
5	\$1,500.00	\$1,650.00
6	\$1,800.00	\$1,980.00
7	\$2,100.00	\$2,310.00
8	\$2,400.00	\$2,640.00
9	\$2,700.00	\$2,970.00
10	\$3,000.00	\$3,300.00
11	\$3,300.00	\$3,630.00
12	\$3,600.00	\$3,960.00
13	\$3,900.00	\$4,290.00
14	\$4,200.00	\$4,620.00
15	\$4,500.00	\$4,950.00
<i>Etc.</i>		

g) Weekly Commercial Recycling Charge \$ 100.00 plus GST  
Fortnightly Commercial Recycling Charge \$ 50.00 plus GST

*(These Charge are levied per Service, and GST is only charged if applicable)*

At this juncture, the time being 11.44am, Cr Watts returned to the meeting and assumed the Chair.

#### 1.9 Fees & Charges

*That the Fees and Charges, as recommended, be adopted.*

At this juncture, the time being 12.10pm, Cr Jones left the meeting.

#### 1.10 Stormwater Management Service Charge

*That the Stormwater Management Service Charge be set at the maximum amount allowable of \$25.00 for Residential Premises, and \$25.00 for Business Premises for each 350 square metres or additional part thereof, subject to a maximum charge on Business Premises of \$100.00, and the Stormwater Management Program as recommended, be adopted.*

1.12 Fit for the Future

*That:*

- i) *the report on the balanced budget be noted,*
- ii) *the list of inclusions and omissions as included in the Draft Operational Plan/Budget be endorsed;*
- iii) *Council advise the State Government that, Council has been independently assessed as having sound financial and operational performance, Council continues to seek operational and energy efficiency and that it is undertaking a full review and assessment of its road and road related infrastructure assets. Further that Council endorses the strategy of addressing the Operating Performance, Own Source Revenue and Infrastructure Backlog "Fit for the Future" Benchmarks of the General Fund through an increase in its own source revenues, including the option of a special rate variation commencing in 2017/2018; and*
- iv) *the Draft Estimates (incorporating the Operational Plan) for the General Activities for 2015/2016 be adopted and placed on public exhibition for a period of twenty eight (28) days as required by Section 405 of the Local Government Act 1993.*

2. SEWERAGE ACTIVITIES

*That:*

- i) *the Sewerage Charges as listed below be adopted for 2015/2016:*

<i>Sewerage Charge Occupied</i>	<i>\$ 476.20</i>
<i>Sewerage Charge Unoccupied</i>	<i>\$ 298.30</i>
<i>Sewerage Charge Flats/Units</i>	<i>\$ 298.30</i>
<i>Sewerage Charge Nursing Homes</i>	<i>\$2,230.50</i>

<i>Sewerage Charge Hotel/Licenced Clubs</i>	<i>\$1,428.40</i>
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<i>Number of Services per Assessment</i>	<i>Annual Charge Per Assessment</i>
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<i>1</i>	<i>\$ 476.20</i>
<i>2</i>	<i>\$ 774.50</i>
<i>3</i>	<i>\$1,072.80</i>
<i>4</i>	<i>\$1,371.10</i>
<i>5</i>	<i>\$1,669.40</i>
<i>6</i>	<i>\$1,967.70</i>
<i>7</i>	<i>\$2,266.00</i>
<i>8</i>	<i>\$2,564.30</i>
<i>9</i>	<i>\$2,862.60</i>
<i>10</i>	<i>\$3,160.90</i>
<i>11</i>	<i>\$3,459.20</i>
<i>12</i>	<i>\$3,757.50</i>
<i>13</i>	<i>\$4,055.80</i>
<i>14</i>	<i>\$4,354.10</i>
<i>15</i>	<i>\$4,652.40</i>

<i>Sewerage Non-Rateable Schools – WC's</i>	<i>\$ 69.00 per receptacle</i>
<i>Sewerage Non-Rateable Other – WC's</i>	<i>\$ 115.00 per receptacle</i>
<i>Sewerage Non-Rateable Urinals</i>	<i>\$ 69.00 per receptacle</i>

New Charge Structure for Motels and Caravan Parks

*In accordance with the new charge structure for Motels and Caravan Parks the following charges are proposed with 2015/2016.*

<i>Motel Residence</i>	<i>\$ 476.20</i>
<i>Motel Restaurant</i>	<i>\$ 476.20</i>
<i>Motel Ensuite</i>	<i>\$ 149.15</i>
<i>Caravan Park Residence</i>	<i>\$ 476.20</i>
<i>Caravan Park Amenities Block</i>	<i>\$ 1,428.40</i>
<i>Caravan Park Ensuite Cabins</i>	<i>\$ 149.15</i>

- iii) *the Draft Estimates (incorporating Operational Plan) for the Sewerage Fund for 2015/2016 be adopted and placed on public exhibition for a period of 28 days as required by Section 405 of the Local Government Act 1993.*

3. WATER ACTIVITIES

*That:*

- i) *a water charge of \$346.50 be adopted for 2015/2016;*
- ii) *a charge of \$1.37 per kilolitre be adopted for commercial water consumption for 2015/2016;*
- iii) *a charge of \$1.37 per kilolitre, 0 to 600 kilolitres and \$1.60 per kilolitre over 600 kilolitres be adopted for residential water consumption for 2015/2016;*
- iv) *a charge of \$0.75 per kilolitre be adopted for water consumption - Abattoirs, plus a 20 per cent early settlement discount for 2015/2016;*
- v) *a charge of \$0.36 per kilolitre adopted for Raw Water consumption for 2015/2016; and*
- vi) *the Draft Estimates (incorporating Operational Plan) for the Water Fund for 2015/2016 be adopted and placed on public exhibition for a period of 28 days as required by Section 405 of the Local Government Act, 1993.*

3. GENESIS ACCOUNTING \$12.24.6

*That Inverell Shire Council accept the invitation and participate in the class action against the ATO.*

4. GOVERNANCE - MONTHLY INVESTMENT REPORT \$12.12.2/08

*That:*

- i) *the report indicating Council's Fund Management position be received and noted; and*
- ii) *the Certification of the Responsible Accounting Officer be noted.*

5. LAND MATTER \$5.2.3

*That:*

- i) *the report be received and noted, and*
- ii) *Council provide the Investigation Unit with information which identifies the subject land as being lawfully used and occupied and is needed for an essential public purpose.*

**TO ORDINARY MEETING OF COUNCIL 22/04/2015**

<b>ITEM NO:</b>	1.	<b>FILE NO:</b> S13.1.2
<b>DESTINATION 1:</b>	A recognised leader in a broader context	<b>R</b>
<b>SUBJECT:</b>	<b>FIT FOR THE FUTURE - GLEN INNES SEVERN COUNCIL</b>	
<b>PREPARED BY:</b>	Paul Henry, General Manager	

**SUMMARY:**

Advice has been received from Glen Innes Severn Council regarding its Draft Fit for the Future Roadmap. Council is requested to determine a position in respect of the boundary adjustment issue posed by Glen Innes Severn Council.

**COMMENTARY:**

At the March, 2015 meeting of Glen Innes Severn Council a Draft Fit for the Future Proposal was authorised for public comment. A copy of the Council's proposal was forwarded to Inverell Shire Council for information.

The aspect of the proposal that is of interest to Inverell Shire Council is the strategies proposed by the Council to achieve the sufficient 'scale and capacity' to be a 'stand alone' Council – undertake a series of boundary adjustments with adjoining Councils to increase the size of the Council's area.

Glen Innes Severn Council wishes to 'stand alone' and not be amalgamated with Tenterfield or be required to become a 'rural Council'. In order to achieve this 'stand alone' status, the Council needs to demonstrate that it has sufficient 'scale and capacity'. The Council is proposing the following strategies to achieve this outcome:

- a) Improve its Assets Management System to better inform its capital works and financial modelling,
- b) Continue with the special rate variation of 29.19%,
- c) Increase the size of Council's area with possible boundary adjustments to include in Glen Innes Severn Shire Council area, the Ben Lomond, Llangothlin, Kingsland, Kings Plains, Swanvale (part) and Deepwater areas,
- d) Examine efficiency and savings measures by limiting expenditure increases below inflation and selling unused assets,
- e) Increase fees and charges,
- f) Increase water and sewer charges to pay a dividend to the General Fund,
- g) Obtain a commercial return from Glen Innes Aggregates.

The rationale that the Council advances to support the boundary adjustments is that these areas have a 'clearly identified community of interest' with Glen Innes. A map of the proposed adjustments is attached as Appendix 1 (D6).

The benefit to Glen Innes Severn of adding parts of Inverell Shire to Glen Innes Severn Shire would be to increase its net revenue (rate revenue less expenditure of roads) by \$147K. The total net benefit to Glen Innes Severn Shire Council revenue from the boundary adjustments would be \$78K.

This strategy is flagged as one that requires State Government consent to be progressed.

Council is asked to provide a comment to Glen Innes Severn Council on this aspect of their draft proposal.

#### Matters for consideration

Councillors may wish to consider the following matters in determining the response to Glen Innes Severn Council:

##### a) FFF Roadmaps

The State Government has stated that no roadmap shall include boundary adjustments as part of a Council's strategy for an 'Improvement Proposal'. Council's are only permitted to propose 'whole mergers' between two (2) or more Councils – the merger proposals must be agreed to by all parties effected.

Glen Innes Severn Council acknowledges this 'whole merger' edict from the State Government by stating that this strategy needs agreement by the State Government before being progressed.

Therefore, this strategy should be regarded as an 'in principle' strategy.

The approach to the question of boundary adjustments by Glen Innes Severn Council is consistent with the approach that Inverell Shire Council will take with its roadmap ie mention will be made in the 'scale and capacity' criteria that an examination of logical local government boundaries in this areas is required.

##### b) Community of Interest

The rationale for an adjustment of local government boundaries (ie based on a 'community of interest') is consistent with the views of this Council. Since the early 1990's, when the issue of structural reform of the industry was raised, this Council has promoted the view that a review of boundaries should be a transparent process involving the following steps:

1. Define an economic service area utilising the footprint of a recognised good eg high school service area,
2. Test that defined area for social cohesion by applying the 'community of interest' test, and
3. Ensure that the area is a sustainable robust local government service provider.

##### c) Establishing a 'Community of Interest'

The proposal by Glen Innes Severn Council is silent on how it was determined that the areas shown in Appendix 1 (D4 – D5) have a 'community of interest' with Glen Innes rather than Inverell (or other population centres). If the Government permits boundary adjustments, the existence of a 'community of interest' must be established before progressing this 'idea' any further.

##### d) Considered Approach

The prospect of boundary adjustments in the New England area has been canvassed by several Councils from the Region during the various meetings on the FFF program, however as the Government has said it will not entertain the issue at this stage, the matter has not progressed beyond the 'mention' stage. Until the mergers recommended by the Taskforce are dealt with by the Government, proposals to adjust boundaries are premature.

Clearly there needs to be a regional approach to boundary adjustments in order to achieve the best possible outcome for all communities. To deal with the issue in a piecemeal fashion could result in the creation of boundary anomalies that mirror existing distortions.

Suggested Advice to Glen Innes Severn Council

Given that the principles behind the approach by Glen Innes Severn Council are the same as those expressed by this Council for many years, that Glen Innes Severn Council be advised:

- a) That Council notes the strategy to increase the boundaries of Glen Innes Severn Council,
- b) Council supports the principle of mapping Local Government Boundaries according to communities on interest,
- c) That no action be taken to discuss the detail of the proposal to expand the boundaries of Glen Innes Severn Shire until:
  - i) The Government determines the merger recommendations for this region by the Independent Taskforce, and
  - ii) The Government indicates that it is prepared to consider boundary adjustments of Councils in the region,
- d) The testing of the proposed communities of interest be undertaken jointly by the Council effected. Further, that testing includes surveying of each land owner impacted by a boundary adjustment.

**RELATIONSHIP TO STRATEGIC PLAN, DELIVERY PLAN AND OPERATIONAL PLAN:**

**Strategy:** R.04 Inverell Shire positively influences policy on rural and regional growth.

**Term Achievement:** R.04.01 Joint responses and initiatives are regularly developed with neighbouring Councils and regional organisations on rural and regional issues.

**Operational Objective:** R.04.01.01 Establish a program of regular meetings with neighbouring councils to identify and develop approaches to contemporary regional issues.

**POLICY IMPLICATIONS:**

Nil.

**CHIEF FINANCIAL OFFICERS COMMENT:**

Nil.

**LEGAL IMPLICATIONS:**

Nil.

**RECOMMENDATION:**

*A matter for Council.*

<b>ITEM NO:</b>	2.	<b>FILE NO:</b> S22.20.1	
<b>DESTINATION 5:</b>	The communities are served by sustainable services and infrastructure		<b>S</b>
<b>SUBJECT:</b>	<b>STAFF INFORMATION REPORT</b>		
<b>PREPARED BY:</b>	Paul Henry, General Manager		

**SUMMARY:**

This information is in response to a request from Cr Peters and is provided for Council's consideration.

**COMMENTARY:**

*Local Government Act 1993* (the Act), and the *Local Government (General) Regulation 2005* makes provision for the closure of meetings to the public and media in specified circumstances. In particular s.10A of the Act provides that Council may close to the public and media so much of a meeting as relates to the discussion and consideration of information identified in s.10A(2). The matters which may be closed to the public and media, as stated in the Act, must involve:

- (a) *Personnel matters concerning particular individuals (other than councillors.)*
- (b) *The personal hardship of any resident or ratepayer.*
- (c) *Information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.*
- (d) *Commercial information of a confidential nature that would, if disclosed:*
  - (i) *prejudice the commercial position of the person who supplied it, or*
  - (ii) *confer a commercial advantage on a competitor of the council, or*
  - (iii) *reveal a trade secret.*
- (e) *Information that would, if disclosed, prejudice the maintenance of law.*
- (f) *Matters affecting the security of the council, councillors, council staff or council property.*
- (g) *Advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the grounds of legal professional privilege.*
- (h) *Information concerning the nature and location of a place or an item of Aboriginal significance on community land.*

In considering whether to close a part of a meeting to the public and media, Councillors are also reminded of further provisions of s.10D of the Act which states:

***Grounds for closing part of meeting to be specified***

- (1) *The grounds on which part of a meeting is closed must be stated in the decision to close that part of the meeting and must be recorded in the minutes of the meeting.*
- (2) *The grounds must specify the following:*
  - (a) *the relevant provision of section 10A (2),*
  - (b) *the matter that is to be discussed during the closed part of the meeting,*
  - (c) *the reasons why the part of the meeting is being closed, including (if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret) an explanation of the way in which discussion of the matter in an open meeting would be, on balance, contrary to the public interest.*

Having regard for the requirements stated in s.10D of the Act Councillors should note that the matter listed for discussion in Closed Committee includes information provided by the applicants which is considered to be sensitive.

The recommendation that this item of business be considered in Closed Committee is specifically relied on section 10A(2)(a) of the Act as consideration of the matter involves:

- a) *Personnel matters concerning particular individuals (other than councillors), and*
- b) *On balance, the public interest in preserving the confidentiality of the matter outweighs the public interest in openness and transparency in Council decision-making by discussing the matter in open meeting.*

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**RELATIONSHIP TO STRATEGIC PLAN, DELIVERY PLAN AND OPERATIONAL PLAN:**

**Strategy:** S.04 Council's workforce and workplace match contemporary and emerging organisational needs and requirements.

**Term Achievement:** S.04.01 Council's workforce is appropriately planned, skilled, and empowered and Council is recognised as an employer of choice.

**Operational Objective:** S.04.01.01 Policies, procedures and practices are developed to make Council a leading employer in the New England region.

**POLICY IMPLICATIONS:**

Nil.

**CHIEF FINANCIAL OFFICERS COMMENT:**

Nil.

**LEGAL IMPLICATIONS:**

Nil.

**RECOMMENDATION:**

*That the matter be referred to Closed Council for consideration as:*

- i) Personnel matters concerning particular individuals (other than councillors), (Section 10A(2)(a) of the Local Government Act, 1993);*
- ii) on balance the public interest in preserving the confidentiality of the information outweighs the public interest in openness and transparency in Council decision-making by discussing the matter in open meeting; and*
- iii) all reports and correspondence relevant to the subject business be withheld from access to the media and public as required by section 11(2) of the Local Government Act, 1993.*



**TO ORDINARY MEETING OF COUNCIL 22/04/2015**

<b>ITEM NO:</b>	1.	<b>FILE NO:</b> S15.8.44/04
<b>DESTINATION 1:</b>	A recognised leader in a broader context	<b>R</b>
<b>SUBJECT:</b>	<b>ENERGY EFFICIENT STREET LIGHTING UPGRADE PROJECT</b>	
<b>PREPARED BY:</b>	Ken Beddie, Director Corporate And Economic Services	

**SUMMARY:**

The following information in respect of the Energy Efficient Upgrade of Street Lighting in the Shire is submitted for Council's information.

**COMMENTARY:**

Council will be aware that the Energy Efficient upgrade of Council's Streetlights is scheduled to commence on 18 May, 2015 for completion by 12 June, 2015. The cost of installing the LED Lights was originally quoted at \$211,750 for 956 lights with a 4.1 year payback period. The actual cost of the project has now reduced to \$147,969, less the Federal Government Grant Funding of \$44,316 to give a final total project cost of \$103,653. Based on the current 2014/2015 Streetlighting Charges, this results in a much shorter 2.4 year payback period with annual electricity cost savings of \$42,500 expected. These ongoing savings are dependant on future Streetlighting Charge increases, noting that Essential Energy had submitted a proposal to the Australian Energy Regulator in 2014 for a 36% or \$33,000 increase in the annual maintenance charge component of the Street Lighting Charge. This proposal was rejected.

It is noted that Council is working with Regional Development Australia Northern Inland and six (6) surrounding Councils to successfully deliver this project, which will result in significant energy cost savings and improved environmental outcomes for the region.

<b>ITEM NO:</b>	2.	<b>FILE NO:</b> S4.13.2
<b>DESTINATION 1:</b>	A recognised leader in a broader context	<b>R</b>
<b>SUBJECT:</b>	<b>STRATEGIC TASKS – 'SIGN OFF' – MARCH 2015</b>	
<b>PREPARED BY:</b>	Paul Henry, General Manager	

**SUMMARY:**

A part of a successful governance program is a need for administration to indicate to the policy makers that the requirements of the legislation, under which the organisation operates, has been provided. As a result, this information report provides Councillors with a statement of assurance from the General Manager that in accordance with the *Local Government Act, 1993*, the tasks have been complied with.

**COMMENTARY:**

The March, 2015 tasks required to be undertaken are detailed below. Any of these tasks may be added to as Council becomes familiar with this new initiative.

<b>Date</b>	<b>Compliance Requirement</b>	<b>Achieved/Not Achieved</b>	<b>Comments</b>
9 March, 2015	Last date for Councils to resolve who is conducting their next Ordinary Elections.	Achieved	Resolved in September, 2013, for NSW Electoral Commission to conduct Ordinary Election.

I confirm that the performance criteria as set out in the criteria for scheduled tasks have been met for the month of March, 2015. I confirm the accuracy and completeness of the information provided above, in that to the best of my knowledge and understanding, all material information has been herein disclosed.

P J HENRY PSM

GENERAL MANAGER

<b>ITEM NO:</b>	3.	<b>FILE NO:</b> S30.11.4
<b>DESTINATION 5:</b>	The communities are served by sustainable services and infrastructure	<b>S</b>
<b>SUBJECT:</b>	<b>LETTER REGARDING TOWN CENTRE RENEWAL PLAN</b>	
<b>PREPARED BY:</b>	Renee Hall, Administration Coordinator	

**SUMMARY:**

Council has received correspondence regarding the Town Centre Renewal Plan.

**COMMENTARY:**

Council has received correspondence from Mrs Heather Gilmour opposing any change to the CBD. Mrs Gilmour makes particular mention of the street trees, centre median, reduction in car parking and the cost associated with the Town Centre Renewal Plan. Mrs Gilmour requested that her correspondence be tabled at a Council meeting.

A copy of the correspondence has been provided for Council's information as Appendix 1 (E12).

<b>ITEM NO:</b>	4.	<b>FILE NO:</b> S7.2.4/08
<b>DESTINATION 3:</b>	An environment that is protected and sustained.	<b>E</b>
<b>SUBJECT:</b>	<b>CONSTRUCTION CERTIFICATES APPROVED FOR MARCH 2015</b>	
<b>PREPARED BY:</b>	Nicole Riley, Administration Officer	

**SUMMARY:**

The following details the Construction Certificates approved by Council for March, 2015.

**INFORMATION:**

<b><u>Construction Certificate Number</u></b>	<b><u>Applicant</u></b>	<b><u>Property</u></b>	<b><u>Construction</u></b>	<b><u>\$ Amount</u></b>
CC-80/2013	Mr David Johannes Basson	53 Rifle Range Road, Inverell NSW 2360	Storage Units – Stages 2 and 3	N/A
CC-6/2015	Ms Sharon Anne Thomas	7 Albert Street, Inverell NSW 2360	New Shed & Carport	15,000
CC-9/2015	McMahon Structural	55 Gordon Street, Inverell NSW 2360	New Dwelling & Shed	330,000
CC-12/2015	John Green Pty Ltd	15 Warialda Road, Inverell NSW 2360	New Dwelling	188,000
CC-13/2015	Provest 10:22 Pty Ltd	61 Prince Street, Inverell NSW 2360	Detached Dual Occupancy	165,000
CC-16/2015	Mr Studley Arthur Eshman	14 Herbert Street, Inverell NSW 2360	Construct Two Garages	19,000
CC-17/2015	Smith & Sons Renovations & Extensions	4053 Bundarra Road, Inverell NSW 2360	Alterations and Additions	53,000
CC-18/2015	Mr Barry Roy Daley	58 Martyn Street, Ashford NSW 2361	New Shed	19,000
CC-19/2015	Danbuilt Pty Ltd	7 Box Tree Place, Inverell NSW 2360	Construct Dwelling	288,000
CC-20/2015	Mrs Rachel Maree McLay	109 Gowrie Road, Copeton NSW 2360	Additions to Existing House	30,000
CC-22/2015	Mr Phillip John Paton	15165 Guyra Road, Gilgai NSW 2360	Alterations and Additions to Dwelling	43,000
CC-23/2015	Mr Brett William Tomlinson	8 Box Tree Place, Inverell NSW 2360	New Dwelling and Shed	210,000

CC-25/2015	Mr Ben Campbell	41-43 Bennett Street, Inverell NSW 2360	Construct New Dwelling and Garage	190,000
CC-26/2015	Miss Kareena Lee Mitchell	Rifle Range Road, Inverell NSW 2360	Install Manufactured Home	83,000
CC-27/2015	Inverell Shire Council	82-84 Warialda Street, Yetman NSW 2410	Alterations and Additions to Community Hall- Awning	15,000
CC-28/2015	Dr Mark Harding	15 Stainfield Drive, Inverell NSW 2360	Dwelling	320,000
CC-30/2015	Mr Samuel Jordan Baker	128 Brae Street, Inverell NSW 2360	Construct Garage	5,500
CC-31/2015	Danbuilt Pty Ltd	11 Bonnie View Place, Inverell NSW 2360	New Dwelling and Septic	339,500
CC-32/2015	Mr Colin John Moore	13C Brewery Street, Inverell NSW 2360	Construct Dwelling	240,000
CC-33/2015	Mr Dennis Tome Lennon	170 Otho Street, Inverell NSW	Carport	10,000
CC-40/2015	John Green Pty Ltd	7227 Gwydir Highway, Inverell NSW 2360	Carport	8,500
<b>Monthly estimated value of Approvals: March 2015</b>			<b>21</b>	<b>\$2,571,500</b>

#### **AMENDED CONSTRUCTION CERTIFICATES**

Nil.

#### **SUMMARY:**

The following details the Construction Certificates approved by Private Certifier for March, 2015.

#### **INFORMATION:**

Nil.

<b>ITEM NO:</b>	5.	<b>FILE NO:</b> S7.2.4/08
<b>DESTINATION 3:</b>	An environment that is protected and sustained.	<b>E</b>
<b>SUBJECT:</b>	<b>COMPLYING DEVELOPMENT CERTIFICATES APPROVED DURING MARCH 2015</b>	
<b>PREPARED BY:</b>	Nicole Riley, Administration Officer	

**SUMMARY:**

The following details the Complying Development Certificates approved by Council during March, 2015.

**INFORMATION:**

<b><u>Complying Development Number</u></b>	<b><u>Applicant</u></b>	<b><u>Property</u></b>	<b><u>Construction</u></b>	<b><u>\$ Amount</u></b>
CD-8/2015	McMahon Structural	49 Clancy's Drive, Inverell NSW 2360	New Dwelling and Shed	498,000
CD-13/2015	I R Morrow	105 Mansfield Street, Inverell NSW 2360	Additions to Dwelling	9,000
CD-15/2015	Vinecombe Construction Pty Ltd	Auburn Vale Road, Inverell NSW 2360	Dwelling and Shed	290,000
<b>Monthly estimated value of Approvals: March 2015</b>			<b>3</b>	<b>\$797,000</b>

**AMENDED COMPLYING DEVELOPMENT CERTIFICATES**

Nil.

**SUMMARY:**

The following details the Complying Development Certificates approved by Private Certifier for March, 2015.

**INFORMATION:**

Nil.

<b>ITEM NO:</b>	6.	<b>FILE NO:</b> S7.2.4/08
<b>DESTINATION 3:</b>	An environment that is protected and sustained.	<b>E</b>
<b>SUBJECT:</b>	<b>SUMMARY OF BUILDING CONSTRUCTION FOR MARCH 2015</b>	
<b>PREPARED BY:</b>	Nicole Riley, Administration Officer	

**SUMMARY:**

The following report summarises the Building Construction for the Inverell Shire in March, 2015.

**INFORMATION:**

Total Building Construction for Inverell Shire for March, 2015:

<b><u>Type of Consent</u></b>	<b><u>Number</u></b>	<b><u>\$ Amount</u></b>
Construction Certificates – Council Approved	<b>21</b>	<b>2,571,500</b>
Construction Certificates – Private Certifier	<b>0</b>	<b>Nil</b>
Complying Development – Council Approved	<b>3</b>	<b>797,000</b>
Complying Development – Private Certifier	<b>0</b>	<b>Nil</b>
<b>Totals</b>	<b>24</b>	<b>\$3,368,500</b>

Estimated Value of Approvals issued in the financial ytd in:	<b>2014/2015</b>	<b>(143)</b>	<b>\$ 22,788,047</b>
	2013/2014	(113)	\$ 9,671,038

<b>ITEM NO:</b>	7.	<b>FILE NO:</b> S18.10.2/08
<b>DESTINATION 3:</b>	An environment that is protected and sustained	<b>E</b>
<b>SUBJECT:</b>	<b>DEVELOPMENT CONSENTS AND REFUSALS DURING JANUARY 2015</b>	
<b>PREPARED BY:</b>	Nicole Riley, Administration Officer	

**SUMMARY:**

The following details the Development Consents and Refusals during March, 2015.

**INFORMATION:**

## APPROVALS

<u>Development Application Number</u>	<u>Applicant</u>	<u>Property</u>	<u>Development</u>	<u>\$ Amount</u>
DA-9/2015	Ms Sharon Anne Thomas	7 Albert Street, Inverell NSW 2360	New Shed and Carport	15,000
DA-12/2015	McMahon Structural	55 Gordon Street, Inverell NSW 2360	New Dwelling and Shed	330,000
DA-15/2015	John Green Pty Ltd	15 Warialda Road, Inverell NSW 2360	New Dwelling	188,000
DA-16/2015	Provest 10:22 Pty Ltd	61 Prince Street, Inverell NSW 2360	Detached Dual Occupancy	165,000

DA-20/2015	Mr Sean Eric Campbell and Mrs Sarah Louise Campbell	6 Gunnee Street, Delungra NSW 2403	Alterations and Additions to Commercial Premises	70,000
DA-21/2015	Mr Studley Arthur Eshman	14 Herbert Street, Inverell NSW 2360	Construct Two Garages	19,000
DA-22/2015	Smith & Sons Renovations & Extensions	4053 Bundarra Road, Inverell NSW 2360	Alterations and Additions	53,000
DA-23/2015	Mr Joshua Pardee Britten and Tiarna Maree Irene Britten	15088 Guyra Road, Gilgai NSW 2360	Dwelling	155,645
DA-24/2015	Mr Barry Roy Daley	58 Martyn Street, Ashford NSW 2361	New Shed	19,000
DA-25/2015	Danbuilt Pty Ltd	7 Box Tree Place, Inverell NSW 2360	Construct Dwelling	288,000
DA-26/2015	J I Noad & Co	103-105 George Street, Inverell NSW 2360	Subdivision	NIL
DA-27/2015	Mrs Rachel Maree McLay	109 Gowrie Road, Copeton NSW 2360	Additions to Existing House	30,000
DA-29/2015	Mr Phillip John Paton	15165 Guyra Road, Gilgai NSW 2360	Alterations and Additions to Dwelling	43,000
DA-30/2015	Mr Brett William Tomlinson	8 Box Tree Place, Inverell NSW 2360	New Dwelling and Shed	210,000
DA-32/2015	Mr Ben Campbell	41-43 Bennett Street, Inverell NSW 2360	Construct New Dwelling and Garage	190,000
DA-33/2015	Miss Kareena Lee Mitchell	Rifle Range Road, Inverell NSW 2360	Install Manufactured Home	83,000
DA-34/2015	Dr Mark Harding	15 Stainfield Drive, Inverell NSW 2360	Dwelling	320,000
DA-35/2015	Mr Samuel Jordan Baker	128 Brae Street, Inverell NSW 2360	Construct Garage	5,500
DA-36/2015	Danbuilt Pty Ltd	11 Bonnie View Place, Inverell NSW 2360	New Dwelling & Septic	339,500
DA-37/2015	Mr Colin John Moore	13C Brewery Street, Inverell NSW 2360	Construct Dwelling	240,000

DA-38/2015	Mrs Lynette Margaret De Gunst	447 Nullamanna Road, Inverell NSW 2360	Use of Dwelling	NIL
DA-39/2015	Mr Dennis Tome Lennon and Mrs Elizabeth Anne Lennon	170 Otho Street, Inverell NSW 2360	Carport	10,000
DA-40/2015	Daley Holdings Pty Ltd	110 Byron Street, Inverell NSW 2360	Change of Use (Food Premises to Office) New Signage and New Treatment to Shop Front	NIL
DA-41/2015	J I Noad & Co	40 Mackie Lane, Inverell NSW 2360	Boundary Adjustment	NIL
DA-42/2015	Mr Joshua William Mayled	52 Moore Street, Inverell NSW 2360	Construct Garage	2,000
DA-47/2015	Smith & Sons Renovations & Extensions	8 Lake Inverell Drive, Inverell NSW 2360	Shed	7,000
DA-49/2015	Posties Caravans Boats Small Engines Inverell	24 Brissett Street, Inverell NSW 2360	Industrial Use – Caravan, Boat and Small Engine Repairs	4,000
DA-50/2015	John Green Pty Ltd	7227 Gwydir Highway, Inverell NSW	Carport	8,500
DA-57/2015	Danbuilt Pty Ltd	188 Byron Street, Inverell	Widening of Drive Through Entrance and New Fence	12,000
<b>Monthly estimated value of Approvals: March 2015</b>			<b>29</b>	<b>\$2,807,145</b>

#### **DEVELOPMENT AMENDMENTS**

<b><u>Development Application Number</u></b>	<b><u>Applicant</u></b>	<b><u>Property</u></b>	<b><u>Development</u></b>	<b><u>\$ Amount</u></b>
DA-73/2012/A	Dominico Blue Pty Ltd	79-81 Otho Street, Inverell NSW 2360	Minor Modifications to "Union Bar"	NIL
<b>Monthly estimated value of Approvals: March 2015</b>			<b>1</b>	<b>NIL</b>

#### **REFUSALS**

Nil.

<b>ITEM NO:</b>	8.	<b>FILE NO:</b> S29.19.1
<b>DESTINATION 3:</b>	An environment that is protected and sustained	<b>E</b>
<b>SUBJECT:</b>	<b>SEPTIC TANK APPROVALS FOR MARCH 2015</b>	
<b>PREPARED BY:</b>	Nicole Riley, Administration Officer	

**SUMMARY:**

The following details the Septic Tank approvals for March, 2015.

**INFORMATION:**

<u>Application Number</u>	<u>Applicant</u>	<u>Property</u>
S-1/2015	McMahon Structural	49 Clancys Drive, Inverell NSW 2360
S-2/2015	Miss Kareena Lee Mitchell	Rifle Range Road, Inverell NSW 2360
S-4/2015	Mrs Lynette Margaret De Gunst	447 Nullamanna Road, Inverell NSW 2360

<b>ITEM NO:</b>	9.	<b>FILE NO:</b> S18.10.1
<b>DESTINATION 3:</b>	An environment that is protected and sustained	<b>E</b>
<b>SUBJECT:</b>	<b>ORDINANCE ACTIVITIES REPORT FOR MARCH 2015</b>	
<b>PREPARED BY:</b>	Nicole Riley, Administration Officer	

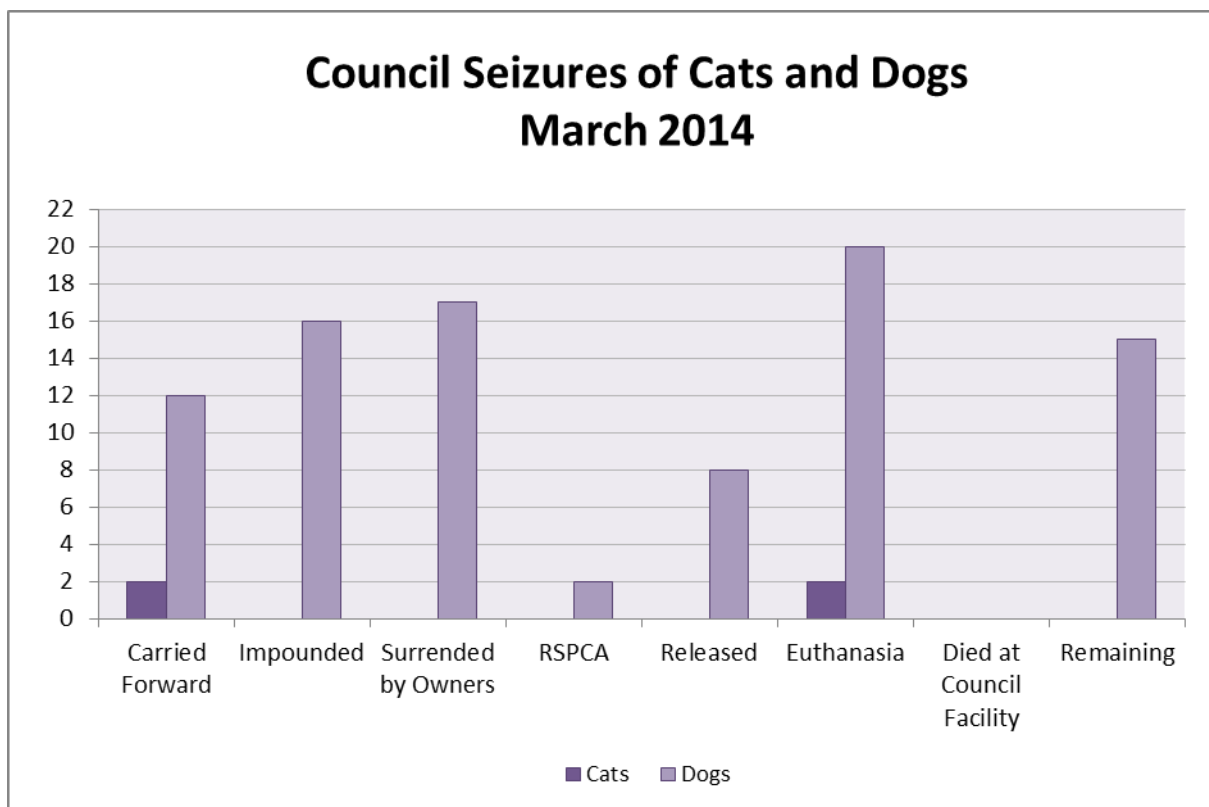
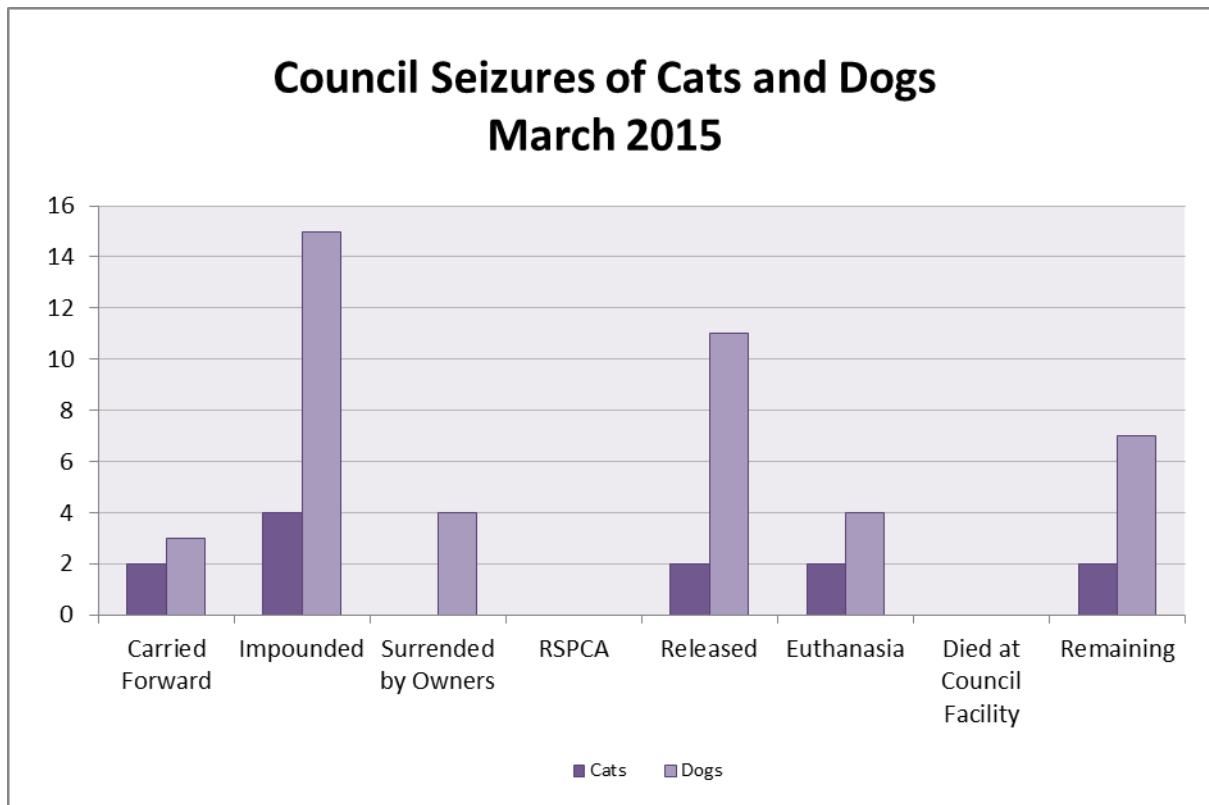
**SUMMARY:**

The following details the number of various Ordinance activities carried out during March, 2015, in comparison to the same month in 2014.

**INFORMATION:**

## COMPLIANCE

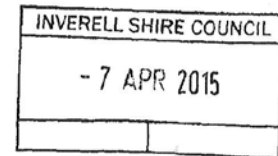
### Inverell Shire Council Pound Monthly Report March 2015



**RECOMMENDATION:**

*That the items contained in the Information Reports to the Ordinary Meeting of Council held on Wednesday, 22 April, 2015, be received and noted.*

## APPENDIX 1

**WJ AND HR GILMOUR**

**EMOH RUO,  
NORTH STAR, NSW 2408**

Ph. 0267295182  
Fax. 0267295192

ABN: 59 233 078 821

27<sup>th</sup> March, 2015

The General Manager Inverell Shire Council,  
Inverell.

Dear Mr Henry,

Owing to the fact that I do not live within Inverell Shire I have so far managed to sit on the fence over the "streetscape" debate, but Mr Bob Bensley's comments on radio have stirred my emotions to the stage where I cannot sit any longer. I believe his comments that "the silent majority are in favor of Councils intentions" just are NOT true. Everyone I have spoken to is vehemently opposed to any change to the CBD as are my husband Wallace and myself. We have spoken to no one who is in favor.

My association with Inverell goes back to before 1885 when my Grandfather George Woods, was Mayor of Inverell and a business man in the town. We live much closer to both Moree and Goondiwindi than we do to Inverell, but believe Inverell to be a much better town to shop in and such a beautiful town as it is at present. Those trees are a necessity and can be managed if you really want to do it.

I remember the days when the line of Kurrajong trees was up the centre of the street. That was the "horse and cart" days, not coping with thousands of vehicles as we have now. The streets are definitely not wide enough to accommodate a center median strip. We DO know this as we drive a Toyota Kluger, a Prado before that, we have difficulty (NOW) if we wish to park near the approaches to a Roundabout. What a disaster it would be if you introduced parallel parking in the CBD which seems a very likely alternative. There are not enough parking spaces now. What's more the cost involved is going to be staggering and an absolute waste of precious funds. After all, roads in Inverell Shire are like all shire roads, still leave plenty to be desired and many could do with upgrading.

We both are definitely opposed to any change at all and I request that this letter be read at the next Inverell Shire Council meeting.

Yours faithfully,

*Heather Gilmour*