



Inverell Shire Council

INVERELL'S

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SUNDAY 18 SEPT 2016

CAMPBELL PARK - 10am

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Business Paper
Ordinary Meeting of Council
24 August, 2016

INVERELL SHIRE COUNCIL

NOTICE OF ORDINARY MEETING OF COUNCIL

19 August, 2016

An Ordinary Meeting of Council will be held in the Council Chambers, Administrative Centre, 144 Otho Street, Inverell on Wednesday, 24 August, 2016, commencing at **3pm**.

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

P J HENRY PSM

GENERAL MANAGER

A G E N D A

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

2PM

AFTERNOON TEA

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

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MEETING CALENDAR

October 2015 – September 2016

	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
Ordinary Meetings	3:00 pm	28	25	16	No Meeting	24	23	27	25	^22	27	24	*28
Major Committees		Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed
Civil and Environmental Services	8:30 am	14	11	No Meetings	No Meetings	10	9	13	11	8	13	10	14
Economic and Community Sustainability	10:30 am												

^ Meeting at which the Management Plan for 2016/2017 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.

MINUTES OF THE ORDINARY MEETING OF INVERELL SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, ADMINISTRATIVE CENTRE, 144 OTHO STREET, INVERELL ON WEDNESDAY, 27 JULY, 2016, 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 and J A Watts.

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

SECTION A

APOLOGIES **S13.6.9/09**

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

70/16 RESOLVED *(Jones/Girle) that the apology from Cr Peters due to his absence for business reasons be accepted, and that leave of absence be granted.*

CONFIRMATION OF MINUTES **S13.5.2/09**

71/16 RESOLVED *(Johnston/Castledine) that the Minutes of the Ordinary Meetings of Council held on 25 May, 2016 and 22 June, 2016, as circulated to members, be confirmed as a true and correct record of that meeting.*

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

At this juncture, the time being 3.05pm, the following interests were declared:

- Cr Michael declared a pecuniary interest relating to a recommendation in Section C, Committee Reports, Item 2, "Economic & Community Sustainability Committee Meeting Minutes - 13 July 2016". The nature of the interest relates to Cr Michael's association with a developer with a possible interest in the property.

PUBLIC FORUM **S13.5.6/09**

There were no members of the public registered to speak in Public Forum.

SECTION B
ADVOCACY REPORTS

Cr Michael Inverell Mountain Bike Track Facility

Cr Michael opened the new Inverell Mountain Bike Track Facility on 16 July, 2016. The Opening Event was an outstanding success. Council assisted the Club with securing the land for the facility and providing fencing material for the Club to erect a barrier at the frontage of the land.

Cr Michael Inner Wheel Changeover

Cr Michael attended the changeover of the Inner Wheel Club.

Cr Michael Inverell Community Recycling Centre

Cr Michael participated in the Official Opening of the new Centre on 22 July, 2016 with the Minister of Environment and Heritage, Mr Mark Speakman and Member for Northern Tablelands, Mr Adam Marshall. The new jointly funded facility will be a major asset to the community.

Cr Baker Inverell Equestrian Council AGM

Cr Baker attended the 2016 Annual General Meeting of the Equestrian Council. Cr Baker noted the Equestrian Council had provided over 3,700 volunteer hours during the last 12 months.

Cr Watts Fit for the Future Newsletter

Cr Watts noted Council's new Fit for the Future Newsletter which is being delivered as part of Council's Fit for the Future Roadmap. Cr Watts commended staff on the quality of the publication.

**SECTION C
COMMITTEE REPORTS**

**1. CIVIL & ENVIRONMENTAL SERVICES COMMITTEE MEETING MINUTES –
13 JULY 2016 S4.11.16/08**

72/16 RESOLVED (Castledine/Johnston) *that:*

- i) the Minutes of the Civil & Environmental Services Committee Meeting held on Wednesday, 13 July, 2016, be received and noted; and*
- ii) the following recommendation of the Civil & Environmental Services Committee be adopted by Council:*

**1. NORTH WEST WEIGHT OF LOADS - MEMORANDUM OF AGREEMENT
S28.11.1**

That the 2016-2021 North West Weight of Loads Inter-Council Memorandum of Agreement be executed under the Common Seal of Council.

**2. DA-69/2016 – CONSTRUCTION OF A SHED – 9 DEODARA DRIVE,
INVERELL 2360 DA-69/2016**

That Development Application 69/2016 be approved subject to the following conditions of consent:

Preliminary

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

Consent is granted for construction of a shed.

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

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

Prior to Construction

3. Prior to the commencement of any building works on the site a Construction Certificate must be issued in accordance with Section 109C (1)(b) and 81A (2) of the *Environmental Planning and Assessment Act 1979*.

The application for a Construction Certificate, made to Council or an Accredited Certifier, must include plans and specifications demonstrating full compliance with the *Building Code of Australia* and associated standards.

4. Prior to issue of a Construction Certificate, a report by a qualified engineer or engineering geologist, classifying of the soil in accordance with Part 3.2 Footings and Slabs of the Building Code of Australia, is to be submitted to Council.
5. Prior to issue of a Construction Certificate, a stormwater plan must be submitted to and approved by Council. The stormwater plan must show how roof water and surface water will be drained in accordance with *Australian Standard 3500.3 Plumbing and drainage*.

During Construction

6. To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period:
 - Works on site are to be carried out in accordance with the *Protection of the Environment Operations Act 1997* in relation to noise, dust and associated nuisances from the site. The carrying out of works shall not interfere with the quiet enjoyment of the surrounding neighbourhood;
 - Construction may only be carried out between 7.00am and 5.00pm, Monday to Saturday, and no construction is to be carried out at any time on a Sunday or Public Holiday. Council may consent to vary these hours in particular circumstances where it can be demonstrated that it is unavoidable;
 - Stockpiles of topsoil, sand, aggregate, spoil or other material shall be stored clear of any drainage path of easement, natural watercourse, footpath, kerb or road surface and shall implement measures to prevent the movement of such material off site;
 - Building operations such as brick cutting, washing tools, concreting and bricklaying shall be undertaken on the building block. The pollutants from these building operations shall be contained on site;
 - Builders waste must not be burnt or buried on site. All waste (including felled trees) must be contained and removed to a waste disposal depot;
 - Sediment and erosion control measures are to be implemented onsite and maintained until the site is fully stabilised, in accordance with Council's Erosion and Sedimentation Control Policy 2004; and

- Where the proposed development involves the disturbance of any existing survey monuments, those monuments affected will need to be relocated by a registered surveyor under the *Surveying and Spatial Information Act 2002*. A plan showing the relocated monuments will then be required to be lodged as a matter of public record at the Lands Titles Office.

Prior to Occupation

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

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

- all required inspections (including each applicable mandatory critical stage inspection) have been carried out; and
 - any preconditions to the issue of the certificate required by a development consent have been met.
8. Prior to issue of an Occupation Certificate, all stormwater (i.e. roof water and/or surface water) must be drained in accordance with *Australian Standard 3500.3 Plumbing and drainage* and the approved stormwater plan.
9. Any other condition deemed appropriate by the Director Civil and Environmental Services.

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

3. DA-15/2016 – NULLAMANNA FEEDLOT EXPANSION (3000 HEAD) – 1633 NULLAMANNA ROAD, NULLAMANNA 2360 DA-15/2016

That Development Application 15/2016 be approved subject to the following conditions of consent:

Preliminary

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

Consent is granted for the expansion of Nullamanna Feedlot, including:

- An additional 2,000 head, (total operating capacity 3,000 head);
- Construction of 10 additional feedlot pens;
- Construction of sedimentation basin and holding pond for wastewater treatment;
- Construction of additional cattle, truck and turning lanes;
- Expansion of 65ML gully dam for freshwater storage; and
- Construction of small catchment dams below the silage pit and south-western truck lane.

To confirm and clarify the terms of consent, the development must be carried out in accordance with the:

- Statement of Environmental Effects titled Nullamanna Feedlot Expansion, prepared by EnviroAg Australia, report number 23876.81916, dated 3 February 2016;
- Briefing Note titled Nullamanna Feedlot Information Request Response, prepared by EnviroAg Australia, reference number 23876.83876, dated 3 June 2016; and

Any deviation will require the consent of Council.

2. The development is to be undertaken in accordance with the General Terms of Approval (**Appendix 1** of this consent) and any subsequent Environmental Protection License (as amended), issued by the NSW Environment Protection Authority.
3. The applicant must comply with all relevant prescribed conditions as contained in Division 8A of the Environmental Planning & Assessment Regulation 2000 (as detailed at the end of this consent).

Prior to Construction

4. Prior to the commencement of any works (including earthworks) on the site a Construction Certificate must be issued in accordance with Section 109C (1)(b) and 81A (2) of the *Environmental Planning and Assessment Act 1979*. The application for a Construction Certificate, 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. Prior to issue of a Construction Certificate, a traffic management plan outlining operational measures to reduce conflict between School Buses and trucks associated with Nullamanna Station, is to be prepared by the applicant and approved by Council.
6. Prior to construction / earthworks associated with the expansion of the 65ML gully dam, plans indicating detailed design and volume calculations must be submitted to Council. The detailed plans and volume calculations must be accompanied by documentary evidence from NSW Office of Water that the proposed expansion is in accordance with their requirements and within the Maximum Harvestable Right (MHR) for the property.

During Construction

7. The applicant will:
 - repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and

- re-locate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.
- 8. Should any aboriginal artifacts or places be discovered during construction, all works are to cease immediately. The NSW Office of Environment and Heritage are to be contacted immediately and any direction or requirements complied with.
- 9. Prior to issue of an Occupation Certificate a buffer of native trees and shrubs must be planted along the west and south-west of the manure stock-piles. A plan including the numbers and types of species must be submitted to and approved by Council prior to undertaking any planting.

Ongoing Use

- 10. A Section 94 Contribution will be required per head. The current rate is \$1.093 per head per year, plus the CPI increase in December of each year. A contribution will be required to be paid quarterly. This contribution is towards the ongoing maintenance of Nullamanna Road.
- 11. All trucks associated with the operation of the Nullamanna Feedlot are to comply with the approved traffic management plan.
- 12. The *National Guidelines for Beef Cattle Feedlots in Australia* is to be complied with at all times during the operation of the feedlot to ensure animal health and welfare.
- 13. Any other condition deemed appropriate by the Director Civil and Environmental Services.

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

4. TINGHA PUBLIC MEETING S13.1.1

That:

- i) *Council write to the Administrator of Armidale Regional Council to ascertain his intentions when dealing with the request from the Tingha Citizens Association to relocate the Tingha Region into Inverell Shire; and*
- ii) *the Member for Northern Tablelands, Mr Adam Marshall be requested to support the application by the Tingha Citizens Association.*

5. AWARD TENDER AGGREGATE SUPPLY – 2016 RESEAL PROGRAM
S28.28.2/08

That:

- i) *the contract for the Manufacture and Delivery of Precoated Aggregate for the 2016-2017 Resealing Program be awarded to Inverell Aggregate Supplies with the exception of stockpile sites 18 - 26; and*
- ii) *the contract for the Manufacture and Delivery of Precoated Aggregate for the 2016-2017 Resealing Program for stockpile sites 18 - 26 be awarded to Inglewood Quarries.*

6. PROCUREMENT OF SUPPLY AND SPRAY OF BITUMEN - 2016 RESEAL PROGRAM
S28.28.2/08

That the information be received and noted.

At this juncture, the time being 3.18pm, having previously declared a pecuniary interest relating to a recommendation in this Committee Report, abstained from the vote in this matter.

2. ECONOMIC & COMMUNITY SUSTAINABILITY COMMITTEE MEETING
MINUTES – 13 JULY 2016 S4.11.17/08

73/16 RESOLVED (Baker/Girle) *that:*

- i) *the Minutes of the Economic & Community Sustainability Committee Meeting held on Wednesday, 13 July, 2016, be received and noted; and*
- ii) *the following recommendations of the Economic & Community Sustainability Committee be adopted by Council:*

1. SAPPHIRE CITY FESTIVAL 2016 S26.3.11/08

That a Mayoral Civic Reception be held for the past Festival Queens as part of the 60th Anniversary 2016 Sapphire City Festival.

2. EXPIRING LEASE AGREEMENT S5.10.63

That:

- i) *Council renew the agreement with Northern Broadcasters Pty Ltd for Part Lot 520, DP 753287, McIlveen Park Lookout, Inverell for a five (5) year period with a further five (5) year option;*
- ii) *the lease fee be \$2500.00 per annum (GST inclusive) with a 3% increase per annum; and*
- iii) *the Lease Agreement be subject to any other terms and conditions as negotiated by Council's General Manager.*

3. REQUEST FOR ASSISTANCE - INVERELL SHOW SOCIETY S12.22.1/09

That:

- i) *Council advise the Inverell Show Society that it is prepared to consider the opportunities to support the Society for the development of a suitable major multi-use building facility at the Inverell Show Ground; and*

- ii) *the Society's attention be drawn to the historic pavilion that was located on the Ground and request the Society consider constructing their facility in a similar manner.*

4. SPONSORSHIP REQUEST – 2016 ASHFORD SALAMI FESTIVAL
S12.22.1/09

That Council provide a \$200 donation to the 2016 Ashford Salami Festival.

5. INVERELL CHAMBER OF COMMERCE AND INDUSTRY - REQUEST FOR
FUNDING S8.5.3

That Council provide \$10,000 marketing contribution to the Inverell Chamber of Commerce and Industry for the 2016 WOW Shop Local Advertising Program, subject to Council being provided with a report on the expenditure of the funds and the program outcomes.

6. INLAND RAIL STAKEHOLDER WORKSHOP S30.16.7

That:

- i) *the information be noted; and*
- ii) *Goondiwindi Regional Council be advised that Council is prepared to support any community seeking to be served by the Inland Rail, provided the integrity of the project is not compromised.*

7. STORES & MATERIALS STOCKTAKE S23.16.5/09

That:

- i) *the stores and materials Stocktake information be received and noted; and*
- ii) *the adjustment of **-\$212.57** be made in the Stores Ledger.*

8. GOVERNANCE - MONTHLY INVESTMENT REPORT S12.12.2/09

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. 104 OTHO STREET, INVERELL S5.2.1/18

That:

- i) *this allotment be valued by LJ Hooker (Inverell) in accordance with the "valuation of land" proposal accepted by Council at the June, 2016 Council Meeting;*
- ii) *after Council determines the price for this allotment, that the property be listed for sale with all local Real Estate Agents; and*
- iii) *the conditions of offer shall be that the prospective purchaser:*
- a. *develop a multi-storey building with a mix of retail/commercial/accommodation activities, and*
 - b. *the development be of an appropriate scale and capacity complementary of the three (3) developments on the opposing corners of the site in the CBD.*

**SECTION D
DESTINATION REPORTS**

1. **PROFESSIONAL BULLRIDERS AUSTRALIA (PBA) INVERELL EVENT**
S12.22.1/09
- MTM-A **74/16 RESOLVED** (Michael/Baker) that Council provide a \$1,500 sponsorship to the Inverell PBR Touring Pro Series event subject to Council receiving written confirmation that all relevant animal welfare requirements will be complied with.
2. **DUTIES OF DISCLOSURE – PECUNIARY** **S13.6.5/08**
- 75/16 RESOLVED** (Baker/Castledine) that the pecuniary interest returns be noted.
3. **LAND PURCHASE - ESTABLISHING AN OFFER PRICE (LISTING)**
S5.2.0/09
- 76/16 RESOLVED** (Baker/Watts) that the matter be referred to confidential Closed Council 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.
4. **NEW ENGLAND GROUP OF COUNCILS – WITHDRAWAL OF ARMIDALE REGIONAL COUNCIL** **S14.11.2**
- 77/16 RESOLVED** (Baker/Michael) that the advice from Armidale Regional Council be received and noted.

**SECTION E
INFORMATION REPORTS**

1. **QUESTIONS WITHOUT NOTICE – JUNE 2016** **S13.5.5/09**
2. **STRATEGIC TASKS – 'SIGN OFF' – JUNE 2016** **S4.13.2**
3. **CONSTRUCTION CERTIFICATES APPROVED FOR**
JUNE 2016 **S7.2.4/09**
4. **COMPLYING DEVELOPMENT CERTIFICATES APPROVED DURING JUNE**
2016 **S7.2.4/09**
5. **SUMMARY OF BUILDING CONSTRUCTION FOR JUNE 2016** **S7.2.4/09**
6. **DEVELOPMENT CONSENTS AND REFUSALS DURING JUNE 2016**
S18.10.2/09
7. **SEPTIC TANK APPROVALS FOR JUNE 2016** **S29.19.1**
8. **ORDINANCE ACTIVITIES REPORT FOR JUNE 2016** **S18.10.1**

78/16 RESOLVED (Baker/Michael) that the items contained in the Information Reports to the Ordinary Meeting of Council held on Wednesday, 27 July, 2016, be received and noted.

**SECTION F
QUESTIONS WITHOUT NOTICE**

QWN/ORD 28/16 Gwydir Highway/Bundarra Road Intersection
Cr Johnston

Cr Johnston asked for an update on the \$1.5M funding for a new roundabout at this location.

The General Manager provided Council with information in this matter.

QWN/ORD 29/16 Leave of Absence
Cr Castledine

Cr Castledine asked for leave of absence for the August, 2016 Council Meeting for personal reasons. As this is his last meeting for this term of Council, Cr Castledine acknowledged the strong performance of Council and Council's staff during the last four (4) years. Cr Castledine thanked everyone for their ongoing support.

The Mayor acknowledged Cr Castledine's significant contribution to Council and the community.

QWN/ORD 30/16 Land Matters (Listing) S5.2.2
General Manager

The General Manager asked that he be allowed to take a land matter into confidential Closed Council.

79/16 RESOLVED (Watts/Baker) that the matter be referred to confidential Closed Council 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.*

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

At 3.40pm, 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

80/16 RESOLVED (Baker/Girle) 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 4.11pm, 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. LAND PURCHASE - ESTABLISHING AN OFFER PRICE S5.2.0/09

GM-A

That:

- i) the General Manager be authorised to make an offer for part Lot 2 DP 1172472, for a sum up to the valuation shown in the Report prepared by MVS Valuers;
- ii) should an offer be accepted, Council proceed with the subdivision and purchase of part Lot 2, DP1172472;
- iii) the General Manager be duly authorised to take all actions necessary to complete the purchase;
- iv) part Lot 2, DP1172472 be classified as Operational Land; and
- v) all necessary documentation be completed under the Common Seal of Council.

2. LAND MATTERS S5.2.2

GM-N

That Council is prepared to receive approaches on Lot 1, DP 89422.

ADOPTION OF RECOMMENDATIONS

81/16 RESOLVED (Baker/Watts) that the recommendations of Closed Council be adopted.

There being no further business, the meeting closed at 4.14pm.

CR P J HARMON

CHAIRPERSON

TO ORDINARY MEETING OF COUNCIL 24/08/2016

ITEM NO:	1.	FILE NO: S4.11.16/08
DESTINATION 2 DESTINATION 3 DESTINATION 5:	A Community that is healthy, educated and sustained. An environment that is protected and sustained. The Communities are served by sustainable services and infrastructure.	CES
SUBJECT:	CIVIL & ENVIRONMENTAL SERVICES COMMITTEE MEETING MINUTES – 10 AUGUST 2016	
PREPARED BY:	Hayley Nichols, Corporate Support Officer - Publishing	

SUMMARY:

Meeting held on Wednesday, 10 August, 2016.

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, 10 AUGUST, 2016, COMMENCING AT 8.35 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) and Anthony Alliston (Manager Development Services).

SECTION A**APOLOGIES:**

There were no apologies received however, it was noted that Cr Girle will arrive late.

1. CONFIRMATION OF MINUTES

RESOLVED (Michael/Johnston) that the Minutes of the Civil and Environmental Services Committee Meeting held on 13 July, 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 no members of the public present to speak.

4. BUSINESS ARISING FROM PREVIOUS MINUTES

Nil.

**SECTION B
ADVOCACY REPORTS**

Cr Harmon Sapphire City Festival

Cr Harmon noted a meeting of the Sapphire City Festival Committee held last night. Planning for the 2016 Festival is progressing well however, one (1) Queen entrant has pulled out leaving only two (2) remaining.

Cr Johnston Weeds Authority

Cr Johnson attended a recent Weeds Authority Meeting. Cr Johnston noted that there appears to be less Local Government involvement. A Weeds Action Plan is currently being developed by Local Land Services.

At this juncture, the time being 8.56am, Cr Girle arrived at the meeting.

Cr Harmon Joint Organisation of Councils (JOC)

Cr Harmon noted that a Roundtable Discussion was held in Bingara on 8 August, 2016 to consider Joint Organisation options for the Namoi and New England Region. Representatives of the Office of Local Government and NSW Department of Premier and Cabinet were in attendance.

**SECTION D
DESTINATION REPORTS**

1. SWIMMING POOLS MANAGEMENT CONTRACT LISTING S26.13.1 & S26.13.3

RESOLVED (Michael/Harmon) that a supplementary report regarding swimming pools management be considered.

**SUPPLEMENTARY SECTION D
DESTINATION REPORTS**

2. SWIMMING POOLS MANAGEMENT CONTRACT S26.13.1 & S26.13.3

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

- i) the Inverell and Ashford Pools continue to be managed on a contract basis; and*
- ii) the following parameters guide the formulation of the future management contract:*
 - a) the contract term be for a period of 3 years with a 2 year option,*
 - b) the contractor retain flexibility to set opening hours with the minimum opening hours and spread of hours to be specified by the contractor as part of tender,*
 - c) the contractor be provided with exclusive commercial rights and retain all income associated with the operation of both pools,*

- d) commencement entry fees and user charges be specified by the contractor as part of the tender and a mechanism be incorporated into the contract to enable formal review of such fees each financial year,
- e) the responsibility split associated with maintenance and repairs and the provision of major consumables generally be consistent with the provisions of the current contract,
- f) the management of the Ashford and Inverell Pools be offered under the single management contract.

**SECTION E
INFORMATION REPORTS**

1. WORKS UPDATE S28.21.1/09

RESOLVED (Michael/Harmon) that the items contained in the Information Reports to the Civil & Environmental Services Committee Meeting held on Wednesday, 10 August, 2016, be received and noted.

**SECTION F
GENERAL BUSINESS**

Director
Corporate &
Economic
Services Effluent Truck Waste Funding

Council has approached the Inverell Saleyards to consider submitting a grant for fixing the regions truck washes through the 'Fixing Country Roads' grant funding program.

Cr Watts Delungra District Development Council (DDDC) S3.15.13

Cr Watts asked that a letter of appreciation be sent to a long serving volunteer who has recently resigned from the DDDC, in recognition of their valuable contribution made to the Delungra community.

RESOLVED (Castledine/Harmon) that the Committee recommend to Council that a letter of appreciation be sent.

Cr Jones Optus Telecommunications

Cr Jones noted that Council has been approached regarding a proposed location of an Optus Telecommunications Tower. Council is awaiting further information from Optus.

There being no further business, the meeting closed at 10.32am.

RECOMMENDATION:

That:

- i) *the Minutes of the Civil & Environmental Services Committee Meeting held on Wednesday, 10 August, 2016, be received and noted; and*
- ii) *the following recommendation of the Civil & Environmental Services Committee be considered by Council:*

1. SWIMMING POOLS MANAGEMENT CONTRACT S26.13.1 & S26.13.3

That:

- i) *the Inverell and Ashford Pools continue to be managed on a contract basis; and*

ii)	<p><i>the following parameters guide the formulation of the future management contract:</i></p> <ul style="list-style-type: none"> a) <i>the contract term be for a period of 3 years with a 2 year option,</i> b) <i>the contractor retain flexibility to set opening hours with the minimum opening hours and spread of hours to be specified by the contractor as part of tender,</i> c) <i>the contractor be provided with exclusive commercial rights and retain all income associated with the operation of both pools,</i> d) <i>commencement entry fees and user charges be specified by the contractor as part of the tender and a mechanism be incorporated into the contract to enable formal review of such fees each financial year,</i> e) <i>the responsibility split associated with maintenance and repairs and the provision of major consumables generally be consistent with the provisions of the current contract,</i> f) <i>the management of the Ashford and Inverell Pools be offered under the single management contract.</i>
2.	<p>DELUNGRA DISTRICT DEVELOPMENT COUNCIL (DDDC) S3.15.13</p> <p><i>That a letter of appreciation be sent.</i></p>

ITEM NO:	2.	FILE NO: S4.11.17/08
DESTINATION 1 DESTINATION 4:	<p>A recognised leader in a broader context.</p> <p>A strong economy.</p>	RB
SUBJECT:	ECONOMIC & COMMUNITY SUSTAINABILITY COMMITTEE MEETING MINUTES – 10 AUGUST 2016	
PREPARED BY:	Hayley Nichols, Corporate Support Officer - Publishing	

SUMMARY:

Meeting held on Wednesday, 10 August, 2016.

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, 10 AUGUST, 2016, 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: Cr B C Johnston.

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).

SECTION A

APOLOGIES:

There were no apologies received.

1. CONFIRMATION OF MINUTES

RESOLVED (Baker/Michael) that the Minutes of the Economic and Community Sustainability Committee Meeting held on 13 July, 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. BUSINESS ARISING FROM PREVIOUS MINUTES

Nil.

SECTION B
ADVOCACY REPORTS

General
Manager

Koala Protection Legislation

The General Manager noted an e-mail that has been received concerning the preparation of Koala protection legislation by the Australian Koala Foundation and sought from Council an expression of how to proceed. Council is prepared to receive details of the proposed legislation.

A further report is to be prepared.

Director
Corporate &
Economic
Services

Bluett Award Submission

The Director Corporate & Economic Services, Mr Ken Beddie noted that Council has made a submission for the Bluett Award which recognises the most progressive Council in the state.

Director
Corporate &
Economic
Services

Airline Working Group

The Director Corporate & Economic Services, Mr Ken Beddie informed the Committee of a recent meeting with Jeff Boyd of Corporate Air. Corporate Air has been in business for 34 years and is based in Canberra. Currently, Corporate Air does not have a Sydney or Brisbane Base. For a Service to be viable in Inverell, a minimum of 12,000 – 14,000 passengers would be required. Fares range from \$149 to \$350 one way, or average of \$500 return (same \$500 return figure quoted by Ben Wyndham of Airspeed Aviation to be viable).

At the present time, under the current Sydney Airport Act, there are no viable Landing Slots into Sydney Airport.

Jeff Boyd is the current Chairman of CASA and noted that the proposed new "Pilot Fatigue laws" would add very substantial additional Flight Crew costs to all Airlines, further impacting viability of an Airline Service for Inverell. Corporate Air understands Inverell's need for a Sydney Service, however at present they have no plans for Inverell.

Senator Williams agreed to take up the Sydney Airport Act issue with the Federal Minister.

Cr Harmon Car parking Issues – Inverell High School area

Cr Harmon asked of the possibility of revisiting parking permits near Inverell High School. At present, parking on both sides of Oswald and O'Conner Streets is impeding two (2) way traffic.

Options for parking in the vicinity of Inverell High School will be reviewed and presented to the next meeting of Council.

**SECTION D
DESTINATION REPORTS**

1. EXPIRING LICENCE AGREEMENT - INVERELL POLOCROSSE CLUB INC. S5.10.128

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

- i) Council renew the agreement with Inverell Polocrosse Inc. for Part unformed road off Eddy Park Lane, Rob Roy;*
- ii) the licence agreement be for a two (2) year period with a further two (2) year option;*
- iii) the Licence fee be \$120.00 per annum (GST Inclusive) with a 3% increase per annum; and*
- iv) the Licence Agreement be subject to any other terms and conditions as negotiated by Council's General Manager.*

2. ABORIGINAL LAND CLAIM S5.2.3

RESOLVED (Michael/Girle) that the actions taken in respect of the Inverell Speedway be received and noted.

3. REQUEST TO TRANSFER LICENCE AGREEMENT S5.10.96

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

- i) the Agreement for Lot 3, DP 235812 and Part Lot 11, DP 202029, Drainage Reserve, Lang Street, Inverell be transferred to Ms Jamie Pay;*
- ii) the Agreement be for a five (5) year period with a further five (5) year Option period;*
- iii) the licence fee be \$50.00 per annum (GST Inclusive); and*
- iv) the Licence Agreement be subject to any other terms and conditions as negotiated by Council's General Manager.*

**SECTION E
INFORMATION REPORTS**

1. COMMUNITY SAFETY CAMERA PROGRAM COUNCIL TERM REVIEWS17.11.7

RESOLVED (Michael/Girle) that the items contained in the Information Reports to the Economic & Community Sustainability Committee Meeting held on Wednesday, 10 August, 2016, be received and noted.

At this juncture, the time being 11.12am, Cr Jones entered the meeting.

SECTION H
GOVERNANCE REPORTS

1. GOVERNANCE - MONTHLY INVESTMENT REPORT S12.12.2/09

RESOLVED (Girle/Harmon) 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.*

There being no further business, the meeting closed at 11.43am.

RECOMMENDATION:

That:

- i) the Minutes of the Economic & Community Sustainability Committee Meeting held on Wednesday, 10 August, 2016, be received and noted; and*
- ii) the following recommendations of the Economic & Community Sustainability Committee be considered by Council:*

1. EXPIRING LICENCE AGREEMENT - INVERELL POLOCROSSE CLUB INC.
S5.10.128

That:

- i) Council renew the agreement with Inverell Polocrosse Inc. for Part unformed road off Eddy Park Lane, Rob Roy;*
- ii) the licence agreement be for a two (2) year period with a further two (2) year option;*
- iii) the Licence fee be \$120.00 per annum (GST Inclusive) with a 3% increase per annum; and*
- iv) the Licence Agreement be subject to any other terms and conditions as negotiated by Council's General Manager.*

2. ABORIGINAL LAND CLAIM S5.2.3

That the actions taken in respect of the Inverell Speedway be received and noted.

3. REQUEST TO TRANSFER LICENCE AGREEMENT S5.10.96

That:

- i) the Agreement for Lot 3, DP 235812 and Part Lot 11, DP 202029, Drainage Reserve, Lang Street, Inverell be transferred to Ms Jamie Pay;*
- ii) the Agreement be for a five (5) year period with a further five (5) year Option period;*
- iii) the licence fee be \$50.00 per annum (GST Inclusive); and*
- iv) the Licence Agreement be subject to any other terms and conditions as negotiated by Council's General Manager.*

4. GOVERNANCE - MONTHLY INVESTMENT REPORT S12.12.2/09*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.*

TO ORDINARY MEETING OF COUNCIL 24/08/2016

ITEM NO:	1.	FILE NO: S4.13.2	
DESTINATION 1:	A recognised leader in a broader context		R
SUBJECT:	COUNCIL FOUR (4) YEAR TERM REVIEW		
PREPARED BY:	Paul Henry, General Manager		

SUMMARY:

A "Term Review Report" on Council's progress on the implementation of its Community Strategic Plan must be presented at the final meeting of an outgoing Council. Council is requested to consider its 2012 - 2016 Term Review.

COMMENTARY:

Under the provisions of the NSW Local Government Integrated Planning and Reporting requirements, at the end of each four (4) year Council Term, a Term Review is to be completed to indicate Council's performance over the period against the Community Strategic Plan. In considering this document, Council may wish to record comments for consideration by the incoming Council.

The following is a list of some of the wide range of Council's activities and achievements over the last four (4) years which have assisted the continued growth and sustainability of the Shire and its Community during what has been a difficult economic period. This list is not exhaustive, but clearly demonstrates the broad nature of Council's Service and Infrastructure Delivery and its continued strong support and advocacy for its Community.

This report addresses each financial year separately in terms of physical and financial outputs and then goes on to detail a range of information relevant to the Council term.

OPERATIONAL PLAN – COMBINED FUND 2012/2013

The following information is provided in respect of major issues and projects that Council has provided, participated in, or delivered in 2012/2013:

- Destination 1 – A recognised leader in the broader context:

(This Destination gives priority to the recognition of the Shire as a vital component of the New England North West Region through Regional Leadership.)

- Participation in Country Week 2012;
- Participation in Road Funding meetings with the Roads and Traffic Authority;
- Visit by Deputy Premier of New South Wales, Andrew Stoner;
- Visit by Governor General of Australia, Dame Quentin Bryce;
- Local Government Elections; and
- Participation in Border Regional Organisation of Councils (BROC) meetings.

- Destination 2 – A community that is healthy, educated and sustained:

(This Destination gives priority to the Shire as a sustainable and equitable place that promotes health, well being, life long learning and lifestyle diversity.)

- Facilitation role for “Linking Together Centre” and development of strong partnerships with Best Employment, State and Federal Government funding bodies;
- Conduct of 2012 Careers and Skills Retention Expo;
- Provided Financial Assistance to the “Conservatorium of Music”;
- Completed the new Connections Disability Services Building;
- Implemented new CCTV system in the Inverell CBD;
- Assisted with Sapphire City Festival;
- Assisted with and provided Financial Support to the Grafton to Inverell Cycle Classic, Joey’s Mini World Cup, Copeton Freshwater Swim and other Sporting events;
- Provided funding support to a range of Cultural Activities including the Inverell Art Gallery and Opera in the Paddock;
- Secured funding from Telstra Foundation for “Everyone Connected Adult Literacy” Program and delivered Community Training; and
- Commenced works on the Inverell Town Hall Redevelopment.



- Destination 3 – An environment that is protected and sustained:

(This Destination gives priority to sustainable agriculture, protection and conservation of lands, rivers, waterways, bio-diversity and the built environment.)

- Partnered with Catchment Management Authority in “Bridge to Bridge”, MacIntyre River Program and associated Service Club Initiatives; and
- Completed installation of solar panels at Inverell Waste Facility.

- Destination 4 – A strong Local Economy:

(This Destination gives priority to economic and employment growth and the attraction of visitors.)

- Worked with Bindaree Beef to secure access to RMS Land, improve traffic movements at the Abattoir and resealed their carpark;
- Conducted Inverell On Display 2013;
- Participated in a wide range of Tourism and Marketing Shows to support Inverell Shire’s \$47M Tourism Industry;
- Participated in Inverell Promotional Activities with the Inverell Chamber of Commerce and Industry.

- Destination 5 – The Communities are served by sustainable services and infrastructure:

(This Destination gives priority to the provision of community focused services and the maintenance, enhancement and upgrade of infrastructure.)

- Completed a range of Road Upgrade Projects on the Regional Road Network;
- Completed Highway upgrade project east of Delungra for Roads and Maritime Services;
- Completed a significant quantum of Shire Roads Gravel Resheeting;
- Major upgrade of Nullamanna Road (Stage 2) completed;
- Completed reconstruction of Sewer Pumping Station No2;
- Commenced Planning for the new Ashford Water Treatment Plant;
- Completed sale of land for unpaid rates;
- Completed implementation of new Corporate Financial Management, Asset Management, Payroll and Plant Fleet Management System;
- Elsmore Bridge project commenced;
- Completed Council's 2012/2013 bitumen reseal program;
- Secured funding from State Water Corporation for heavy patching on Copeton Dam Road;
- Skate Park Extension completed;
- Reseal Administration Centre carpark;
- Delungra new footpath program commenced;
- Painted Exterior of Delungra Hall;
- Completed 2012-2013 Financial Statements – sound financial result achieved; and
- Secured 4% interest rate subsidy for the new Ashford Water Treatment Plant project.

OPERATIONAL PLAN – COMBINED FUND 2013/2014

The following information is provided in respect of major issues and projects that Council has provided, participated in, or delivered in 2013/2014:

- Destination 1 – A recognised leader in the broader context:

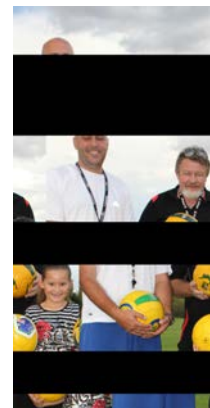
(This Destination gives priority to the recognition of the Shire as a vital component of the New England North West Region through Regional Leadership.)

- Participation in Country Week;
- Participation in Road Funding meetings with the Roads and Maritime Services;
- Visit by Deputy Premier of New South Wales, Andrew Stoner; and
- Participation in New England Northwest Regional Tourism meetings.

- Destination 2 – A community that is healthy, educated and sustained:

(This Destination gives priority to the Shire as a sustainable and equitable place that promotes health, well being, life long learning and lifestyle diversity.)

- Facilitation role for “Linking Together Centre” and development of strong partnerships with Best Employment, State and Federal Government funding bodies;
- Assisted with Sapphire City Festival;
- Secured library funding from Brighter Access for Early Childhood Inclusion Program;
- Assisted with and provided Financial Support to the Grafton to Inverell Cycle Classic, Joey's Mini World Cup, Copeton Inland Swim and other Sporting events;
- Secured funding from Festival Australia Yilambu – Yilaathu (Past – Present) Indigenous Story Telling Project;
- Secured funding from Community Building Partnerships Program for the Linking Together Mentor Shed;



- Prepared Plans and Specifications for the new Ashford Medical Centre;
- Provided assistance to the Evans Street Surgery in their development of a new Medical Centre project;
- New partnership established with Carers NSW to implement the “Together Program”;
- New partnership with Best Employment, Glen Severn Council and Gwydir Shire Council to deliver the “Low Income Energy Efficiency Program”;
- Co-ordinate youth activities – Movies in Campbell Park;
- Completed building works on new Linking Together Centre;
- Provided funding support to a range of Cultural Activities including the Inverell Art Gallery and Opera in the Paddock; and
- Helping Hands and Linking Youth Program recognised by Youth Action NSW, a peak organisation representing young people and youth services, with the Linking Together Centre being awarded with the 2013 Outstanding Project/Service Working with Aboriginal Young People Award.



- Destination 3 – An environment that is protected and sustained:

(This Destination gives priority to sustainable agriculture, protection and conservation of lands, rivers, waterways, bio-diversity and the built environment.)

- Partnered with the Local Land Services in “Brigalow Nandewar Bio Links Program”;
- Partnered with the Local Land Services to clean up Macintyre River near Inverell Complex;
- Partnered with the Local Land Services on the establishment of the Ross Hill Reserve adjacent to Jardine Road/Angel Avenue;
- Sealed new Lookout Area adjacent to Macintyre River;
- Working With Regional Development Northern Inland on a Regional Streetlighting Energy Efficiency Upgrade Program; and
- Commenced Energy Efficiency Program for Administration Building.

- Destination 4 – A strong Local Economy:

(This Destination gives priority to economic and employment growth and the attraction of visitors.)

- Completed 98% of the redevelopment of Varley Oval;
- Completed 90% of works on new Transport Museum building;
- Completed works on Town Hall Redevelopment;
- Commenced works on the new Ashford SES EOC building;
- Completed works on Riverside Restaurant upgrade;
- Participated in a wide range of Tourism and Marketing Shows to support Inverell Shire’s \$47M Tourism Industry;
- Participated in Inverell Promotional Activities with the Inverell Chamber of Commerce and Industry.
- Produced new Inverell Shire Tourism Guide; and
- Completed upgrade of transformer in Turnham Carpark with Essential Energy for CBD Electricity Supply security.



- Destination 5 – The Communities are served by sustainable services and infrastructure:

(This Destination gives priority to the provision of community focused services and the maintenance, enhancement and upgrade of infrastructure.)

- Completed a range of Road Upgrade Projects on the Regional Road and Local Road Network;
- Commenced Highway upgrade project east of Delungra for Roads and Traffic Authority;
- Completed a significant quantum of Shire Roads Gravel Resheeting;
- Completed a significant quantum of heavy patching throughout the Shire;
- Completed Council's 2013/2014 bitumen reseal program;
- Completed new Elsmore Bridge;
- Completed new Kiss and Drop Facility at Holy Trinity School;
- Completed Delungra Footpath Upgrade Program and installed new Ross and Raglan Street Footpath;
- Called Tenders for the new Ashford Water Treatment Plant and Reservoir;
- New Cardboard Press installed at Inverell Recycling Facility for use by Northaven and completed a range of upgrade works at the facility for Northaven;
- Completed new Plant Storage Shed at Inverell Depot;
- Submitted Local Infrastructure applications for the Inverell Sewerage Treatment Plant;
- Secured Community Building Partnerships Program funding for additional exercise equipment in Campbell Park;
- Submitted Club Grant Scheme application for major upgrade of Cameron Oval; and
- Completed 2013-2014 Financial Statements – sound financial result achieved;



OPERATIONAL PLAN – COMBINED FUND 2014/2015

The following information is provided in respect of major issues and projects that Council has provided, participated in, or delivered in 2014/2015:

- Destination 1 – A recognised leader in the broader context:

(This Destination gives priority to the recognition of the Shire as a vital component of the New England North West Region through Regional Leadership.)

- Identified as a “Continuing Stand-alone Council” by the NSW Independent Local Government Review Panel;
- Participation in 2014 Regional Living Expo;
- Visit by Deputy Premier, Mr Troy Grant;
- Visit by Deputy Prime Minister, Hon. Barnaby Joyce;
- Visit by NSW Governor, Hon. David Hurley;
- Participation in Road Funding meetings with the Roads and Maritime Services;
- Participation in New England Northwest Regional Tourism meetings;
- Participation in New England Destination Management Hub;
- Participated in meetings with New England Group of Councils and prepared the submission to establish a trial Joint Organisation of Councils in the New England - Secretariat for the Group;
- Participated in “Fit for the Future” meetings with New England Councils; and
- Participated in Border Region Organisation of Councils (BROC) Meetings.

- Destination 2 – A community that is healthy, educated and sustained:

(This Destination gives priority to the Shire as a sustainable and equitable place that promotes health, well being, life long learning and lifestyle diversity.)

- Facilitation role for “Linking Together Centre” and development of strong partnerships with Best Employment, State and Federal Government funding bodies;
- Completed building works on new Ashford EOC Centre;
- Assisted with Sapphire City Festival;
- Assisted with and provided Financial Assistance to the Grafton to Inverell Cycle Classic, Joey's Mini World Cup, Copeton Freshwater Swim and other Sporting events;
- Secured library funding from Brighter Access for Early Childhood Inclusion Program;
- Secured funding from Festival Australia for Ngay Walaaybaa (My Home) visual arts exhibition;
- Secured \$530K in funding from ClubGrants NSW for Cameron Park Redevelopment;
- Completed works on the new Ashford Medical Centre;
- Provided assistance and financial support to the Evans Street Surgery in their development of the new Inverell Medical Centre to secure Inverell's GP Services into the future:
- Co-ordinated youth activities including Movies in Campbell Park;
- Partnering with Family NSW to provide Playgroup activities at Tingha and Inverell;
- Participation in New England Cooperative Library;
- Provided funding support to a range of Cultural Activities including the Inverell Art Gallery; and
- Refurbished Inverell War Memorial with the Inverell RSM Club.



- Destination 3 – An environment that is protected and sustained:

(This Destination gives priority to sustainable agriculture, protection and conservation of lands, rivers, waterways, bio-diversity and the built environment.)

- Partnered with Local Land Services in “Brigalow Nandewar Bio Links Program;
- Completed Energy Efficiency Program for Administration Building and Linking Together Centre;
- Partnership with NSW Environmental Trust for Serrated Tussock weeds program;
- Secured NSW Environmental Trust Funding for Waste Less Recycle More Initiatives of Love Food Hate Waste, household compost bins Project, Community Recycling Centre, Ashford landfill consolidation, Elsmore landfill consolidation; and
- Completed Energy Efficiency Program for Inverell Works Depot and Inverell Tourist Centre.

- Destination 4 – A strong Local Economy:

(This Destination gives priority to economic and employment growth and the attraction of visitors.)

- Commenced Cameron Park Redevelopment;
- Completed works at Ashford Medical Centre;
- Completed works on the new Ashford SES EOC building;
- Commenced works on new toilet and storage shed at Varley Oval;
- Participated in a wide range of Tourism and Marketing Shows to support Inverell Shire's \$47M Tourism Industry;
- Completed Transport Museum Complex and completed sale of old site to Boss Engineering; and
- Participated in Inverell Promotional Activities with the Inverell Chamber of Commerce and Industry.

- Destination 5 – The Communities are served by sustainable services and infrastructure:

(This Destination gives priority to the provision of community focused services and the maintenance, enhancement and upgrade of infrastructure.)

- Completed a range of Road Upgrade Projects on the Regional Road and Local Road Network;
- Completed Highway upgrade project east of Delungra for Roads and Traffic Authority;
- Completed a significant quantum of Shire Roads Gravel Resheeting;
- Completed a significant quantum of heavy patching throughout the Shire;
- Completed Council's 2014/2015 bitumen reseal program;
- Completed works for Resealing Inverell Airport;
- Completed an Optic Fibre link installation from the Administration Centre to the Inverell Works Depot;
- Successfully secured interest rate subsidy from the Office of Local Government under the Local Infrastructure Renewal Scheme (LIRS) round three for the Inverell Sewerage Treatment Plant (this is the last round of the program);
- Completed 2013-2014 Financial Statements – sound financial result achieved;
- Secured additional ongoing Repair Program funding from RMS for Regional Roads Renewals and Upgrades;
- Secured Active Transport Funding (PAMP) for 2015/2016 - \$0.44M Project;



- Secured Black Spot funding for upgrade of Leviathan to Schwenkes Lane and a turning lane at Rob Roy Road;
- Secured Fixing Country Roads funding for Tin Tot Bridge - \$1M Project;
- Secured Fixing Country Roads funding for HML Assessment on the Bruxner Way.
- Continued Gilgai Drainage Project;
- Installed new Vivian and Wood Street and Gwydir Highway near Bowling Club Footpaths and a number of Pram Ramps;
- Continued Brissett/Killeen Street Drainage Upgrades;
- Upgraded Evans Street Cultural Precinct; and
- Installed new Awning on Yetman Hall and Fences.

OPERATIONAL PLAN – COMBINED FUND 2015/2016

The following information is provided in respect of major issues and projects that Council has provided, participated in, or delivered in 2015/2016:

- Destination 1 – A recognised leader in the broader context:

(This Destination gives priority to the recognition of the Shire as a vital component of the New England North West Region through Regional Leadership.)

- Fastest growing Shire in the Northern Tablelands Electorate with an annual growth rate of 2.39% making Inverell one of the fastest growing regional centres in NSW. The Shire population is now 16,846.
- Declared “Fit for the Future” by the NSW State Government following the Independent Pricing and Regulatory Tribunal’s Audit and Review of Council’s Fit for the Future Roadmap and supporting documentation;
- One of only seven (7) lead NSW Councils to be able to undertake borrowings from NSW Treasury Corporation (TCorp) being a Fit for the Future Council, at an interest rate 1% below Commercial Rates, saving the community \$147K in interest payments. Council was commended by NSW Treasury Corporation (TCorp) for Council’s professionalism and friendly collaboration as they roll out their new Local Government Borrowing Facilities;
- Visit by Minister for Environment & Heritage, Hon. Mark Speakman;
- Visit by Deputy Prime Minister, Hon. Barnaby Joyce;
- Visit by Governor General, Hon. Peter Cosgrove;
- Participation in Road Funding meetings with the Roads and Maritime Services;
- Participation in New England Northwest Regional Tourism meetings;
- Participation in New England Destination Management Hub;
- Participated in meetings with New England Group of Councils - Secretariat for the Group;
- Participated in Border Region Organisation of Councils (BROC) Meetings;
- Conducted the August, 2015 Committee meetings in Yetman; and
- Submitted Bluett Award – Excellence in Local Government Nomination.

- Destination 2 – A community that is healthy, educated and sustained:

(This Destination gives priority to the Shire as a sustainable and equitable place that promotes health, well being, life long learning and lifestyle diversity.)

- Facilitation for “Linking Together Centre” and development of strong partnerships with Best Employment, State and Federal Government funding bodies;
- Installed new Christmas Tree at the Visitors Centre;



- Assisted with the 2015 Sapphire City Festival and commenced planning for the 2016 – 60th Anniversary Festival;
 - Assist with and provided funding to, the 2015 and 2016 Grafton to Inverell Cycle Classics, Joey's Mini World Cup, Copeton Inland Swim and other Sporting events;
 - Partnering with Family NSW to auspice Playgroup activities at Tingha and Inverell;
 - Provided funding support to a range of Cultural Activities including the Inverell Art Gallery and Opera in the Paddock; and
 - Participation in New England Cooperative Library.
- Destination 3 – An environment that is protected and sustained:

(This Destination gives priority to sustainable agriculture, protection and conservation of lands, rivers, waterways, bio-diversity and the built environment.)

- Partnered with Local Land Services in "Brigalow Nandewar Bio Links Program;
- Completed installation of weighbridges at Inverell Landfill;
- Received grants totalling \$495K from NSW Environmental Trust for the rehabilitation of Council landfills;
- Installed new Inverell Community Recycling Centre;
- Installed Solar Energy System at Inverell Art Gallery, Tourist Centre and Works Depot; and
- Completed Energy Efficient Street Lighting Upgrade for the Shire.



- Destination 4 – A strong Local Economy:

(This Destination gives priority to economic and employment growth and the attraction of visitors.)

- Participated in a wide range of Tourism and Marketing Shows to support Inverell Shire's \$47M Tourism Industry;
- Participated in Inverell Promotional Activities with the Inverell Chamber of Commerce and Industry;
- Participated in ongoing meetings with the Chamber of Commerce and Industry participants in respect of securing an Inverell Airservice;
- Ongoing discussions with Bindaree Beef in respect of their major expansion;
- Installed new Tourism signage on New England Highway at Wallangarra;
- Published new Inverell Tourism Guide; and
- Delivered new Inverell Tourism promotional programs publications and social media;

- Destination 5 – The Communities are served by sustainable services and infrastructure:

(This Destination gives priority to the provision of community focused services and the maintenance, enhancement and upgrade of infrastructure.)

- Commenced \$17.9M Rural Roads Program. This is the largest Rural Road Program implemented by Council, being some \$8.4M greater than the normal program;

- Secured additional Active Transport Funding (PAMP) for 2015/2016 - \$283K Project and installed new Bikepaths/Footpaths in Lions Park, Brae Street, Lower Byron Street, Victoria Park, and Rivers Street;
- Completed a significant quantum of Shire Roads Gravel Resheeting;
- Completed a significant quantum of heavy patching throughout the Shire;
- Completed Council's 2015/2016 bitumen reseal program being the largest ever program;
- Upgrade Drainage and commenced new Footpath in Rosslyn Street;
- Installed Pram Ramps at various locations around Inverell;
- Secured Black Spot funding for upgrade of Leviathan to Schwenkes Lane and a turning lane at Rob Roy Road. Rob Roy Project complete and remaining project in progress;
- Secured \$1.5M Grant for upgrade of Gwydir Highway/Bundarra Road/Chester Street Intersection;
- Completed 2014/2015 Financial Statements – sound financial result achieved;
- Installed Taxi-way to new Hangars at Inverell Airport;
- Completed Cameron Park Oval, Cricket Nets, Playground Development;
- Completed new Amenities/Canteen Block at Cameron Park;
- Completed works on new toilet and storage shed at Varley Oval and Officially re-opened Varley Oval;



- Completed infrastructure works at Gilgai Park, being new shade shelter and softfall upgrade;
- Completed Playground Upgrade and Shade Shelter at Lake Inverell and commenced upgrading old Bitumen Footpaths to Concrete Bikepath standard;
- Completed infrastructure works at Bellevue Park, being new playground, shelters and amenities;
- Completed minor upgrades at Equestrian Centre including shade shelters and arena fencing;
- Completed legislative upgrade at Ashford Depot fuel facility;
- Installed Shade Shelters over Playgrounds in Gilgai and at Lake Inverell and replaced soft-fall;



- Completed new amenities building in Victoria Park and installed two (2) new Shelters and new Footpaths;
- Completed Stage 1 upgrade works at Inverell Complex and secured a \$0.93M Grant for the Final Stage of the Inverell Sports Complex Upgrade;
- Completed installation of new playground equipment in Campbell Park;
- Completed installation of new playground equipment "All Abilities" in Victoria Park;
- Secured Funding for new Shelters in Waratah Park, Shelters have been ordered;
- Commissioned Cultural Project for Henderson Street Roundabout;
- Commenced construction of the new Ashford Sports Ground amenities building;
- Upgraded Yetman Memorial Hall, Yetman Recreation Hall, fenced Playground and installed new Exercise Equipment; and
- Commenced installation of new Playground Equipment in Lions Park.



As can be expected, the highlighted matters do not cover Council's day-to-day service delivery activities, nor the wide range of other smaller works and projects completed over the Term, all aimed at ensuring Inverell remains as a vibrant, growing, healthy and economically sustainable community for all.

FIT FOR THE FUTURE (FFF):

The major standout achievement for this Council during the current term was Council being declared as "Fit for the Future" by the NSW State Government. This followed a comprehensive Audit of Council's FFF Roadmap and supporting documentation by IPART NSW. IPART approved Council's FFF Roadmap which has now been implemented as required by the NSW State Government. Council is required to meet seven (7) FFF Benchmarks by 30 June, 2020 and maintain or further improve its FFF position into the future to remain as a FFF Council. Under the FFF Program requirements, Council's must demonstrate that they are independently financially sustainable in the medium and long term.

The first major action implemented under Council's approved FFF Roadmap was the FFF Rural Road Infrastructure Renewal Program. This program which is already delivering major benefits sees Council's Roads Maintenance, Renewal and Upgrade Budget expanding to \$31.5M over 2015/2016 and 2016/2017 against a previous expenditure high of \$9.5M per annum.

A large proportion of the increase was funded from the draw down of Council's untied Investments. \$24m or 80% of these funds were allocated to the Rural Area and \$7.5M or 20% to the Urban Area.

Council delivered its first FFF Newsletter to residents in July, 2016. This was sent to every Shire Resident. While public comments have been made that the Newsletter should have been included in the Annual Rate Notice Mail-out, this was not possible, as this would have meant that over 2,400 non-ratepaying residents in the Shire would not have received the FFF Newsletter. It is a fact that not every household receives a Rate Notice and as many Ratepayers pay their rates in full and don't receive Instalment Notices, the delivery of important communications through the Rate Notice mail out is not a reliable way of communicating with Shire Residents.

ASSET MANAGEMENT PLANNING:

Council during 2016 adopted its Roads, Footpaths and Drainage Infrastructure Asset Management Plans and these are available on Council's Website. As the Council is aware the development of these plans included a full data capture, and comprehensive review of Council's Road Infrastructure Assets using industry specialists. The information coming out of this review was subsequently audited by Council's External Auditor and also in the review of Council's FFF Roadmap by IPART NSW.

In respect of the Water and Sewerage Funds, Plans for these activities were previously prepared by NSW Public Works. These plans are supplemented by Council's Water and Sewerage Fund Works priorities as adopted by Council.

For Buildings and Other Structures, Council engaged CT Management Group, who are specialists in this area, to prepare the Asset Management Plans. These plans have now been provided to Council for review. The Buildings and Other Structures Asset Management Plans will be placed on public exhibition following their consideration by Council in early 2016/2017.

Council's Asset Management has been sound over the Term with Service Levels being maintained in all areas and enhanced in some, particularly in respect of Rural Roads. As advised in the FFF Roadmap Council has an Infrastructure Backlog of \$5.1M which is below the FFF <2.0% requirement. The Backlog relates entirely to the Rural Sealed Road Network with no infrastructure Backlog existing in other Asset Classes.

Council has Benchmarked this Backlog amount against the Council's in the Region with the following results being recorded:

TABLE: Regional Councils Financial Assessments in \$000s - 2014-15

New England Councils	Recurrent Road Funding Available \$'000s	Estimated Annual Maintenance Required \$'000s	Actual Annual Maintenance \$'000s	Maintenance Shortfall \$'000s	Infrastructure Backlog \$'000s
Armidale	3,960	3,932	3,681	-251	11,036
Glen Innes	3,592	1,343	1,853	510	17,904
Gunnedah	4,161	2,785	2,785	0	7,404
Guyra	3,171	1,421	1,522	101	4,325
Gwydir	6,141	3,669	3,669	0	13,896
Inverell	7,611	4,535	4,548	13	5,097
Liverpool Plains	4,984	3,565	5,867	2,302	5,597
Moree Plains	8,415	5,165	4,639	-526	7,521
Narrabri	6,354	5,178	6,150	972	8,925
Tamworth	11,987	11,553	11,709	156	20,063
Tenterfield	5,445	2,405	2,792	387	11,148
Uralla	3,278	2,583	2,550	-33	533
Walcha	2,914	1,326	1,399	73	16,407
New England	72,014	49,460	53,164	3,704	109,793

As can be seen, Council's Infrastructure Backlog is within Industry Benchmarks. Council's IPART approved FFF Roadmap includes a Strategy for addressing this Backlog.

In respect of the quality of Council's Asset Management and its Systems, it is noted that Council received the following unsolicited comment from the consultants who prepared Council's Buildings and Other Structures Assets Plans in May 2016:

"I must congratulate Council firstly. Overall, your buildings and other structures are in very good shape and frankly, would be the envy of the majority of Councils across Australia. Indeed we have not come across a Council that has managed their facilities so well in the past six years of doing these building condition assessments. Council's prudent management approach is certainly providing a sustainable portfolio of facilities to support the services that Council is providing into the foreseeable future" – Owen Harvey, Regional Manager, Queensland 31 May, 2016.



As a result of the Council's strong Asset Management and Financial performance over the Term, Council has been able to allocate the additional special "one-off" funding into the 2016/2017 Budget for Asset Renewals and Upgrade:

• Old Stannifer Road, Gilgai – New Bitumen	\$ 0.35M
• Kings Plains Road – New Bitumen	\$ 0.35M
• Ross Street, Inverell – Rehabilitation	\$ 0.20M
• <u>Regional Roads – Shoulder Works</u>	<u>\$ 0.10M</u>
	TOTAL \$ 1.00M

BENCHMARKING:

Council Benchmarks itself against the Industry on a continuing basis and the following information is noted for the current Council Term.

Office of Local Government Comparative Data Report:

1. Population per Councillor is 1,872 (Group 11 Council average is 1,505).
2. Governance and Administration costs for 2014/2015 at \$165.86 per capita are 55% below the Group 11 Council Average (\$365.90 per capita) and under 50% of the NSW Council average, resulting in more funds being available for Service and Infrastructure delivery.
3. Typical Residential Water Bill for 2013/2014 of \$548.00 p.a. with no water restrictions, against a NSW Average of \$550.00 p.a. and a NSW Councils 3,000 to 10,000 properties Average of \$617.00, while providing significant ongoing water subsidies to Bindaree Beef (Inverell's largest employer and a business of State significance).
4. Typical Residential Sewer Bill for 2014/2015 of \$453.50 p.a. against a NSW Average of \$625.00 p.a. being 27.5% less.
5. Lowest Waste Management Charges in the Region.
6. Recycling Rate is 45% against a Group 11 Council average of only 36%.

(Office of Local Government has not released the 2015/2016 Report)

Statecover Mutual and Statewide Mutual Audit Reports:

(Statecover is the Council's Workers Compensation Insurer and Statewide Mutual provides a suite of insurance products)

7. Workers Compensation premiums of \$1.67 per \$100 of Wages Paid, against an Industry Average of \$3.61 per \$100 of wages paid.

8. Work Health and Safety Performance of 100 (being 100% for WHS Management System Compliance and 100% for Specific Hazard identification and treatment). This is against an Industry average of 75%.
9. Achieved all Work Health and Safety and Public Liability Insurance Performance Rebates over the last five (5) years saving Council over \$250K. Council has been advised that due to its continuing strong Work Health and Safety performance it will receive a discount of \$35K on its 2016/2017 Workers Compensation Insurance Premium.

Social Programs:

10. Council's "return on investment" for programs delivered through the Linking Together Centre on behalf of the State and Federal Governments is up to \$6 return for every \$1 invested providing strong social gains to the community.

Infrastructure Programs:

11. ROAD DATA

a. Regional Roads	391 km
b. Bridges/Major Culverts	105
c. Culverts and Causeways	912
d. Sealed Local Roads	341 km
e. Gravel Local Roads	1,248 km
f. Bridges/Large Box Culverts	69
g. Culverts and Causeways	3,157
h. Sealed Urban Streets	121 km
i. Gravel Urban Roads (Back Lanes)	13 km
j. Urban Bridges/Major Box Culverts	7
k. Culverts and Causeways	12

TOTAL ROADS 2,114 km

(Group 11 Council Average Road Length is only 1,451km)

TOTAL BRIDGES/MAJOR BOX CULVERTS 181

TOTAL CULVERTS/CAUSEWAYS 4,081

12. Bitumen Road Costs:

a. Bitumen Road Stabilisation	\$ 200,000 - \$250,000 per km
b. Bitumen Road Rehabilitation	\$ 250,000 - \$400,000 per km
c. Convert Gravel to Bitumen	\$ 250,000 - \$400,000 per km
d. Bitumen Reseals – Rural	\$ 3.70 per square metre
e. Bitumen Reseals – Urban	\$ 3.90 per square metre

Reseal and Heavy Patching Costs are up to 25% below the IPWEA National Industry Benchmarks. This result is efficiency driven and resulted in an additional 10km of bitumen roads being resealed in 2014/2015 under Council's ongoing Reseals Program, (Total Reseal in 2014/2015 was 73.4km – basically equivalent of resealing from Inverell to Bingara). The 2015/2016 programs were adjusted to include the ongoing efficiencies.

13. Indicative average Gravel Road resheet cost (dependant on Gravel Pit location and haulage distances) of under \$14,000 per km, being a 15% reduction in the unit rate due to ongoing efficiencies (cost was \$16,500 a km in 2009).

The last reported 2012/2013 RMS Regional Road Network Gravel Resheet figure was \$26,500 per kilometre. Some Group 11 Council Gravel Resheeting Rates are up to \$33,380 per km.

The efficiencies generated in the 2014/2015 and 2015/2016 Gravel Resheeting Programs resulted in Council being able to program an additional 25km of Gravel Resheeting on the Nullamanna and other Roads in 2015/2016, being an additional 20%.

14. Grading cost of \$913.00 per km with a Water Cart and Roller and \$1,245.00 per km if the Table Drains are redone at the same time. Council's 2016/2017 draft Budget provides an allocation of \$1.2M for Road Grading, representing 35% of Farmland Rates.

Governance:

15. Council is one of the 72 NSW Councils who participate in the NSW Small Business Friendly Council Program.
16. Council is one of the 32% of NSW Councils that has an Audit and Risk Committee;
17. Independent Reviews of Council have recognised the ongoing sound Management of Council as follows;
 - a. *"Council has been well managed over the review period"* – New South Wales Treasury Corporation (TCorp) Financial Assessment and Benchmarking Report, 2013;
 - b. *"Council's approach to integrity management and its responses during the review gives reason for a high level of confidence in Council's ability and commitment to the further improvement of an already well-managed organisation"* – Echelon Australia Integrity Management Programme Diagnostic Review Draft Report April, 2015.
 - c. *"Council's systems and records have been well maintained during the year and the audited accounts will be submitted to the Division of Local Government within the prescribed time"* – Forsyths Business Services Pty Ltd 2014/2015 Audit Report.
 - d. *"We would like to thank you and your staff and especially Paul Pay, for all the professionalism and patience exhibited as we tested newly developed systems and processes designed to provide a seamless experience for Council borrowers. If other Councils match the professionalism and friendly collaboration exhibited by your staff, we can look forward to TCorp promptly providing a very positive benefit to local Councils in New South Wales"* - New South Wales Treasury Corporation (TCorp) 4 April, 2016.

CONTINUOUS IMPROVEMENT PROGRAM:

Council during the current term has continued its strong focus on Continuous Improvement and Operational Efficiency/Effectiveness. The following matters are highlighted.

INTEGRITY MANAGEMENT SYSTEMS – REVIEW:

Council as part of its Continuous Improvement Program was provided with an opportunity to have an Independent External Audit undertaken of Council's existing "Integrity Management Systems". The Integrity Management Audit Program was designed by the Australian Institute of Company Directors, and delivered by Echelon Australia. The Audit Program followed on from training provided to 19 Councils in the region by the Australian Institute of Company Directors.

The Integrity Management Systems Audit was undertaken in accordance with relevant Australian Standards and included a review of the following areas of Council:

1. Policy and Leadership;
2. Accountability;
3. Communication;
4. Training Strategy;
5. Issue Reporting Structure;
6. Integrity Management Integration; and
7. Council's Continuous Improvement Processes.

The independent audit has been completed and a Report provided to Council's Audit and Risk Committee for consideration, prior to its adoption by Council.

The key finding of the Independent Audit was that:

"Council's approach to integrity management and its responses during the review gives reason for a high level of confidence in Council's ability and commitment to the further improvement of an already well-managed organisation" – Echelon Australia 2015.

The cost of the Audit was covered by Council's Public Liability Insurer - Statewide Mutual.

REAL OPERATING COST PER CAPITA FFF BENCHMARK:

The Fit for the Future (FFF) Program introduced a new Efficiency Benchmark being Real Operating Cost per Capita. The FFF Program requires that Councils demonstrate a decrease in its Real Operating Cost per Capita over time.

In this regard Council has realised a 21.0% Efficiency Gain or 3.0% per annum for the 7 years ending 30 June, 2016, being the initial FFF Review Period. This is a high achievement for any Organisation and demonstrates the current Council's ongoing commitment to Continuous Improvement and achieving ongoing Efficiency/Effectiveness gains, while maintaining and improving Service Levels.

ENERGY EFFICIENCY PROGRAM:

Council has embraced Energy Efficiency and Solar Energy Systems over the current Council Term. Council now has 7 Solar Sites being amongst the highest in the Industry and was a major partner in the Northern Solar Lights Energy Efficient LED Street Lighting Program with 7 other Councils. During the period Council has also upgraded the lighting in many of its Buildings to Energy Efficient Lighting. The cost savings realised now total \$445K per annum. in the General Fund. Council has also now secured further Electricity Cost savings for the next two years of up to 28% below Retail Market Rates through its partnership with Local Government Procurement.

In addition to these matters, new latest technology Solar Lighting Street Lighting has now been installed through Campbell Park between the Suspension Bridge and Campbell Park to improve community safety.

The cost savings realised have been redirected by Council largely into Rural Road Maintenance and Renewal over the Council Term.

PLANT FLEET:

During the current term of Council, Council has undertaken a full review of its Plant Fleet and its long term operational needs. This review has seen Council embrace innovation and add additional latest technology Road Construction and Maintenance Equipment to its modern Plant Fleet. The major new items include:

- Cement/Lime Spreader Truck to work with Council's Road Reclaimer;
- Large Posi Track Loader with 1 Metre Road Mill and a Heavy Duty Mulcher to assist with Road Rehabilitation, Road Shoulder Maintenance and Roadside Vegetation Management;
- An additional Large Smooth Drum Roller to assist Council's Rural Roads Grading/Maintenance Program;
- An additional Water Truck to assist Council's Rural Roads Grading/Maintenance Program;
- A Large Tilt Tray Truck to enable the efficient movement of Plant around the Shire;
- A 5 Tonne Mini Excavator;
- A 2.5 Tonne Offset Smooth Drum Roller; and
- An additional Survey Station was also purchased to be utilised with Council's Laser Grader Control Systems to aid efficiencies in Council's Road Construction Programs.

These Plant Items have assisted Council in having some of the lowest Road Construction and Maintenance Costs in the Region and placed Council in a strong position to continue to undertake Highway Maintenance and Renewal Works for the NSW Roads and Maritime Services on a contract basis.

In 2015 Council also commenced the roll-out of GPS Tracking into its Plant Fleet to improve efficiency and to assist Work Health and Safety. Based on current trends, a productivity increase of up to 10% will flow into Council's Works Program as a result of this innovation.

Council has also been able to make ongoing cost saves of \$180K per annum in its Light Vehicle Replacement Program, while continuing to strongly support local suppliers.

BENEFITS FOR 2016/2017 AND FUTURE BUDGETS:

The Benefits of Council's Continuous Improvement Programs over the 2015/2016 Financial Year can be clearly seen in Council being able to provide \$142,175 for the following increases in the Budget Allocations in 2016/2017 and beyond, at a time where the Rate Peg has not fully covered increases in Council's operating costs and the Federal Government's Freeze on the indexation of Council's Finance and Assistance Grant continues. (The indexation freeze for all Australian Councils will cost Inverell Shire \$436K in 2016/2017 and each subsequent year).

Operational Programs:

• Local Heritage Program – Assistance to Owners	\$ 20,000
• Opera in the Paddock (Program Re-instated)	\$ 5,000
• Grafton to Inverell – Additional Police Escort Costs	\$ 1,000
• Administration Postage – Aust. Post Increases	\$ 2,700
• Finance Postage	\$ 1,575
• Library Postage	\$ 900
TOTAL	\$ 31,175

Works Programs – Service Level Increases:

• Road Grading	\$ 73,000
• Cameron Park Maintenance	\$ 15,000
• May Street Park Maintenance (New Budget)	\$ 3,000
• Public Toilets Maintenance (Cleaning of New Toilet Facilities)	\$ 5,000
• Lake Inverell Maintenance	\$ 3,000
• Central Business District Maintenance	\$ 4,000
• Cycleway Maintenance	\$ 2,000
• Ashford Oval Expenses	\$ 1,000
• Victoria Park Expenses	\$ 1,000
• Campbell Park Expenses	\$ 1,000
• Bellevue Park Expenses	\$ 3,000
TOTAL	\$ 111,000

As shown, the major beneficiary is in the area of Council's Rural Road Budget – Grading, with the 2016/2017 draft Budget providing a 6.5% increase in the Rural Roads Grading Budget to improve Service Levels in this area. This provides for an additional 80km of grading with the Grader, Watercart and Roller. The Total Grading Budget is now \$1.2M per annum being 35% of the Farmland Rates collected.

ADDITIONAL FUNDING ACHIEVEMENTS:

GRANT FUNDING:

Council during the term continued its strong lobbying of the State and Federal Governments to attract very substantial additional Grant Funding to the Shire, over and above Council's recurrent Grants.

Over the Term this Council has secured an additional \$22.9M in grant funding for the benefit of the Community. \$16.5M of this amount was for Road Funding within the Shire area.

One issue that receives little publicity in respect of Grant Funding is in respect of Council's Rural Fire Service and State Emergency Service Facilities and Equipment, to support these services and their valuable volunteers. Over the Term, Council has delivered two (2) new Bushfire Stations, two (2) Station refurbishments, continued its Bushfire Tanker Replacement Program, six (6) new Tanker appliances while donating three (3) older Tankers to other Shires for their volunteers, delivered a new SES Headquarters for Ashford and upgraded the Yetman SES Building. The three (3) now surplus demountable SES Buildings in Ashford are in the process of being relocated to the Inverell SES Headquarters to provide a Regional Training Facility.

LOCAL INFRASTRUCTURE RENEWAL SCHEME:

During the Council Term, Council was successful in gaining Loan Interest Rate Subsidy Scheme subsidies from the NSW Government for two major infrastructure projects. Applications to the LIRS were competitive.

Council received a 4.0% Interest Rate Subsidy (maximum subsidy) on the \$2.0M Loan under Round One of the Scheme, for the new Ashford Water Treatment Plant. The subsidy saves the Community \$456K in interest payments over the ten year life of the loan.

Council received a 3.0% Interest Rate Subsidy (maximum subsidy) on the \$2.0M Loan under Round Three (the final program) of the Scheme, for the Redevelopment of the Inverell Sewerage Treatment Works. The subsidy saves the Community \$357K over the 10 year Loan Period. The LIRS is no longer available.

NSW TREASURY CORPORATION – LOW INTEREST RATE LOANS:

Being a "Fit for the Future" (FFF) Council, Council is one (1) of only seven (7) NSW Council's that to date, have been provided with access to low interest rate Loan Borrowings from NSW Treasury Corporation (TCorp). Being FFF Council was able to secure \$2M in loan funding for new Waste Management Infrastructure at 3.02% while the rates offered by the major Banks were in the vicinity of 4.11% over the life of the loan, savings of \$147K will be realised for the Community.

The abovementioned interest savings to the Community total \$0.96M.

INDUSTRY PROMOTIONS AND ASSISTANCE/ECONOMIC DEVELOPMENT:

As indicated above, Council has continued its strong focus on Industry Assistance and Promotion over the Term. Major highlights have been:

- Financial assistance to Bindaree Beef in land acquisition, Heavy Vehicle Movement area and Carpark upgrades;
- Financial assistance with the construction of the new Inverell Medical Centre and supporting infrastructure;
- Provision of Industrial Land;
- Sale of Land to and provision of Financial Assistance to Boss Engineering;
- Sponsorship of the Inverell Chamber of Commerce and Industry Promotions;
- Provision of "Seed Funding" to a number of new Sporting Events as part of Council's "Sports Marketing Strategy";
- Sponsorship of the Grafton to Inverell Cycle Classic; Opera in the Paddock etc;
- Provision of Financial Assistance to a range of Businesses from the Inverell Development Support Fund;
- Ongoing Tourism Promotion to support Inverell Shire's \$47M Tourism Industry; and
- Ongoing lobbying for the new Inverell Hospital Development with \$30M committed to the project by the State Government.

Council has provided funding in the 2016/2017 Budget for the next Stage of the Rifle Range Road Industrial Subdivision, noting the limited number of Industrial Blocks now available in Inverell.

CONCLUSION:

Considering the information noted above, including the fact that the Shire continues to grow strongly as evidenced by its strong population growth, it is submitted that Council has been successful in the delivery of its Community Strategic Plan and Delivery Plan over the Council Term. I also submit that Council has been financially responsible as it has delivered a strong and sustainable Financial Position, as evidenced by its continued strong Financial Indicators and Independent Audit Reports. IPART's independent review and audit of Council and its Fit for the Future Roadmap and the State Governments subsequent finding that Inverell Shire Council is Fit for the Future further confirms this.

Many very significant Community Infrastructure and Service needs have been addressed by the Council over the 2012 – 2016 Term. The significant number of long term projects included the new \$3.6M Ashford Water Treatment Plant, the new \$1.2M Inverell Sewerage Pump Station Number 2, the \$0.8M Elsmore Bridge Replacement, \$1.75M Town Hall Refurbishment, the new \$1.5M Transport Museum, Inverell \$0.15M Art Gallery Upgrade, Community Recycling Centre \$200K, Cardboard Press at Recycling Centre \$227K, and the new \$0.75M Linking Together Centre Complex.

The \$3.5M Inverell Sewerage Treatment Plant Redevelopment has been scoped, funded and works have commenced on this major project which will ensure that Inverell's growth needs can be met into the future. The \$1M replacement of the Tintot Bridge on the Graman Ashford Road has also been funded (\$0.8M Grant received) with this project to be completed in 2016/2017.

Council has also placed a very strong focus on the development of its Villages, and as a result has delivered substantial improved infrastructure and services to each of these over the Term. The Ashford Medical Centre, Ashford SES Headquarters, Ashford Driver Reviver, Yetman Memorial Hall Upgrade, Yetman Recreation Hall Upgrade, Yetman Sports Ground upgrade and Shade Shelter, Gilgai Drainage/Kerb and Gutter, Gilgai Beautification Works and Shade Shelter over their Playground, Delungra Railway Park, ANZAC Memorial and the Delungra Playground Upgrade Works are highlighted. The Council will be aware that construction works have commenced on the new \$250K Ashford Sports Ground Amenities Block.

As shown, Council during the 2012 - 2016 Term has completed a range of Strategic Projects for the Shire including implementation of the new Waste Management Strategy in accordance with NSW EPA requirements, provided assistance for new Business and Business Expansion including the new Inverell Medical Centre, Bindaree Beef, Boss Engineering and a range of smaller businesses, and supported the Community/Community Organisations in the delivery of a very wide range of Strategic Infrastructure and Services, such as the new Connections Disability Services Administration Building, the new Lapidary Club, the new Men's Shed and the new Linking Together Centre Complex. Council has also been the lead Council in the establishment of the New England Group of Councils.

Overall it is considered that Council and the Community can be justifiably proud of Council's achievements during the 2012 - 2016 Council Term and that it is a Fit for the Future Council.

RELATIONSHIP TO STRATEGIC PLAN, DELIVERY PLAN AND OPERATIONAL PLAN:

Strategy: R.02 Inverell exhibits the qualities of and operates as one of the three principal centres of the New England North West area as reflected by its strong economic, cultural and social diversity.

POLICY IMPLICATIONS:

Nil.

CHIEF FINANCIAL OFFICERS COMMENT:

During the Term, Council has undertaken significant Long Term Financial Planning to comply with the Integrated Planning and Reporting requirements and the FFF Program. A copy of Council's Ten (10) Year Financial Plan was adopted at the June, 2016 meeting of Council.

Council will also note that Council has maintained a "Balanced Budget" throughout the 2012 -2016 Term and generated Operating Surpluses in each of the four (4) years. Council allocated these Cash Surpluses to the completion of additional Asset Maintenance and Renewal Works, with Rural Roads being the big winner. This is a very strong result in what have been very difficult economic times. Council's Investment Portfolio has achieved sound returns over the period.

The Council will be aware of Council's Financial Performance and Financial Sustainability Audit by NSW Treasury Corporation (TCorp) which indicated that Council is a "well managed Council".

Council will also be aware that Council's External Auditor, Mr Geoff Allen of Forsyths Business Services Pty Ltd have reported on a continuing basis during the Term that "The financial indicators show that Council's financial standing is very strong" and "As stated in our previous reports, Council's enviable cash position provides a strong footing from which to address infrastructure improvements and complete internally restricted projects".

LEGAL IMPLICATIONS:

Council is required to prepare a Term Review under the provisions of the Local Government Act which supports and enables Council's Integrated Planning and Reporting Procedures.

RECOMMENDATION:

That the Term Review Report for the period 2012 to 2016 be adopted.

ITEM NO:	2.	FILE NO: S3.16.5
DESTINATION 2:	A community that is healthy, educated and sustainable	C
SUBJECT:	TAFE NEW ENGLAND - MEMORANDUM OF UNDERSTANDING (MOU)	
PREPARED BY:	Paul Henry, General Manager	

SUMMARY:

Council has been approached to partner with TAFE New England in the development and signing of a Memorandum of Understanding that supports TAFE's vision to change people's lives with training, skills and jobs in the Inverell community. Council is being asked to consider the Memorandum of Understanding that has been drafted.

COMMENTARY:

On Monday, 15 August, 2016 Council Representatives met with Mr Peter Heilbuth, Institute Director, TAFE New England to discuss an exciting opportunity for TAFE New England ie a shift in their focus from being a passive service provider to being a community leader and acknowledged corporate citizen.

It is envisaged that such an initiative will require partnerships with stakeholders who support TAFE's vision, invest in the effort and have a genuine commitment to supporting young people. As such, Mr Heilbuth has suggested that TAFE New England and Inverell Shire Council develop and sign a Memorandum of Understanding that supports the vision to change people's lives with training, skills and jobs in the Inverell community.

The basis of the Memorandum of Understanding would be:

- Agreement on the vision,
- Commitment to the partnership,
- Support and resourcing for initiatives that come from the Memorandum of Understanding,
- Development of strong statements and messages for young people,
- Coordination and collaboration to get young people into training and jobs,
- A partnership that actively seeks to collaborate with others and pool resources for the initiative,
- An opportunity to jointly promote this partnership to our communities.

A copy of Mr Heilbuth's correspondence in respect of this issue is attached as Appendix 1 (D45 – D51), including a copy of the draft Memorandum of Understanding. The attached draft example MOU is provided to get the conversation started, and is not intended to be prescriptive of final content.

RELATIONSHIP TO STRATEGIC PLAN, DELIVERY PLAN AND OPERATIONAL PLAN:

Strategy: C.01 Facilitate the provision of a broad range of services and opportunities which aid the long term sustainability of the community.

Term Achievement: C.01.01 Advocate on behalf of the community for the provision of services which meet community needs and expectations.

Operational Objective: C.01.01.01 To provide community leadership and advocacy to ensure the community is provided with a broad range of services and opportunities commensurate with other regional centres.

POLICY IMPLICATIONS:

Nil.

CHIEF FINANCIAL OFFICERS COMMENT:

Nil.

LEGAL IMPLICATIONS:

Nil.

RECOMMENDATION:

That Council consider the Draft Memorandum of Understanding between TAFE New England and Inverell Shire Council.

ITEM NO:	3.	FILE NO: DA-98/2016
DESTINATION 3:	An environment that is protected and sustained	E
SUBJECT:	DA-98/2016 – NEW DWELLING (DUAL OCCUPANCY – DETACHED) AND SUBDIVISION – 74 OSWALD STREET, INVERELL 2360	
PREPARED BY:	Chris Faley, Development Planner	

SUMMARY

A development application has been received for the construction of a second dwelling (dual occupancy – detached) and subsequent subdivision at 74 Oswald Street, Inverell.

74 Oswald Street is known as Lot 1 DP 519440 having an area of 847.3 square metres. Lot 1 DP 519440 has frontage to Oswald Street and Prince Terrace. There is an existing dwelling located on the Oswald Street frontage of the property. The development involves the construction of a new dwelling and a one (1) into two (2) lot subdivision. The new dwelling and allotment will have frontage and access from Prince Terrace.

Lot 1 DP 519440 is zoned R1 General Residential under the *Inverell Local Environmental Plan 2012* and the development is characterised as a 'dual occupancy (detached)'. A dual occupancy (detached) is permissible within the R1 zone and the subdivision complies with Clause 4.1D of the *Inverell Local Environmental Plan 2012*.

The application was notified from 27 July, 2016 to 10 August, 2016. As a result of the exhibition period, one (1) submission was received by way of objection to the use of Prince Terrace.

Section 393B of the Local Government (General) Regulation 2005 limits Councils' ability to exercise some of their functions in the four (4) weeks preceding the date of an Ordinary Local Government Election (the caretaker period), including the determination of "controversial" development applications. A "controversial" development application is where at least 25 persons have made a submission by way of objection. DA-98/2016 received only one (1) objection; therefore, it is not considered a "controversial" development application for the purpose of Section 393B of the Local Government (General) Regulation 2005 and may be determined by Council.

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

APPLICATION DETAILS

Applicant:	Mr Colin John Hayes
Owner:	Mr Colin John Hayes
Application No:	DA-98/2016
Address:	74 Oswald Street, Inverell NSW 2360
Title Particulars:	Lot 1 DP 519440
Proposed Development:	New Dwelling and Subdivision
BCA Classification	1a
Site Area:	847.3m ²
LEP 2012 Zoning:	R1 General Residential
Existing Use:	Residential

DA-98/2016 - APPLICATION HISTORY

<u>Date</u>	<u>Comment</u>
22 July 2016	Application lodged.
27 July 2016	Neighbour notification period beings.
10 August 2016	Neighbour notification period ends. One submission received.

SUBJECT SITE AND LOCALITY

The site is known as Lot 1 DP 519440 being located at 74 Oswald Street, Inverell. Lot 1 DP 519440 is a rectangular allotment with an area of 847.3 square metres.

It contains a single dwelling and ancillary structures (e.g. carport, greenhouse, etc.). The property has frontage to both Oswald Street and Prince Terrace. Whilst there is a layback (vehicle access) in Oswald Street, this is not currently used. The dwelling currently takes primary access from Prince Terrace.

Prince Terrace is a Council maintained urban street. It was constructed to facilitate access to Prince Street properties on the north-eastern side of O'Connor Street, as the section of Prince Street on the north-eastern side of O'Connor Street is unformed.

The section of Prince Terrace at the frontage of the site is bitumen sealed five (5) metres wide with layback kerb and gutter on both sides. Six (6) houses (including the development site) currently take access from Prince Terrace. Four (4) take access on the northern side of Prince Terrace because there is a section of Prince Street which is unformed (refer Figure 1 – Locality Plan). The House numbers are 85, 89, 95 and 99 Prince Terrace. Two (2) dwellings take access on the southern side of Prince Terrace. The house numbers are 74 Oswald Street (the development site) and 99 Prince Terrace.

The surrounding area is predominantly residential, being single dwellings with ancillary structures. A unit development is located at 64 Oswald Street. Inverell High is located approximately 100 metres to the south-west and the Ring Street Industrial Precinct is located to the north.

Lot 1 DP 519440 is not identified as bush fire prone, flood prone or likely to contain any items of heritage significance. Council's sewer main is located through the property.



Figure 1 – Locality Plan



Figure 2 – 2009 Aerial Image (Locality)



Figure 3 – 2009 Aerial Image (Site)



Figure 4 – Lot 1 DP 519440 from Oswald Street



Figure 5 – Lot 1 DP 519440 from Prince Terrace



Figure 6 – Prince Terrace towards intersection with O'Connor Street

PROPOSED DEVELOPMENT

The proposed development is “*dual occupancy (detached)*”, comprising:

- The construction of a new second dwelling; and
- Subdivision.

Construction of a New Second Dwelling

The new dwelling will be constructed at the rear of 74 Oswald Street, facing and taking access from Prince Terrace. It will be single storey, having a total floor area of 174.2 square metres consisting of:

- 3 bedrooms, main with en-suite and walk-in-robe;
- Kitchen;
- Dining area;
- Lounge area;
- Bathroom;
- Laundry;
- Entry porch;
- Alfresco area; and
- Garage.

The dwelling will have brick walls and colourbond roof. The proposed setbacks are:

- Prince Terrace boundary – 4.6 metres; and
- Side boundaries - 1.2 metres and 3.18 metres.

A number of ancillary works are required including:

- Minor earthworks;
- Demolition of existing outbuildings (e.g. garden sheds, BBQ area, greenhouse, etc.);
- Relocation of the existing carport from the rear of the property to the side of the existing dwelling (fronting Oswald Street);
- Provision of services; and
- Construction of new driveways off Oswald Street (existing dwelling) and Prince Terrace (new dwelling).

Subdivision

After the construction of the new dwelling, it is proposed to subdivide the property in half, parallel to the road boundaries, each lot being approximately 425m². The existing dwelling will be located on Proposed Lot 1 and the new dwelling located on Proposed Lot 2.

PLANS & DOCUMENTATION

The applicant submitted the following information, which is included as Appendix 2 (D52 – D59):

- Site plan
- Floor plan;
- Elevations;
- Section; and
- Statement of Environmental Effects.

REFERRALS UNDERTAKEN & OTHER APPROVALS REQUIRED

Internal Referrals

The application was referred to Council's **Building Surveyor**. The following comments were made:

It is considered that the proposed development can readily achieve compliance with the relevant provisions of the Building Code of Australia (BCA). No BCA issues have been identified which would preclude the issuing of development consent.

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

Water:

- *There is a water meter on the existing dwelling (Proposed Lot 1) from Oswald Street.*
- *A new water service is required in Prince Terrace to serve the new dwelling (Proposed Lot 2). The connection cost is by quotation.*
- *A water contribution under Development Servicing Plan No. 1 is payable for the new dwelling (Proposed Lot 2).*

Sewer:

- *Council's sewer main runs through the rear yard of the new dwelling (Proposed Lot 2).*
- *A 3m easement is required over the sewer main as proposed on the submitted site plan.*
- *An adjustment to existing junction/dropper is required for the existing dwelling (Proposed Lot 1);*
- *A new sewer junction is required for the new dwelling (Proposed Lot 2). The junction cost is by quotation.*
- *A sewer contribution under Development Servicing Plan No. 1 is payable for the new dwelling (Proposed Lot 2).*

Drainage:

- *The existing dwelling (Proposed Lot 1) will drain to Oswald Street.*
- *The new dwelling (Proposed Lot 2) will drain to Prince Terrace.*

- *The new dwelling will not significantly increase the volume of stormwater in Prince Terrace and the capacity of the drainage system is adequate for this development.*

Access

- *The existing gravel driveway in Oswald Street is to be bitumen sealed/concreted from kerb to boundary. The water meter may need relocating.*
- *The proposed access off Prince Terrace is to be concreted which is satisfactory.*

Prince Terrace

- *Prince Terrace is constructed with layback kerb and gutter, with bitumen seal and a nominal 5m width.*
- *Prince Terrace is serviced by the waste collection vehicles which drive in and reverse out.*
- *Prince Terrace is currently used as the vehicular access for No 74 Oswald Street. The proposed development would not change the traffic flow significantly in Prince Terrace but would increase it in Oswald Street which is not currently being used at the moment.*
- *The traffic volumes in Prince Terrace are very small relative to its capacity.*

Development Planner Comment: *The use of Prince Terrace for access to the new dwelling is discussed in further detail under Chapter 5 of the Inverell Development Control Plan 2013.*

External Referrals

No external referrals were required for this application.

Other Approvals

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

- Construction Certificate;
- Water Supply, Sewerage Work and Stormwater Drainage Work – Section 68 of the *Local Government Act 1993*; and
- Access Crossing Approval – Section 138 of the *Roads Act 1993*.

Council Policies

Council's *Management Policy – Access and Frontage to Laneways* was adopted in 2008. In 2013, the provisions of this policy were included in Chapter 5 of the *Inverell Development Control Plan 2013*. Access and frontage to Prince Terrace has been assessed against the development control plan further in the report.

ASSESSMENT - STATUTORY REQUIREMENTS – S.79C

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

State Environmental Planning Policies

A BASIX certificate has been submitted as required by *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*.

It is considered that there are no other State Environmental Planning Policies applicable to this development.

Local Environmental Plans

Inverell Local Environmental Plan 2012

CLAUSE	TITLE	COMMENT AND ASSESSMENT
2.1	Land use zones	<p>The site is zoned R1 General Residential. The development is characterised as a "dual occupancy (detached)", which is permissible with consent.</p> <p>The objectives of the R1 zone are:</p> <ul style="list-style-type: none"> • <i>To provide for the housing needs of the community.</i> • <i>To provide for a variety of housing types and densities.</i> • <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i> <p>The proposed development will provide an additional choice of housing in the area, which is considered to be consistent with the aims of the R1 zone.</p>
4.1	Minimum subdivision lot size	<p><i>(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</i></p> <p>The minimum lot size as per the LEP Lot Size Map is 450m². As the proposed lots are less than the minimum size, the subdivision is subject to Clause 4.1D discussed below.</p>
4.1D	Exceptions to minimum lot sizes for certain residential development in Zone R1	<p><i>Despite clause 4.1 (3), the size of any lot resulting from a subdivision of land in Zone R1 General Residential may be less than the minimum lot size shown on the Lot Size Map in relation to that land, but not less than 300 square metres, if development consent has been granted in respect of the subdivision for the purposes of any of the following:</i></p> <ul style="list-style-type: none"> <i>(a) dual occupancies,</i> <i>(b) multi dwelling housing,</i> <i>(c) residential flat buildings,</i> <i>(d) semi-detached dwellings.</i> <p>As the proposed lot sizes exceed 300m², pursuant to this clause, it is permissible to undertake the subdivision once the construction of the second dwelling has been completed and an occupation certificate is issued.</p>
6.1	Earthworks	<p>The site is generally flat and the dwelling will be constructed on a slab. Minimal earthworks are required to facilitate the development. The development is considered to have a minimal impact on drainage patterns and soil stability within the site or on adjoining properties.</p>

6.6	Essential services	<p>The following services are available:</p> <ul style="list-style-type: none"> • Electricity; • Telephone; • Council's water supply – main in Oswald Street and Prince Terrace; and • Council's sewer system – main through property. <p>The development is not considered to burden the above service infrastructure.</p> <p>Stormwater can be discharged to the gutter in Oswald Street (existing dwelling) and Prince Terrace (proposed dwelling). Council's Manager Environmental Engineering has advised that the capacity of the Prince Terrace drainage system is adequate for the new dwelling.</p> <p>Access is discussed in further detail under Chapter 5 of the <i>Inverell Development Control Plan 2013</i>.</p>
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Development Control Plans

Inverell Development Control Plan 2013 – Chapter 1 Introduction

CLAUSE	TITLE	COMMENT AND ASSESSMENT
1.11	Notification of Applications	The application was notified from 27 July, 2016 to 10 August, 2016. As a result of the exhibition period, one (1) submission by way of objection was received and is addressed below.
1.12	Advertising of Applications	The development did not meet the criteria to be advertised.

Inverell Development Control Plan 2013 – Chapter 2 Subdivision

CLAUSE	TITLE	COMMENT AND ASSESSMENT
2.3	Site Analysis	The subdivision is proposed after the construction of the new dwelling. The subdivision has been designed around the two (2) dwellings, which is appropriate. The design of the new dwelling has been assessed against Chapter 3 of the <i>Inverell Development Control Plan 2013</i> .
2.4	Lot Dimensions	The lot dimensions are designed in response to the two dwellings and comply with Clause 4.1D of the <i>Inverell Local Environmental Plan 2012</i> .
2.5	Lot Orientation	Both allotments have suitable orientation to ensure solar access to both dwellings. The new dwelling has been designed to achieve suitable solar access.
2.6	Frontage and Access	Both lots have a 15 metre frontage and access to a public road, which is acceptable. Access from Prince Terrace is discussed in further detail in Chapter 5 of the <i>Inverell Development Control Plan 2013</i> .
2.7	Roads	No new roads are proposed as part of the subdivision.

2.8	Landscape	No specific landscaping requirements apply to this subdivision. Landscaping associated with the new dwelling is discussed under Chapter 3 of the <i>Inverell Development Control Plan 2013</i> .
2.9	Public Open Space	The provision of public open space is not required for this development.
2.10	Stormwater Drainage	The existing dwelling/lot drains stormwater to Oswald Street and the proposed dwelling/lot will discharge stormwater to Prince Terrace, which is satisfactory. Council's Manager Environmental Engineering has advised that the capacity of the Prince Terrace drainage system is adequate for the new dwelling.
2.11	Utility Services	Separate utility services will be provided during the construction of the new dwelling. An easement for electricity and telecommunications is proposed over Lot 1 (existing dwelling) to serve Lot 2 (new dwelling). In principle this is satisfactory; however, it is required that Council enforce underground services.
2.12	Land Use Conflict	The development site is surrounded by predominantly residential land. No significant land use conflict is considered to arise with Inverell High School to the south-west or Ring Street Industrial Precinct to the north.
2.13	New Residential Areas	The site is not within a defined 'New Residential Area'.

Inverell Development Control Plan 2013 – Chapter 3 Residential Accommodation

CLAUSE	TITLE	COMMENT AND ASSESSMENT
3.3	Site Analysis	A site survey has been undertaken and the development designed in accordance with the characteristics of the site.
3.4	Neighbourhood Character	<p>The character of the area is residential, being predominantly single storey dwellings. The construction of a detached second dwelling is consistent with the character of the area.</p> <p>No significant land use conflict is considered to arise with Inverell High School to the south-west or Ring Street Industrial Precinct to the north.</p>
3.5	Streetscape	<p>The relocation of the carport and new driveway will result in minimal change to the Oswald Street streetscape.</p> <p>Prince Terrace does not have a defined streetscape; however, the design of the proposed dwelling is acceptable as:</p> <ul style="list-style-type: none"> • The dwelling faces Prince Terrace; • Articulation (door, windows, porch) have been incorporated in to the front elevation; and • The garage doors do not exceed more than 50% of the lot width.

3.6	Density	<p>As per this clause, a detached dual occupancy should be located on a lot with a minimum area of 600m². The size of Lot 1 DP 519440 is 847.3m².</p> <p>The maximum site coverage should not exceed 60% of the lot. The site coverage of the proposed dwelling and driveway is approximately 53%.</p> <p>The density of the proposed development complies with this clause.</p>
3.8	Setbacks	<p><u>Required Setbacks</u></p> <p>No defined setback pattern exists in Prince Terrace. The required setbacks are therefore:</p> <ul style="list-style-type: none"> • Front – 4.5 metres • Garage – 5.5 metres; • Side – BCA (i.e. 0.9 metres) • Rear – BCA (i.e. 0.9 metres) <p><u>Proposed Setbacks</u></p> <p>The proposed setbacks comply, being:</p> <ul style="list-style-type: none"> • Front – 4.6 metres; • Garage – 7.2 metres; • Side – 1.2 metres and 3.18 metres; and • Rear – Approx. 5.5 metres (proposed boundary)
3.9	Private Open Space	Both the existing dwelling and the proposed dwelling will have suitable private open space.
3.10	Privacy and Amenity	<p>Whilst specific details of fencing have not been provided, the development is considered to be able to achieve suitable privacy between the existing and proposed dwelling.</p> <p>The existing boundary fence with 72 Oswald Street is sufficient to protect privacy.</p> <p>The boundary fence with 76 Oswald Street is a low wire fence, which does not provide adequate protection of privacy. Whilst boundary fencing is not traditionally a matter for Council, privacy is a planning consideration. In this instance, it is recommended that Council require fencing/landscaping treatment along the boundary with 76 Oswald Street to protect privacy. A landscaping plan can be required prior to issue of a Construction Certificate.</p>
3.11	Solar Access	Both the existing and proposed dwellings have suitable solar access. There will be no impact on sunlight for adjoining properties.
3.12	Access and Parking	This is discussed in further detail against Chapter 5 of the <i>Inverell Development Control Plan 2013</i> .
3.13	Utilities	Utilities are connected to the existing dwelling and will not be altered by the development.

		Telephone, electricity, sewer and water are available to the new dwelling.
3.14	Stormwater Drainage	The existing dwelling drains stormwater to Oswald Street and the proposed dwelling can discharge stormwater to Prince Terrace, which is satisfactory. Council's Manager Environmental Engineering has advised that the capacity of the Prince Terrace drainage system is adequate for the new dwelling.
3.15	Landscaping	Three trees along Prince Terrace will be required to be removed to facilitate access to the development. These trees are small native species and can be suitably replaced with landscaping at the front of the new dwelling. A landscaping plan can be enforced as conditions of any subsequent consent.
3.16	Site Facilities	Each dwelling has a clothes line and suitable bin storage areas, located in the respective rear yards, which is satisfactory.
3.17	Earthworks	The site is generally flat and minimal earthworks are required for the development. Conditions of consent can mitigate impacts associated with erosion and stockpiles.
3.18	Security	The design of the development allows passive surveillance of both Oswald Street and Prince Terrace. No security impacts are considered to arise from the development.
3.19	Ancillary Development	The relocation of the carport to the side of the dwelling is considered appropriate and other structures (e.g. water tanks) are located in the rear yards.

Inverell Development Control Plan 2013 – Chapter 5 Parking & Traffic

CLAUSE	TITLE	COMMENT AND ASSESSMENT
5.4	Provision of Car Parking	<p>As per the requirements of this chapter, Dwelling Houses and Dual Occupancies require 1 roofed parking space per dwelling.</p> <p><u>New Dwelling</u></p> <p>The new dwelling incorporates a double garage, providing 2 roofed spaces.</p> <p>Furthermore, the garage of the new dwelling is setback 7.2 metres, which allows for an additional 2 stacked parking spaces between the garage and Prince Terrace.</p> <p><u>Existing Dwelling</u></p> <p>To ensure that a roofed parking space is retained for the existing dwelling, it is proposed to relocate the existing carport from the rear of the property to the side of the existing dwelling. This is acceptable.</p>

5.5	Design	<p>The proposed design of the access and parking spaces is acceptable. The new access crossing from Prince Terrace is to be concreted.</p> <p>There is an existing unused layback in Oswald Street, which will serve the existing dwelling. This access crossing should be concreted or bitumen sealed as part of the new dwelling construction works.</p>
5.6	Stormwater	All stormwater can be adequately discharged to street gutter.
5.7	Landscaping	There is existing landscaping at the front of 74 Oswald Street and landscaping is required at the front of the new dwelling as per Chapter 3 of the <i>Inverell Development Control Plan 2013</i> .
5.8	Access and Frontage to Laneways	<p><i>Note: The provisions of this section were adopted from Council's Management Policy – Access and Frontage to Laneways, 2008.</i></p> <p>Generally, no new development shall have frontage to and/or primary access from a laneway. However, in situations of extenuating circumstances Council may support the use of a laneway, in consideration of the following matters.</p> <ul style="list-style-type: none"> • Impacts on privacy, amenity and streetscape; • Suitability of access (including service vehicles); • Availability and standard of service infrastructure; • Traffic movements and potential conflict; and • Precedent impacts if such a development was allowed to occur in the area. <p>Prince Terrace is a Council maintained urban access place. It was constructed to facilitate access to Prince Street properties on the north-eastern side of O'Connor Street, as the section of Prince Street on the north-eastern side of O'Connor Street is unformed (Refer to Figure 1 – Locality Plan).</p> <p>The use of Prince Terrace as primary access to properties is a historic situation, similar to Cloonan Terrace and Queens Terrace, which predate the implementation of Council's 2008 Management Policy and the current Development Control Plan 2013.</p> <p>In this instance, it is considered that there are extenuating circumstances to support the use of Prince Terrace as discussed below.</p> <p><u>Impacts on privacy, amenity and streetscape</u></p> <p>The design of the new dwelling complies with Chapter 3 of the <i>Inverell Development Control Plan 2013</i> in relation to privacy, amenity and streetscape.</p>

		<p>There will be no net increase in traffic movements along Prince Terrace (see below), which would impact privacy and amenity of surrounding properties.</p> <p><u>Suitability of access (including service vehicles)</u></p> <p>The standard of this section of Prince Terrace is considerably high compared to other laneways in Inverell. This section of Prince Terrace:</p> <ul style="list-style-type: none"> ▪ Is bitumen sealed; ▪ Has kerb and gutter (layback) on both sides; ▪ Has a Cul-de-sac; and ▪ Includes adequate stormwater drainage. <p>This section of Prince Terrace is already used by service vehicles, with Council's Manager Environmental Engineering confirming that Council's garbage/recycling trucks currently enter Prince Terrace.</p> <p>It is considered that Prince Terrace is suitable for access to this proposed development.</p> <p><u>Availability and standard of service infrastructure</u></p> <p>All infrastructure is available to the development, being:</p> <ul style="list-style-type: none"> • Sewer is located through the property; • There is a Council water main located in Prince Terrace; • Prince Terrace includes stormwater drainage; • The applicant proposes an easement for electricity and telecommunications. It is recommended that Council require these services to be underground. <p><u>Traffic movements and potential conflict</u></p> <p>Whilst there is a layback in Oswald Street, 74 Oswald currently utilises Prince Terrace as its primary access.</p> <p>Currently, Prince Terrace is the primary access for six (6) dwellings:</p> <ul style="list-style-type: none"> • 74 Oswald Street (existing dwelling); and • Five (5) other dwellings. <p>As a result of this development, the existing dwelling at 74 Oswald Street will use the layback in Oswald Street. Therefore, Prince Terrace will still be the primary access for six (6) dwellings:</p> <ul style="list-style-type: none"> • 74 Oswald Street (new dwelling); and • Five (5) other dwellings. <p>There will be no increase in the number of dwellings, which use Prince Terrace as primary access.</p>
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		<p>The design of the new dwelling also allows for sufficient parking to minimise conflict, with provision of:</p> <ul style="list-style-type: none"> • A double garage; and • Ability for stacked parking between the garage and Prince Terrace. <p><u>Precedent impacts if such a development was allowed to occur in the area.</u></p> <p>The circumstances of this development are considered unique to the area, particularly:</p> <ul style="list-style-type: none"> • The high standard of construction for this section of Prince Terrace compared to other laneways in the area; • Service vehicles already accessing this section of Prince Terrace; and • 74 Oswald Street currently uses Prince Terrace for primary access, whilst other Oswald Street properties utilise Prince Terrace as a secondary access. <p>Any future development applications would be subject to a merit based assessment of their individual circumstances. It is considered highly unlikely, given the circumstances of this application, that a precedent will be established creating pressure for undesirable laneway development in the area.</p> <p><u>Conclusion</u></p> <p>In assessing the circumstances for the use of the laneway in reference to the above criterion, it is considered that the use of Prince Terrace is reasonable in this instance. There will be no increase in traffic movements along Prince Terrace and the design of the dwelling allows sufficient parking to minimise impacts.</p> <p>Whilst the development will result in an increase in traffic movements in Oswald Street, this is considered negligible.</p>
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The likely impacts of that development

Matters	Consideration
Context & Setting	The proposed development is consistent with the scale and density of the surrounding residential setting. No adverse land use conflict is considered to occur as a result of this development.
Access, Transport & Traffic	<p>As assessed against Chapter 5 of the <i>Inverell Development Control Plan 2013</i>, the access and parking for the development is satisfactory. The development will not increase traffic movements along Prince Terrace and there are not considered to be any adverse traffic conflicts.</p> <p>Whilst the development will result in an increase in traffic movements in Oswald Street, this is considered negligible.</p>

Utilities	Utilities are already connected to the existing dwelling. Water, sewer, electricity and telephone are available to the new dwelling. One (1) additional dwelling is not considered to significantly burden utility infrastructure.
Heritage	The site is not identified as having heritage significance and it is highly unlikely for items of cultural significance to be disturbed by the development.
Other Land Resources	The site being located in an urban area is not considered suitable for primary production or other land resources.
Water	<p>The new dwelling has achieved a water sustainability target under the BASIX scheme which is satisfactory.</p> <p>An additional water connection will be required for the new dwelling; however, this is not considered to have a significant burden on Council's water supply infrastructure.</p> <p>No watercourses are in close proximity to the development site.</p>
Soils	Minor soil disturbance will take place during construction of the new dwelling and accesses. This disturbance is considered to be minimal and a condition of any subsequent consent can require the implementation of sediment and erosion controls on site.
Air & Microclimate	The development is not considered to have an adverse impact on air quality or impact on local climate conditions.
Flora & Fauna	The site is not considered to contain any protected species of flora or fauna.
Waste	<p>Council's garbage and recycling collection service are available to both dwellings. For the new dwelling, the garbage and recycling trucks currently enter Prince Terrace for collection.</p> <p>A condition of any subsequent consent can enforce that during construction, all waste is to be disposed of at the landfill on Burtenshaw Road.</p>
Energy	The new dwelling has achieved an energy efficient and thermal comfort target under the BASIX scheme which is satisfactory.
Noise & Vibration	<p>The new dwelling will result in noise similar to the surrounding residential neighbourhood.</p> <p>To minimise noise and vibration impacts during works on site, a condition of any subsequent consent can limit hours of construction and enforce that the works are undertaken in a manner which does not impact on the quiet enjoyment of the neighbourhood.</p>
Natural Hazards	The site is not identified as subject to bush fire, flooding or unstable ground conditions.
Safety, Security & Crime Prevention	The development is not considered to adversely impact safety and security in the area. There is suitable passive surveillance of Oswald Street and Prince Terrace.
Social Impacts in the Locality	The development is not considered to have an adverse social impact.
Economic Impact in the Locality	The development is not considered to have an adverse economic impact.

Site Design & Internal Design	The proposed design of the new dwelling complies with Chapter 3 of the <i>Inverell Development Control Plan 2013</i> and will achieve a suitable level of amenity. The subdivision layout has been designed around the dwelling, which is acceptable.
Construction	<p>The following can be enforced as conditions of any subsequent consent to minimise impacts associated with construction:</p> <ul style="list-style-type: none"> • Sediment and erosion control; • Waste disposal; • Hours of construction; • Storage of materials to be limited to the site; and • Construction traffic (including worker's vehicles, deliveries, etc.) is not to impact traffic along Prince Terrace.
Cumulative Impacts	The new dwelling is not considered to significantly increase traffic along Prince Terrace. The development is considered to be of an appropriate scale and density for the neighbourhood.
Climate Change	The development is not considered to impact on factors influencing climate change.

Suitability of the Site

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

Does the proposal fit in the locality?

The locality is predominantly residential, being single dwellings and ancillary structures. The construction of a second dwelling is consistent with the scale and density of the neighbourhood. Inverell High School and the Ring Street Industrial Precinct will not be adversely impacted by or impact the development.

Are the site attributes conducive to development?

The site is not identified as affected by natural hazards, e.g. bush fire, flooding, etc. Water, sewer, telephone and electricity are available. Legal and practical access is available from Oswald Street (existing dwelling) and Prince Terrace (new dwelling).

The standard of construction of this section of Prince Terrace is high compared to other laneways in the locality. Prince Terrace is currently accessed by service vehicles (e.g. garbage truck) and is suitable for use by this development.

Overall, it is considered that the site attributes are suitable for this development.

Submissions

The application was notified from 27 July, 2016 to 10 August, 2016. As a result of the exhibition period, one (1) submission was received by way of objection.

The submission has been circulated separately to Committee Members with the Business Paper.

The main objection raised by the submission maker relates to the use of Prince Terrace and the subsequent impact on amenity and land value.

The use of Prince Terrace for access to this development has been assessed in detail against the provisions of Chapter 5 of the *Inverell Development Control Plan 2013*. This assessment has determined that the use of Prince Terrace is reasonable in this instance as:

- The high standard of construction for this section of Prince Terrace compared to other laneways in the area;

- Service vehicles already access this section of Prince Terrace; and
- There is unlikely to be a significant increase in traffic along Prince Terrace given 74 Oswald Street currently utilises Prince Terrace as the primary access.

The submission maker has concerns regarding vehicles associated with this development impacting their amenity via increased turning movements in the cul-de-sac at the end of Prince Terrace. The proposed development site is located midway along Prince Terrace, approximately 70 metres from the head of the cul-de-sac (Refer Figure 1 – Locality Plan). It is highly unlikely that any vehicles associated with the new dwelling would proceed to the end of the cul-de-sac as they will be able to park and manoeuvre in the proposed driveway. There will be no increase in traffic along Prince Terrace; therefore, the amenity of Prince Terrace is not considered to be adversely impacted by the proposed development. Whilst the development will result in an increase in traffic movements in Oswald Street, this is considered negligible.

There is no empirical evidence to suggest the proposed development will reduce property values. It is considered that possible devaluation of property values is not an impact itself but rather a result of an impact. As discussed throughout this report, the development is not considered to adversely impact surrounding properties, as there will be no increase in traffic along Prince Terrace and the new dwelling has been appropriately designed. Concerns relating to negative impacts on property values are not sufficient to warrant rejection of the application.

Public Interest

The application is not considered to be prejudicial to the public interest.

Conclusion

The proposed development is characterised as a dual occupancy (detached), which is permissible under the *Inverell Local Environmental Plan 2012* and compatible with the surrounding residential neighbourhood.

The new dwelling has been assessed against the residential development controls of the *Inverell Development Control Plan 2013* and it is considered that the dwelling design achieves a suitable level of amenity without adversely impacting adjoining properties. The subdivision layout is in direct response to the dwelling design, which is acceptable and complies with Clause 4.1D of the *Inverell Local Environmental Plan 2012*.

One objection was received in relation to the new dwelling taking primary access from Prince Terrace. The use of Prince Terrace was assessed against Chapter 5 of the *Inverell Development Control Plan 2013*. It is considered that the use of Prince Terrace is reasonable for this development, given the high standard of this section of Prince Terrace, current traffic volumes and current access by service vehicles.

DA-98/2016 has been examined having regard to the matters for consideration detailed in Section 79C of the *Environmental Planning and Assessment Act 1979*. The development complies with the relevant local and state planning policies. Approval is recommended.

RECOMMENDATION:

That Development Application 98/2016 be approved subject to the following conditions of consent:

Preliminary

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

Consent is granted for a dual occupancy (detached), comprising:

- Construction of a new dwelling at the rear of 74 Oswald Street; and
- Subdivision.

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 dwellings shall be numbered as follows:
 - 74 Oswald Street – existing dwelling; and
 - 84 Prince Terrace – new dwelling.
4. Electricity and telecommunication services to the new dwelling must be underground.

Prior to Construction

5. Prior to the commencement of any building works on the site a Construction Certificate must be issued in accordance with Section 109C (1)(b) and 81A (2) of the *Environmental Planning and Assessment Act 1979*. The application for a Construction Certificate, made to Council or an Accredited Certifier, must include plans and specifications demonstrating full compliance with the *Building Code of Australia* and associated standards.
6. Prior to issue of a Construction Certificate, approval under Section 68 of the *Local Government Act 1993* is to be obtained for:
 - Water Supply;
 - Sewerage Work; and
 - Stormwater Drainage Work
7. Prior to issue of a Construction Certificate, approval under Section 138 of the *Roads Act 1993* is to be obtained to construct the access crossings in Oswald Street and Prince Terrace.
8. Prior to issue of a Construction Certificate, a landscaping plan is to be prepared for the site detailing the fencing and location, type and maximum growth height of vegetation. This plan is to be submitted to and approved by Council. The landscaping must be provided at the front of the dwelling and landscaping/fencing is to be provided to protect the privacy between the new dwelling, existing dwelling and adjoining property at number 76 Oswald Street.
9. Prior to the issue of a Construction Certificate, contributions/fees must be paid to Council for the new dwelling for water supply and water connection. This will require payment to Council of:
 - A Contribution under Council's Development Servicing Plan No. 1 for 0.6 equivalent tenement; and
 - A water connection fee in accordance with Council's fees and charges.
10. Prior to the issue of a Construction Certificate, contributions/fees must be paid to Council for the new dwelling for sewer supply and sewer connections. This will require payment to Council of:
 - A Contribution under Council's Development Servicing Plan No. 1 for 1 equivalent tenement; and
 - A sewer junction fee in accordance with Council's fees and charges.

11. Prior to the issue of a Construction Certificate, a contribution towards Community Services must be paid to Council pursuant to Section 94 of the *Environmental Planning and Assessment Act 1979*, for the new dwelling.

During Construction

12. 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.
13. Vehicles associated with construction of the new dwelling, including delivery vehicles and worker vehicles, must not impede traffic along Prince Terrace.

Prior to Occupation

14. Prior to occupation of the new dwelling, 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.
15. Prior to issue of an Occupation Certificate, all stormwater (i.e. roof water and/or surface water) must be drained in accordance with *Australian Standard 3500.3 Plumbing and drainage* to the street gutter.
16. Prior to issue of an Occupation Certificate all landscaping and fencing are to be completed as per the approved plan(s).

17. Prior to issue of an Occupation Certificate, the existing 4.9m x 3.1m carport is to be relocated in accordance with the approved plans.
18. Prior to issue of an Occupation Certificate, the access crossing for the existing dwelling (74 Oswald Street), is to be concreted or bitumen sealed from the layback in Oswald Street to the boundary.
19. Prior to issue of an Occupation Certificate, the access crossing for the new dwelling is to be concreted from the gutter to the garage.

Prior to Issue of a Subdivision Certificate

20. A Subdivision Certificate must be obtained from Council in accordance with Section 109C (1)(d) of the *Environmental Planning and Assessment Act 1979*. The applicant must submit a completed Subdivision Certificate application form (with applicable fee), four (4) copies of the survey plan, two (2) copies of any 88b instrument and documentary evidence demonstrating compliance with the conditions of this development consent.
21. Prior to the issue of a Subdivision Certificate, the new dwelling is to be constructed and issued with an Occupation Certificate.
22. A 3m easement over the sewer main is to be shown on the plan of subdivision and dedicated in favour of Council.
23. Where applicable, the plan of subdivision is to clearly show any private easements for services (e.g. electricity, telephone, etc.).
24. Any other condition deemed appropriate by the Director Civil and Environmental Services.

APPENDIX 1

7 April 2016

Cr Paul Harmon
Mayor
Inverell Shire Council
PO Box 138
INVERELL NSW 2360

INVERELL SHIRE COUNCIL	
14 APR 2016	



Tamworth Campus
13 Janison Street
TAMWORTH NSW 2340
Phone 02 6768 2200
Fax 02 6768 2206
www.tne.edu.au

Dear Paul

Recently TAFE New England conducted a number of graduation ceremonies for students who obtained their qualification from us at the end of 2016. The Inverell graduation ceremony was a great success. More recently you would have seen in the Inverell Times, ten tech-savvy students supported by Northhaven and Best Community Connects have just completed their Certificate I in Information, Digital Media and Technology.

Such stories of achievement are celebrated by TAFE New England regularly. More recently my thinking has been that TAFE New England can, and needs to, do more for the community.

Recent media reports around the demise of TAFE New England in the community has infuriated me and I believe undervalued the work of staff that are employed with us.

Staff at the Inverell Campus have immersed themselves in a number of community activities to promote training and attract students to study with TAFE. Their efforts have been rewarded with almost 300 people enrolling with TAFE New England in our Semester 1 2016 enrolment period. The Inverell Campus now represents 5% of our total enrolments. TAFE New England also employs 49 people in the community.

Our mantra is to *Change Lives through Learning*. This is a challenge and an inspiration that since I commenced with TAFE New England I am reminded of regularly.

Our strategic focus for the new financial year will be the development of opportunities for young people. You would be well aware, the future of young people in this region is a priority, and they are the most vulnerable part of our social fabric. TAFE New England is preparing to take a lead role in the development of skills and partnering to provide opportunities for young people. Particularly in increasing participation of young people in post-secondary education.

Our initiative is to provide support to young people and provide them with a genuine alternative to school, provide them with lifestyle and career advice, nurture them to find their passion and find employment.

Real skills, real careers

Armidale • Boggabilla • Coonabarabran • Glen Innes • Gunnedah
Inverell • Moree • Narrabri • Quirindi • Tamworth • Tenterfield

It is a bold vision for a Government entity and such an initiative will require partnerships with stakeholders who support this vision, invest in the effort and have a genuine commitment to supporting young people.

I believe this is also an important priority for Council.

We are convinced that TAFE New England cannot achieve this bold vision alone and that we will require the support of a number of community organisations, families, schools and Council.

I am suggesting that our organisations develop and sign a Memorandum of Understanding that supports this vision and supports our vision to change people's lives with training, skills and jobs in the Inverell community.

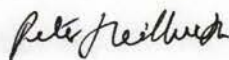
The basis of the Memorandum of Understanding would be:

- Agreement on the vision
- Commitment to the partnership
- Support and resourcing for initiatives that come from the Memorandum of Understanding
- Development of strong statements and messages for young people
- Coordination and collaboration to get young people into training and jobs
- A partnership that actively seeks to collaborate with others and pool resources for the initiative
- An opportunity to jointly promote this partnership to our communities.

This is also an exciting opportunity for TAFE New England. This is our opportunity to shift our focus from being a passive service provider to being a community leader and acknowledged corporate citizen.

I will be in contact to make an appointment with you and General Manager, Paul Henry to discuss this opportunity.

Yours sincerely



Peter Heilbuth
Institute Director

Real skills, real careers

Amidale • Boggabilla • Coonabarabran • Glen Innes • Gunnedah
Inverell • Moree • Narrabri • Quirindi • Tamworth • Tenterfield

Tamworth Campus
15 Janson Street
TAMWORTH NSW 2340
Phone 02 6768 2200
Fax 02 6768 2206
www.tne.edu.au



MEMORANDUM OF UNDERSTANDING



This is a MEMORANDUM OF UNDERSTANDING between the NSW Technical and Further Education Commission by its New England Institute (ABN 77 256 095 969) 13 Janison Street, Tamworth, NSW, 2340

And

Inverell Shire Council (ABN 72 695 204 530), 144 Otho Street, INVERELL NSW 2360

1. Principles

The parties agree to this Memorandum of Understanding (MOU) in recognition that strong, local provision of education provides a range of community benefits. These include:

- Enhanced regional and community resilience and prosperity
- Regional economic growth
- The opportunity to grow an individuals' knowledge, skills and horizons
- Improved opportunities for young people and enhanced likelihood of community benefit
- Enhanced community reputation as a strong and resilient local education precinct
- Recognising education as a significant local employer and industry in its own right.

This document is a Memorandum of Understanding and is not intended to create binding or legal obligations on either party.

2. Term

The term of this Memorandum shall be for the period commencing on the date this Memorandum is executed and it will remain in force until **30 June 2017**.

3. Meetings

The Parties shall meet bi-annually.

The role of the meeting under this Memorandum will be to:

- Agree on strategic community development and/or education projects that will be jointly worked on an annual basis
- Exchange strategic information between the Parties.

The venue for meetings will be the corporate headquarters of each of the Parties, alternating between meetings.

The host Party of each meeting will take primary responsibility for the preparation and circulation of agenda/minutes and will bear any incidental costs associated with coordinating the meeting.



MEMORANDUM OF UNDERSTANDING

**4. Outcomes and Projects**

This Memorandum is intended to create an environment for improved cooperation and collaboration between the Parties.

The broad outcomes the parties wish to achieve across areas of mutual interest include:

- Maintained and increased access to vocational education and training opportunities for Council's residents
- Improved local and regional participation levels in vocational education and training
- A particular focus on supporting young people to access vocational education and thereby improve the region's Year 12 and equivalent attainment levels
- Shared understanding of each parties' regional priorities so as to maximise the value and use of our combined resources
- Assisting new and existing businesses to expand their skill and knowledge base and to improve employment opportunities within the region; and
- Greater levels of community engagement and collaboration between the parties to improve the provision of vocational education and training opportunities across the region
- Strong and local access to vocational and tertiary education opportunities for Council's own staff through TAFE NSW being afforded 'preferred provider' status¹ for Council's training needs.

The Parties have described specific joint projects in Schedule 1.

5. Performance Indicators

- A. Bi-annual meetings are held and each party presents educational and business development activities and opportunities.
- B. The number of joint projects undertaken by the parties.
- C. Improved participation rates in identified areas of skill shortage within the region.
- D. Improved participation rates in vocational education and training within the region.
- E. The extent of Council's training needs delivered through, or brokered by, TAFE NSW.

6. Review

¹ Note: This outcome is not intended to negate Council's right to engage training providers of its choice



MEMORANDUM OF UNDERSTANDING



This Memorandum can be reviewed or amended at any time upon agreement between the Parties.

DRAFT



MEMORANDUM OF UNDERSTANDING

**7. Dispute resolution**

Where a dispute between the Parties cannot be resolved by the Parties, then it should be referred to the Chief Executive Officers or Directors for resolution.

In the event that the Chief Executive Officers or Directors cannot resolve the dispute or agree to resolve the dispute, then with mutual agreement, this Memorandum will be void.

8. Public information

The Parties shall jointly distribute public information, marketing and media activities where necessary and agreed by both Parties.

Institute Director

General Manager

TAFE NSW – New England Institute

Inverell Shire Council

Date: / /2016

Date: / /2016



MEMORANDUM OF UNDERSTANDING

**Schedule 1**

In 2016-2017, the parties will work collaboratively on the following projects:

1. To be decided by the first meeting of the two parties
2. To be decided by the first meeting of the two parties
3. To be decided by the first meeting of the two parties

APPENDIX 2

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED DWELLING AND SUBDIVISION

REFERENCE PLANS

ABODE Building Design – 160122 10/06/2016

J. I Noad Survey – DWGSCH01 23/06/15

DEVELOPMENT

LOCATION

Lot / DP: **1 / 519440**

Address: **74 Oswald St**

Locality: **Inverell**

DESCRIPTION

The Proposed Development consists of a dwelling located at the back of the site (North West of the Block) gaining access off Prince Terrace. The Dwelling to be constructed is a 3 bedroom, 2 bathroom house with colorbond corrugated roof, colorbond fascia & gutters and face brickwork. An existing carport is to be relocated adjacent the existing dwelling for its use. The development has a subsequent subdivision to be executed after construction

SITE

Current & Historic Use: **Residential**

Current Buildings: **Single Weatherboard Residence & Outbuildings**

Shape: **Rectangular (15.24m wide x 55.92m Deep)**

Area: **852.2m²**

Slope: **to North West approx. 1.0 m**

Vegetation: **Insignificant trees (Paperbarks along Prince Terrace to be removed)**

Waterways: **Nil**

CONTEXT**ADJOINING LAND DESCRIPTION**

All adjacent land is Residential

HERITAGE AREA & ITEMS

The development is not in a heritage area and will have no impact on any heritage items

VISUAL PROMINENCE

The development will not be visually prominent in the surrounding area

STREETSCAPE

The development will be consistent with the existing streetscape and with Councils setback policies

CHARACTER

The development will be in character with the surrounding area

AMENITY

The development will have no negative impact on the amenity of the area. Noise, dust and traffic will be not significantly increased

OVERSHADOWING

The development will not significantly overshadow surrounding residences

PRIVACY

The development will not result in the loss of privacy of surrounding residences

NOISE

The development will not result in an increase of noise to the surrounding residences

ACCESS, TRAFFIC & UTILITIES

ACCESS

Legal and practical access to the site for vehicles and pedestrians is available to the sites directly from Oswald street for the existing house and Prince Terrace for the proposed dwelling

TRAFFIC

The development will insignificantly increase the local traffic volumes. The existing road network is sufficient to handle the combined existing and proposed traffic loads

VEHICLE ACCESS POINTS

No additional vehicle access points are required as part of the development. Prince terrace has layback kerbing which will be connected to for vehicle access. For the existing dwelling the existing layback will be used for vehicle access

VEHICLE MOVEMENT

All car movements and onsite parking has been provided in line with council's policies.

DELIVERIES

The development will be serviced by the regular postal service. There are no further deliveries associated with the development

UTILITIES

Power: Available and will be connected through proposed easement (See Site Plan)

Water: Available and will be connected through proposed easement (See Site Plan)

Sewer: Available and a new junction is proposed (location to be confirmed with council)

Telecommunication: Available and will be connected through proposed easement (See Site Plan)

DISABLED FACILITIES

There are no disabled facilities required as part of the residential development

WASTE DISPOSAL**EFFLUENT**

To Sewer

LIQUID TRADE WASTE

Nil produced

STORMWATER

All stormwater from the roof and hardstand areas will be drain to the street drainage system (Prince Terrance).
The existing dwelling roof water drainage is to remain unaltered

GARBAGE

The development will produce standard household garbage and recycling which will be disposed of through council's regular collection. All waste will be stored behind the dwelling in wheelie bins.

HAZARDS**BUSHFIRE**

The site is not bushfire prone

FLOODING

The site is not in a flood area

MATERIALS & PROCESS

There are no hazardous materials or processes associated with the development

FLORA & FAUNA**FLORA**

There will be no significant vegetation removed or impacted as part of the development

FAUNA

There will be no impact on threatened Species or endangered ecological communities by this development

ENVIRONMENTAL IMPACTS

AIR POLLUTION

The development will produce no air pollution (smoke, dust, odour etc)

WATER POLLUTION

The development will produce no water pollution (Sediment run-off, water contaminants). During construction standard erosion controls (sediment fences and sandbags) can be implemented to minimise erosion and sediment concerns

NOISE POLLUTION

The development will produce minimal noise pollution. During construction works will be limited to normal business hours

ARTIFICIAL LIGHTING

The development has no significant external lighting

EARTHWORKS

There are no significant earthworks (excavation and fill will be less than 600mm) as part of the development

SOIL CONTAMINATION

It is unlikely that the development will not result in any soil contamination

ABORIGINAL ARTEFACTS

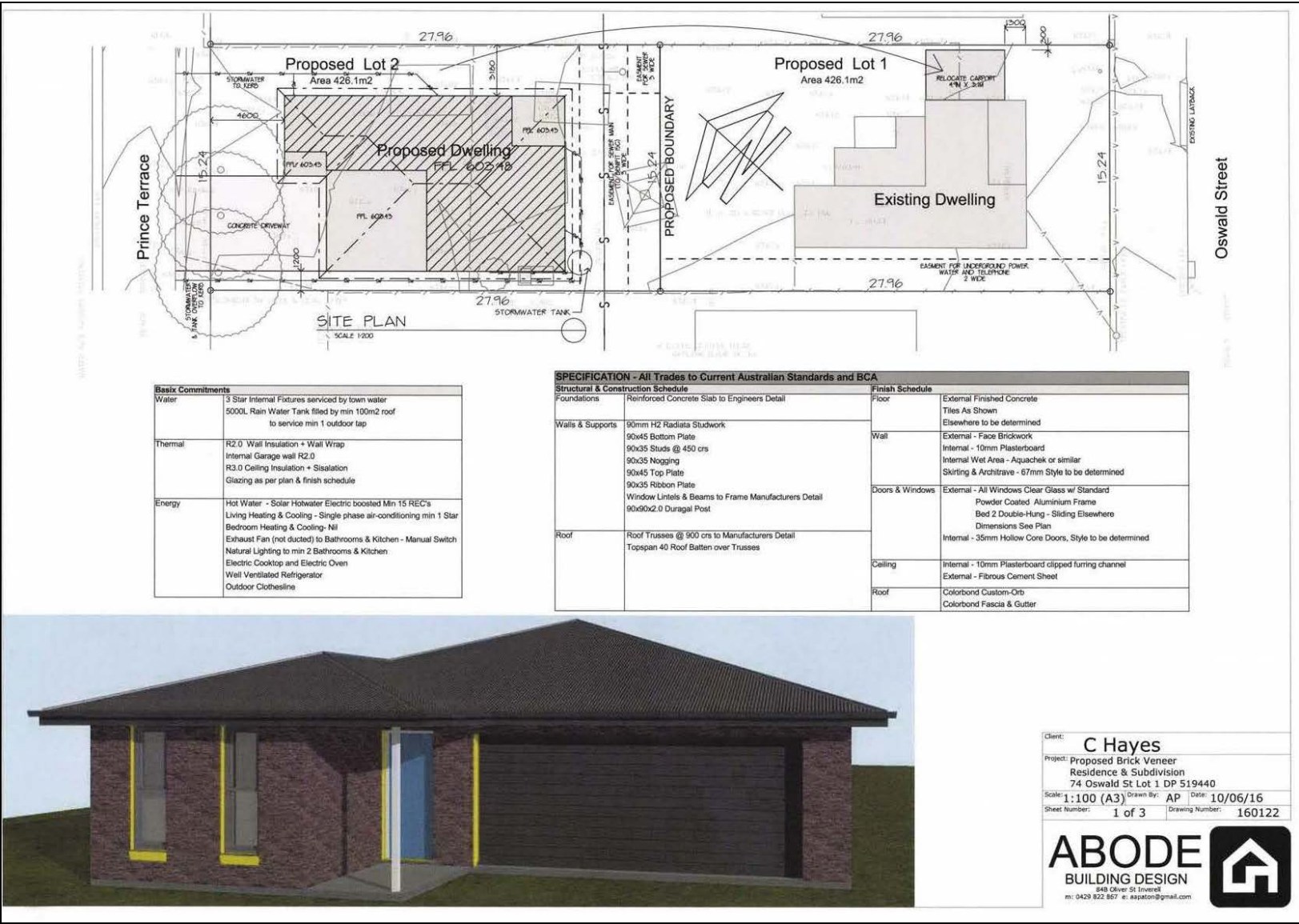
It is unlikely that the development will disturb aboriginal artefacts or relics

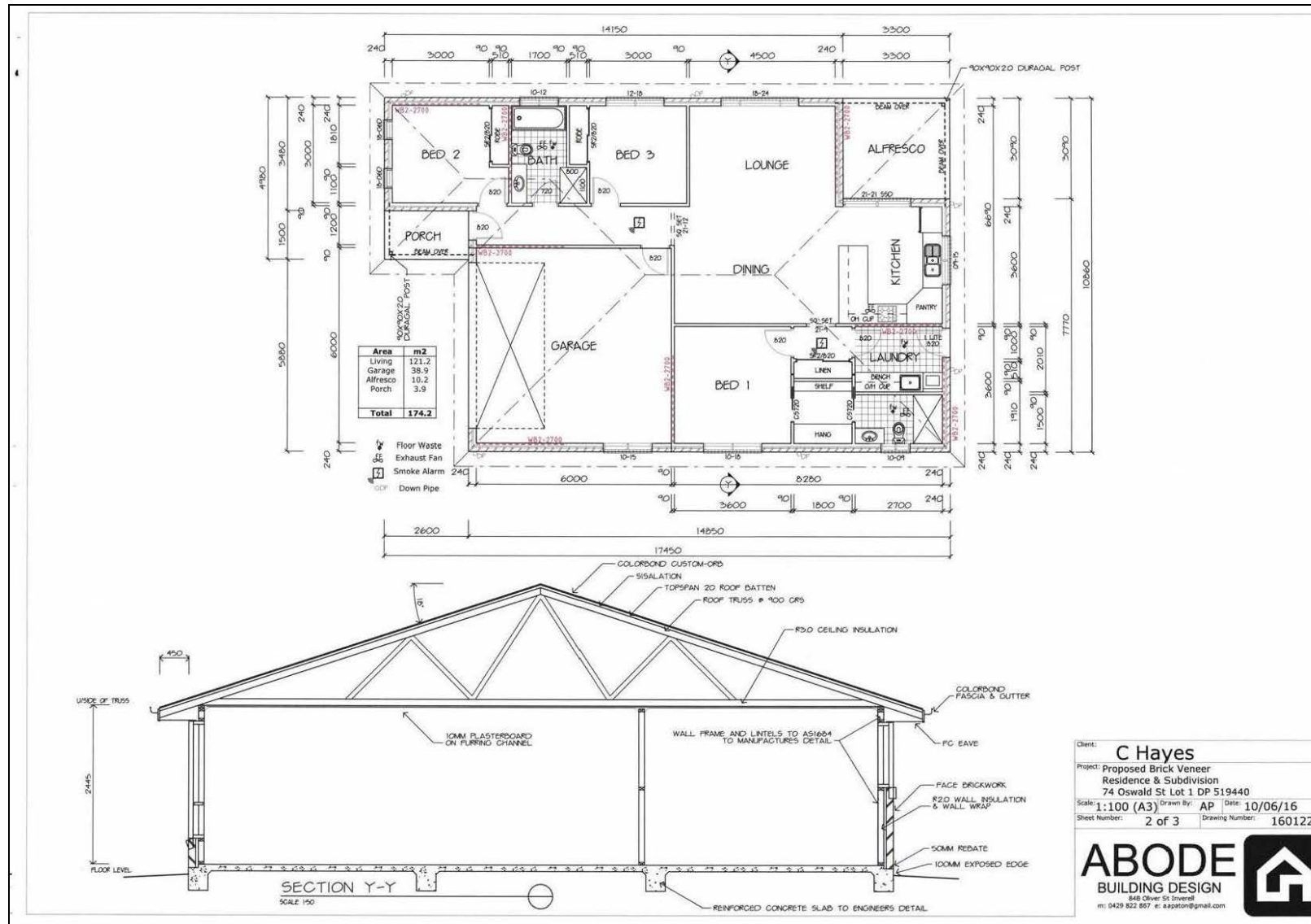
OTHER

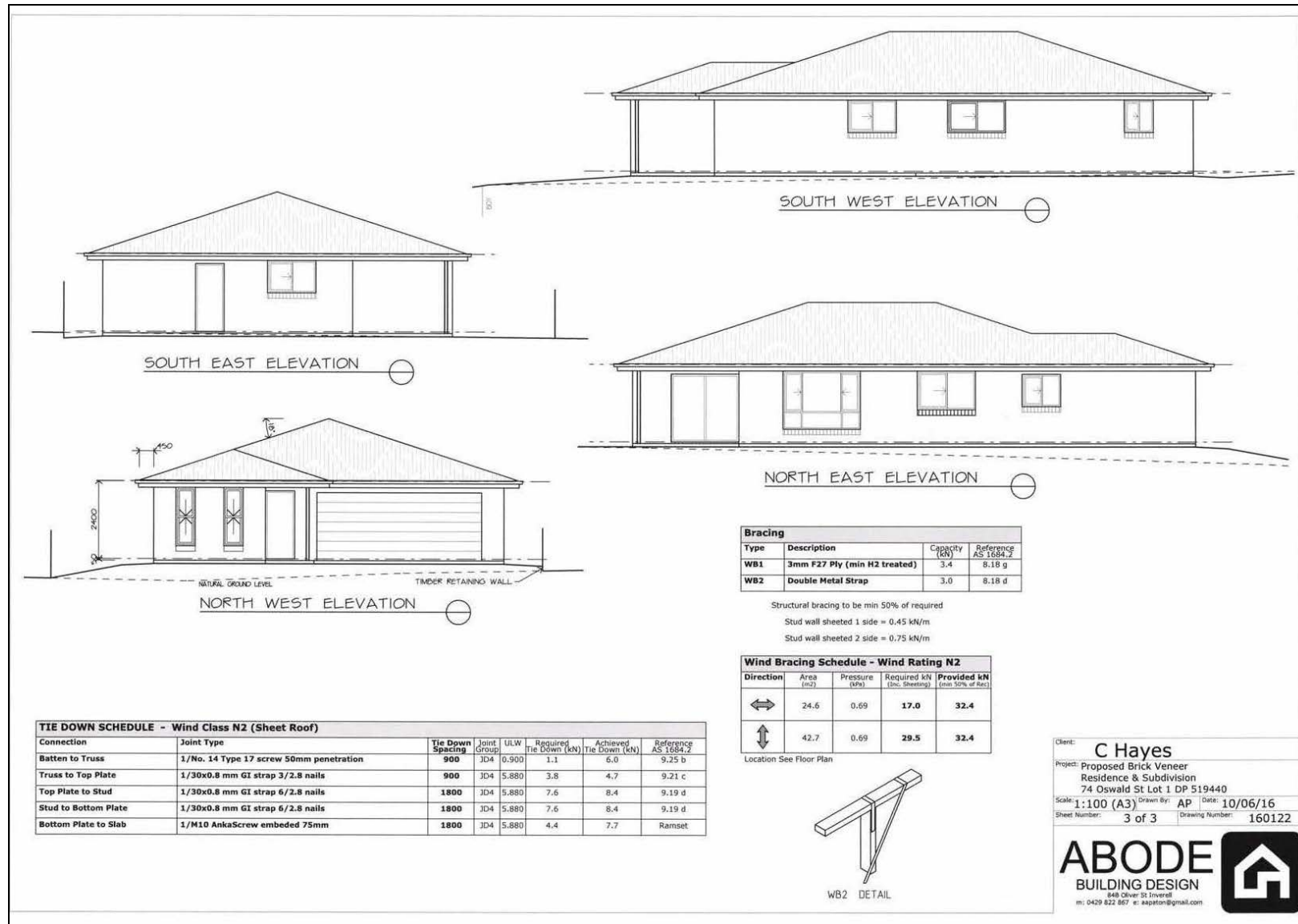
There are no threatened species, populations or ecological communities on the site or nearby

SOCIAL & ECONOMICAL

The development will have no significant social or economic consequences for the area







TO ORDINARY MEETING OF COUNCIL 24/08/2016

ITEM NO:	1.	FILE NO: S4.11.5/09
DESTINATION 1:	A recognised leader in a broader context	R
SUBJECT:	MANAGEMENT TEAM MEETING MINUTES	
PREPARED BY:	Hayley Nichols, Corporate Support Officer – Publishing	

SUMMARY:

Management Team Meeting held on Thursday, 28 July, 2016.

INFORMATION:

The following items were discussed at the Management Team Meeting:

- i) Outstanding Workers Compensation Claims,
- ii) New Council Inductions,
- iii) Staffing Issues,
- iv) Employment Matters,
- v) Risk Management Committee Meeting Minutes – 7 July 2016,
- vi) Risk Management Committee Meeting Minutes – 17 March 2016.

ITEM NO:	2.	FILE NO: S4.13.2
DESTINATION 1:	A recognised leader in a broader context	R
SUBJECT:	STRATEGIC TASKS – ‘SIGN OFF’ – JULY 2016	
PREPARED BY:	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 July, 2016 tasks required to be undertaken are detailed below. Any of these tasks may be added to as Council becomes familiar with this new initiative.

Date	Compliance Requirement	Achieved/Not Achieved	Comments
1 July, 2016	Financial Statements to be audited within 4 months (s.416(1)).	Achieved	Auditors scheduled for October, 2016.
1 July, 2016	Reminder: lodgement of Pecuniary Interest returns due 30 September for Councillors and designated persons who held office at 30 June (s.449(3)).	Achieved	Report tabling completed returns presented to July Council Meeting.
8 July, 2016	Proposed loan borrowings return to be submitted to OLG.	Achieved	Submitted July, 2016.
30 July, 2016	Public interest disclosure report due to the NSW Ombudsman. (s.6CA of the Public Interest Disclosure Act 1994).	Achieved	Report submitted.
31 July, 2016	GST Certificate to be submitted to OLG.	Achieved	Certificate submitted 13 July, 2016.
31 July, 2016	Last day for making rates (s.533).	Achieved	Lodged 22 July, 2016.

I confirm that the performance criteria as set out in the criteria for scheduled tasks have been met for the month of July, 2016. 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

ITEM NO:	3.	FILE NO: S7.2.4/09
DESTINATION 3:	An environment that is protected and sustained.	E
SUBJECT:	CONSTRUCTION CERTIFICATES APPROVED FOR JULY 2016	
PREPARED BY:	Julie Forrester, Temporary Administration Assistant	

SUMMARY:

The following details the Construction Certificates approved by Council for July, 2016.

INFORMATION:

<u>Construction Certificate Number</u>	<u>Applicant</u>	<u>Property</u>	<u>Construction</u>	<u>\$ Amount</u>
CC-59/2016	Mr Rex William Daley	372 Fernhill Road, Inverell 2360	Garage	72,000
CC-60/2016	John Green Pty Ltd	65 Fisher Road, Inverell 2360	Construct New Dwelling and Shed	355,800
CC-64/2016	Mr Garry John Simmon	30 Karinda Drive, Inverell 2360	New Dwelling	320,000
CC-65/2016	Mr Peter David Caskey	'Havilah' 3735 Bingara Road, Delungra 2403	Alterations and Additions	150,000
CC-67/2016	Mr Ian Renwick	26 Bennett Street, Inverell 2360	Glass under existing patio	12,300
CC-69/2016	Mr Darren John Halliday	40 High Street, Inverell 2360	New Shed	14,000
CC-71/2016	Mrs Andrea Horwood	56 Otho Street, Inverell 2360	Shop top residence	59,000
CC-72/2016	Mrs Marilyn Lee Oakenfull	95 Copeton Dam Road, Inverell 2360	Replacement of animal shelters	1,000
CC-73/2016	Mr Philip Richard Sutton	23 Brae Street, Inverell 2360	Covered Patio	4,000
CC-75/2016	Inverell Shire Council	55 Burtenshaw Road, Inverell 2360	Enclose part of awning for office, staffroom and amenities	100,000
Monthly estimated value of Approvals: July 2016			10	\$1,088,100

AMENDED CONSTRUCTION CERTIFICATES

Nil.

SUMMARY:

The following details the Construction Certificates approved by Private Certifier for July, 2016.

INFORMATION:

Nil.

ITEM NO:	4.	FILE NO: S7.2.4/09
DESTINATION 3:	An environment that is protected and sustained.	E
SUBJECT:	COMPLYING DEVELOPMENT CERTIFICATES APPROVED DURING JULY 2016	
PREPARED BY:	Julie Forrester, Temporary Administration Assistant	

SUMMARY:

The following details the Complying Development Certificates approved by Council during July, 2016.

INFORMATION:

<u>Complying Development Number</u>	<u>Applicant</u>	<u>Property</u>	<u>Construction</u>	<u>\$ Amount</u>
CD-25/2016	Mr Thomas James Taylor	28 Jack Street, Inverell 2360	Additions and internal alterations	120,000
CD-26/2016	Local Government Engineering Service	1/17 Byron Street, Inverell 2360	Change of use	48,500
Monthly estimated value of Approvals: July 2016			2	\$2168,500

AMENDED COMPLYING DEVELOPMENT CERTIFICATES

Nil.

SUMMARY:

The following details the Complying Development Certificates approved by Private Certifier for July, 2016.

INFORMATION:

<u>Complying Development Number</u>	<u>Applicant</u>	<u>Property</u>	<u>Construction</u>	<u>\$ Amount</u>
CD-27/2016	Mr Justin Phillip Cox	70 Froude Street, Inverell 2360	New Swimming Pool	24,750
CD-28/2016	Mr Hamish Graham Moore	50 Prince Street, Inverell 2360	Addition of a Deck	12,000

CD-31/2016	New England North West Planning Services	70-92 Brae Street, Inverell 2360	Metalwork and Woodwork Rooms	348,000
CD-32/2016	Mr Luke Walter Selig	39 Talbragar Close, Inverell 2360	New Dwelling and Shed	320,000
Monthly estimated value of Approvals: July 2016			4	\$704,750

ITEM NO:	5.	FILE NO: S7.2.4/09
DESTINATION 3:	An environment that is protected and sustained.	E
SUBJECT:	SUMMARY OF BUILDING CONSTRUCTION FOR JULY 2016	
PREPARED BY:	Julie Forrester, Temporary Administration Assistant	

SUMMARY:

The following report summarises the Building Construction for the Inverell Shire in July, 2016.

INFORMATION:

Total Building Construction for Inverell Shire for July, 2016:

<u>Type of Consent</u>	<u>Number</u>	<u>\$ Amount</u>
Construction Certificates – Council Approved	10	1,088,100
Construction Certificates – Private Certifier	Nil	Nil
Complying Development – Council Approved	2	168,500
Complying Development – Private Certifier	4	704,750
Totals	16	\$1,961,350

Estimated Value of Approvals issued in the financial ytd in:

2016/2017 (16)	\$1,961,350
2015/2016 (13)	\$1,091,100

ITEM NO:	6.	FILE NO: S18.10.2/09
DESTINATION 3:	An environment that is protected and sustained	E
SUBJECT:	DEVELOPMENT CONSENTS AND REFUSALS DURING JULY 2016	
PREPARED BY:	Julie Forrester, Temporary Administration Assistant	

SUMMARY:

The following details the Development Consents and Refusals during July, 2016.

INFORMATION:**APPROVALS**

<u>Development Application Number</u>	<u>Applicant</u>	<u>Property</u>	<u>Development</u>	<u>\$ Amount</u>
DA-15/2016	Nullamanna Station	1633 Nullamanna Road, Nullamanna 2360	Nullamanna Feedlot Expansion (3000 head)	800,000
DA-40/2016	ATR Super Fund	41 Rifle Range Road, Inverell 2360	Construct Shed	190,000
DA-67/2016	Adds (NSW) Pty Ltd, C/- Mitchell Hanlon Consulting Pty Ltd	27 Duff Street, Ashford 2361	Alterations and Additions to Existing Service Station including Partial Use of Premises for Sale of Liquor (Bottle Shop)	628,400
DA-68/2016	Mr Garry Hill	1586 Tarwoona Road, Camp Creek 4385	Boundary Adjustment	Nil
DA-69/2016	Ms Hayley Sue Nichols	9 Deodara Drive, Inverell 2360	New Shed	8,000
DA-71/2016	John Green Pty Ltd	65 Fisher Road, Inverell 2360	Construct New Dwelling and Shed	355,800
DA-76/2016	Mr Garry John Simmon	30 Karinda Drive, Inverell 2360	New Dwelling	320,000
DA-77/2016	Mr Peter David Caskey and Mrs Sara Jane Caskey	3735 Bingara Road, Delungra 2403	Alterations and Additions to Dwelling	150,000
DA-80/2016	Mr Darren John Halliday	40 High Street, Inverell 2360	New Shed	14,000

DA-82/2016	Mr Ronald Charles Layton English and Mrs Barbara English	49 O'Connor Street, Inverell 2360	Alterations and additions to industrial premises	62,250
DA-83/2016	New England North West Planning Services	15569 Bruxner Way, Camp Creek 4385	New Dwelling	583,000
DA-84/2016	Mrs Marilyn Lee Oakenfull and Mr Herbert Lyall Oakenfull	95 Copeton Dam Road, Inverell 2360	Replacement of animal shelters	1,000
DA-85/2016	Mr Philip Richard Sutton and Mrs Margaret Ruth Sutton	23 Brae Street, Inverell 2360	Covered Patio	4,000
DA-86/2016	Inverell Shire Council	2942 The Pocket Road, Pindaroi 2361	Extraction of Resources on Lot 87 DP 750114 for Testing Purposes Only	5,000
DA-87/2016	Inverell Shire Council	120 Poolbrook Road, Nullamanna 2360	Extraction of Resources on Lot 22 DP 750112 for Testing Purposes Only	5,000
DA-89/2016	Inverell Shire Council	55 Burtenshaw Road, Inverell 2360	Enclose part of awning for office, staffroom and amenities	100,000
DA-95/2016	Mr Barry Robert Ehsman	36 Sayers Lane, Inverell 2360	Construct Shed	14,000
Monthly estimated value of Approvals: July 2016			17	\$3,240,450

DEVELOPMENT AMENDMENTS

DA-107/2015/A	New England North West Planning Services	11 Wolbah Close, Inverell 2360	New Dwelling & Shed	Nil
DA-193/2015/A	New England North West Planning Services	15088 Guyra Road, Gilgai 2360	New Dwelling	Nil
Monthly estimated value of Approvals: July 2016			2	Nil

REFUSALS

Nil.

ITEM NO:	7.	FILE NO: S29.19.1
DESTINATION 3:	An environment that is protected and sustained	E
SUBJECT:	SEPTIC TANK APPROVALS FOR JULY 2016	
PREPARED BY:	Julie Forrester, Temporary Administration Assistant	

SUMMARY:

The following details the Septic Tank approvals for July, 2016.

INFORMATION:

<u>Application Number</u>	<u>Applicant</u>	<u>Property</u>
S-15/2016	John Green Pty Ltd	65 Fisher Road, Inverell 2360
S-18/2016	Mr Peter David Caskey	'Havilah', 3735 Bingara Road, Delungra 2403
S-19/2016	New England North West Planning Services	15569 Bruxner Way, Camp Creek 4385

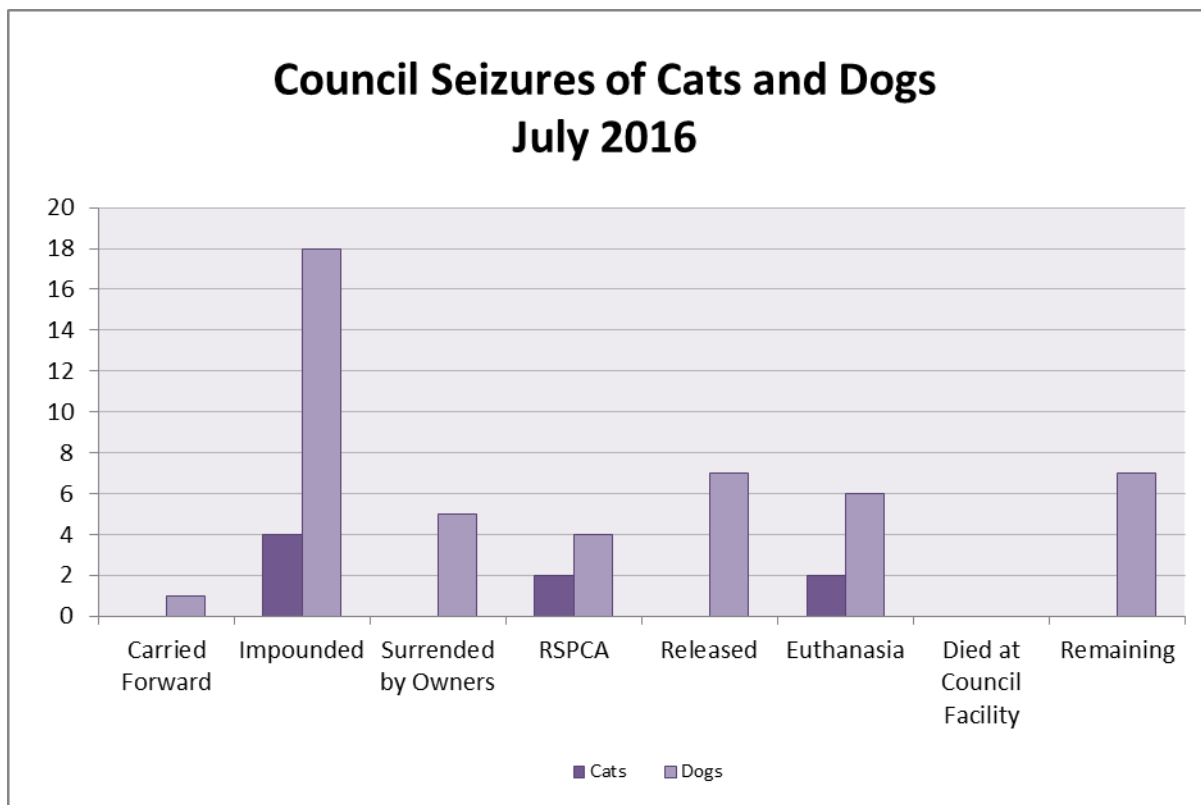
ITEM NO:	8.	FILE NO: S18.10.1
DESTINATION 3:	An environment that is protected and sustained	E
SUBJECT:	ORDINANCE ACTIVITIES REPORT FOR JULY 2016	
PREPARED BY:	Julie Forrester, Temporary Administration Assistant	

SUMMARY:

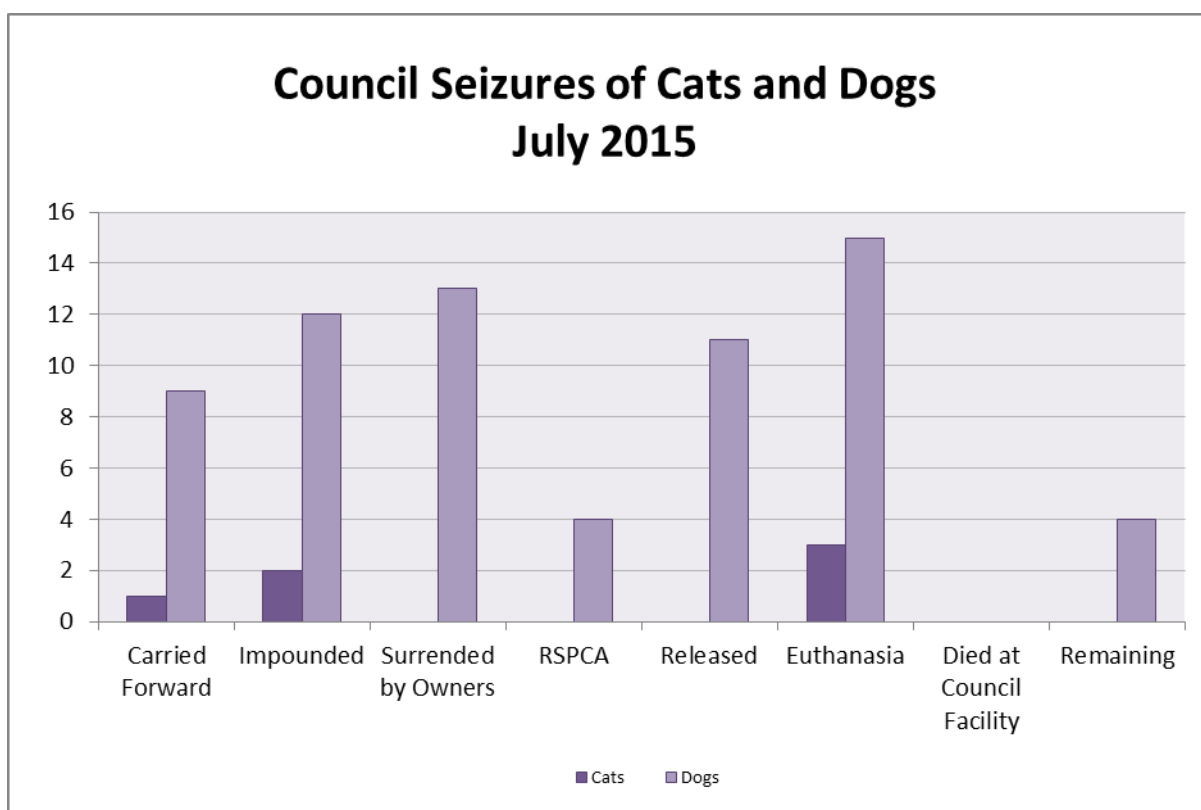
The following details the number of various Ordinance activities carried out during July 2016, in comparison to the same month in 2015.

INFORMATION:**COMPLIANCE**

Inverell Shire Council Pound Monthly Report July 2016



Inverell Shire Council Pound Monthly Report July 2015



RECOMMENDATION:

That the items contained in the Information Reports to the Ordinary Meeting of Council held on Wednesday, 24 August, 2016, be received and noted.