

INVERELL SHIRE COUNCIL
NOTICE OF MEETING
CIVIL & ENVIRONMENTAL SERVICES COMMITTEE

8 February, 2018

A Civil & Environmental Services Committee Meeting will be held in the Committee Room, Administrative Centre, 144 Otho Street, Inverell on Wednesday, 14 February, 2018, commencing at 9.00 am.

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

P J HENRY PSM

GENERAL MANAGER

A G E N D A

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

Quick Reference Guide

Below is a legend that is common between the:

- Inverell Shire Council Strategic Plan;
- Inverell Shire Council Delivery Plan; and
- Inverell Shire Council Operational Plan.



CIVIL & ENVIRONMENTAL SERVICES COMMITTEE MEETING

Wednesday, 14 February, 2018

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MINUTES OF THE CIVIL & ENVIRONMENTAL SERVICES COMMITTEE MEETING
HELD IN THE COMMITTEE ROOM, 144 OTHO STREET, INVERELL ON
WEDNESDAY, 8 NOVEMBER, 2017, COMMENCING AT 9.00 AM.

PRESENT: Cr D F Baker (Chairperson), M J Peters, S J Berryman and J N McCosker.

Also in attendance: Crs J A Watts, C M Dight, P A King and A A Michael.

Paul Henry (General Manager), Brett McInnes (Director Civil and Environmental Services), Anthony Alliston (Manager Development Services), Michael Bryant (Manager Environmental Engineering), Fiona Adams (Manager Integrated Planning and Reporting).

SECTION A

APOLOGIES:

An apology was received from Cr Harmon for business reasons.

RESOLVED (Berryman/McCosker) that the apology from Cr Harmon be noted.

1. CONFIRMATION OF MINUTES

RESOLVED (Peters/McCosker) that the Minutes of the Civil and Environmental Services Committee Meeting held on 11 October, 2017, 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 S13.5.6/10

The Chairperson noted that there were no members of the public registered to speak at the public forum session.

4. BUSINESS ARISING FROM PREVIOUS MINUTES

Nil

SECTION B
ADVOCACY REPORTS

Cr Berryman Wind Farm Open Day S18.6.52/02

Cr Berryman noted the recent Wind Farm Open Day held Saturday, 4 November, which he and Cr Harmon attended. Hosted by White Rock Wind Farm, the event attracted positive feedback and allowed attendees to view turbines and towers first hand.

MFS-A Cr McCosker Rate Levies for Wind Farm Properties

Cr McCosker noted recent conversations with landholders in the wind farm areas and the effect the recent Valuer General's determinations will have on land values where wind turbines have been constructed.

General Manager provided information regarding this matter and noted a report will be prepared for the November Ordinary meeting.

SECTION D
DESTINATION REPORTS

- GM-N 1. FIRE AND RESCUE NSW – SERVICE DELIVERY INVERELL FIRE DISTRICT S14.18.6/10

RESOLVED (Berryman/Peters) that the information be noted.

- MDS-N DP-A 2. REQUEST FOR PLANNING PROPOSAL – AMENDMENT TO INVERELL LOCAL ENVIRONMENTAL PLAN 2012 – EXTRACTION OF GROUNDWATER FOR COMMERCIAL BOTTLING PURPOSES WITHIN THE RU1 PRIMARY PRODUCTION ZONE

RESOLVED (Berryman/Peters) that the Committee recommend to Council that:

- i) The Planning Proposal to amend the Inverell Local Environmental Plan 2012 to permit the extraction of groundwater for commercial bottling purposes within the RU1 Primary Production zone be submitted to the NSW Department of Planning and Environment's Gateway Panel for determination;*
- ii) That upon a positive Gateway determination being received from the NSW Department of Planning and Environment, the Director Civil and Environmental Services be authorised to undertake the procedural steps associated with the progress of the planning proposal, including any minor amendments and public exhibition; and*
- iii) That a further report be submitted in relation to this matter following public exhibition.*

- MEE-A 3. RECREATIONAL VEHICLE SEWER DUMP POINT YETMAN S21.8.16

RESOLVED (Berryman/Peters) that Council proceed with installation of a sewer dump point at Apex Park, Yetman, noting funds to be provided from the Sewer Fund's Capital Improvement Vote.

- MCE-A 4. NSW DRAFT FUTURE TRANSPORT STRATEGY AND PLAN S30.9.8

RESOLVED (Peters/Berryman) that the Committee recommend to Council that:

- i) The information be received and noted; and*
- ii) After considering the strategy, Councillors provide any feedback to the Manager of Civil Engineering, prior to the November Council meeting, so that it may be incorporated into any future submission.*

- ECC-A 5. ENCLOSED DOG EXERCISE AREA S11.1.2

RESOLVED (Peters/McCosker) that the Committee recommend to Council that the decision in respect to the provision of an enclosed dog exercise area be deferred until the final consideration of Council's Open Space Strategy.

SECTION E
INFORMATION REPORTS

1. ISSUES PAPER – REVIEW OF ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000 S18.6.29
2. PROPOSED STATE ENVIRONMENTAL PLANNING POLICY (PRIMARY PRODUCTION AND RURAL DEVELOPMENT) 2017 S18.6.29
3. CBD ROUNDABOUTS – CENTRAL LANDSCAPING S30.9.9
4. WORKS UPDATE S28.21.1/10

RESOLVED (Peters/Berryman) that the items contained in the Information Reports to the Civil & Environmental Services Committee Meeting held on Wednesday, 8 November, 2017, be received and noted.

SECTION F
GENERAL BUSINESS

- MCE-A Cr Dight Gravel Road Maintenance – Yetman
- Cr Dight noted the recent grading of Bedwell Downs Road, which has been well received by residents. Hottes Road, near the intersection with Bedwell Downs Road has a large amount of bull dust which poses a hazard for the school bus.
- MCE-N Cr McCosker Old Stannifer Road
- Cr McCosker noted the recent letterbox drop to residents along Old Stannifer Road has attracted positive feedback regarding the impending bitumen sealing program.

There being no further business, the meeting closed at 9.58 am.

CR D F BAKER

CHAIRPERSON

TO CIVIL & ENVIRONMENTAL SERVICES COMMITTEE MEETING 14/02/2018

ITEM NO:	1.	FILE NO: S30.11.4
SUBJECT:	NOTICE OF BUSINESS – OTHO STREET	
PREPARED BY:	Cr M J Peters	

NOTICE OF BUSINESS

I hereby give notice of my intention to move at the next meeting of the Committee the following business:

1. *The ISC do not proceed with Otho work*
2. *That management explain why the public were informed of road closure prior to final RMS sign off*
3. *The ISC undertake a comprehensive EIS prior to any work*

COUNCILLOR: M J PETERS

DATE: 8 February 2018

Local Government (General) Regulation 2005**241 Giving notice of business**

- (1) A council must not transact business at a meeting of the council:
 - (a) unless a councillor has given notice of the business in writing within such time before the meeting as is fixed by the council's code of meeting practice or (if the council does not have a code of meeting practice or its code of meeting practice does not fix that time) as is fixed by resolution of the council, and
 - (b) unless notice of the business has been sent to the councillors in accordance with section 367 of the Act.
- (2) Subclause (1) does not apply to the consideration of business at a meeting if the business:
 - (a) is already before, or directly relates to a matter that is already before, the council, or
 - (b) is the election of a chairperson to preside at the meeting as provided by clause 236 (1), or
 - (c) is a matter or topic put to the meeting by the chairperson in accordance with clause 243, or
 - (d) is a motion for the adoption of recommendations of a committee of the council.
- (3) Despite subclause (1), business may be transacted at a meeting of a council even though due notice of the business has not been given to the councillors. However, this can happen only if:
 - (a) a motion is passed to have the business transacted at the meeting, and
 - (b) the business proposed to be brought forward is ruled by the chairperson to be of great urgency.

Such a motion can be moved without notice.

- (4) Despite clause 250, only the mover of a motion referred to in subclause (3) can speak to the motion before it is put.

ITEM NO:	2.	FILE NO: S21.8.15
DESTINATION 5:	The communities are served by sustainable services and infrastructure	S
SUBJECT:	MEETING ATTENDED: GILGAI COMMUNITY MEETING, GILGAI HALL	
PREPARED BY:	Cr Neil McCosker	

SUMMARY:

At the invitation of Diane Marlow (Gleeson) – Chairperson of Gilgai Community Committee, I attended the community meeting held at the Gilgai Hall.

COMMENTARY:

The following items were raised by the Gilgai Community Meeting members and a response is expected from the Inverell Shire Council (ISC) on the following matters:

1. Lawn Mower:

Questions were raised about the Lawn Mower that has been provided by the Inverell Shire Council, in particular, the provision of fuel and oil and maintenance of the mower by the ISC.

Resolution:

It was resolved that the Chairperson will make contact with the ISC and also that Cr Neil McCosker raise this issue at the next meeting.

2. Maintenance of the Oval:

It was expressed that it was difficult to gain sufficient volunteers to assist with this task. An overview was given about the expectations of community maintenance of the oval.

Resolution:

A meeting will be called in 2018 in an attempt to gain greater community participation.

3. Gilgai Hall Toilets:

It was expressed that the upgrading of the Gilgai Hall has not been completed, that is, the toilets for the disabled have not been completed and do not meet the requirements of disabled people.

Resolution:

The Committee members resolved to contact the local member Adam Marshall.

4. Water Drainage:

Concern was expressed about poor drainage in the Gilgai Village. The lack of satisfactory drainage is creating a health hazard due to stagnant water and breeding of mosquitoes, increased prevalence of mould and mildew, the streets and backyards become boggy and difficult to access.

Resolution:

It was resolved that Cr Neil McCosker raise this issue at the next meeting.

5. Signage – Caution Sign:

A request was made for a sign to be erected at the 60km sign on the northern side of the village for motorists to apply caution in respect of children being present in the area.

Resolution:

It was resolved that Cr Neil McCosker raise this issue at the next meeting.

6. Signage – 60km Sign:

A request was put forward that the 60km sign on the southern side of the village be moved south of the Guyra Road intersection and that a 60km sign be also be placed on the Guyra Road approaching that intersection.

Resolution:

It was resolved that Cr Neil McCosker raise this issue at the next meeting.

7. Bushland and Vegetation Overgrowth:

The bushland adjacent to the school and the footbridge is overgrown with vegetation and the community members cited this as a danger.

Resolution: It was resolved that the area be cleaned up and that the noxious weeds be removed and that the Chairperson is negotiating with an Aboriginal group regarding this clean-up.

8. Cycling / Walking Track:

A request has been made for the ISC to construct a cycling / walking track between Inverell and Gilgai. It was put forward that seats and shelters be erected intermittently along the track. It was requested that the track be constructed with either concrete or a smooth bitumen surface.

Resolution:

It was resolved that Cr Neil McCosker raise this issue at the next meeting.

RELATIONSHIP TO STRATEGIC PLAN, DELIVERY PLAN AND OPERATIONAL PLAN:

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

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

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

POLICY IMPLICATIONS:

Nil.

CHIEF FINANCIAL OFFICERS COMMENT:

Nil.

LEGAL IMPLICATIONS:

Nil.

RECOMMENDATION:

A matter for the Committee.

TO CIVIL & ENVIRONMENTAL SERVICES COMMITTEE MEETING 14/02/2018

ITEM NO:	1.	FILE NO: S18.6.52/01
DESTINATION 5:	The communities are served by sustainable services and infrastructure	S
SUBJECT:	WIND/SOLAR FARM MATTERS	
PREPARED BY:	Paul Henry, General Manager	

SUMMARY:

Councillors are requested to give consideration as to how Council should proceed with a number of matters arising out of wind and solar developments in this area.

COMMENTARY:

The Committee is requested to consider the following matters:

1. Community Support Fund

The Sapphire Wind Farm has previously advised of the establishment of a Community Support Fund, which proposed to make annual disbursements to approved Community projects. The Terms of Reference for this fund have been discussed between Company Representatives and Council on a number of previous occasions, and the final draft of this document has now been provided by the Company.

A copy of the final draft document is attached as Appendix 1 (D4 – D6).

This document is consistent with the past discussions between the Company and Council, with the exception of the following clause:

“For the first five (5) years of the fund a minimum of 7.5% of the total annual fund (per annum) will be available for suitable works and activities within the locality known as Swan Vale.”

The Managing Director of CWP Renewables, Mr Ed Mounsey, has advised that this clause was added to recognise that properties in the Swan Vale area (adjoining the development) are effected by the Sapphire Wind Fund development, without receiving direct compensation through lease fees. He indicated that the earmarking of a nominated sum for possible distribution to community groups in the Swan Vale area was seen as a means to indicate that the Company wishes to establish good relationships with its neighbours.

The Committee is requested to:

- a) Determine if the Terms of Reference are acceptable; and
- b) Is it prepared to advertise for 2 community representatives to serve on the Committee?

2. Allocation of Rate Income – Wind Farms

The issuing of separate valuations by the Valuer General for the site of the wind turbines has resulted in an additional \$294K revenue for the 2017/18 Financial Year. This additional income has not been allocated to any expenditure area, and the decision of Council (at the November 2017 Meeting) was to refer consideration of this issue to today's meeting.

Councillors are now requested to have a conversation in relation to how they may wish to allocate this income.

If Councillors are seeking "guidance" on specific projects that they may wish to put forward for funding, the following planning documents may be worth considering:

- Asset Management Plans – Roads and Bridges
- Open Space Strategy – Passive and Active Recreation areas
- 2016-2020 Delivery Plan
- Condition Assessment Report for the Inverell Memorial Pool
- Level of Internally Restricted Assets for future projects

Alternatively, Councillors could view this revenue source as a "windfall" and utilise it for a purpose that may not have been included in existing planning documents but would still provide a significant community benefit.

I also wish to suggest to the Committee that this additional income be treated as a "Special Allocation" that is determined/confirmed each year by Council at the time the Annual Operating Plan is adopted. My reasoning for taking this approach rather than incorporating the extra funding in to recurrent expenditure votes of Council, is based on my reading of the *Valuation of Land Act 1916*.

If the leases are cancelled or not renewed the Valuer General will issue new valuation notices reflecting the lower land value.

If this assumption is correct, the revaluation will reduce the total land value of the Shire and as a result the amount of "permissible income" Council can raise will be reduced.

Therefore, if Council "locked" the extra \$294K into recurrent expenditure, then the subsequent effect would be a rate cut.

RELATIONSHIP TO STRATEGIC PLAN, DELIVERY PLAN AND MANAGEMENT PLAN:

Strategy: S.01 Sound Local Government Administration, Governance and Financial Management are provided.

Term Achievement: S.01.02 A sound long term financial position is maintained.

Operational Objective: S.01.02.01 To manage Council Finances with the view to ensuring Council's ongoing financial health and stability, the discharge of statutory and fiduciary responsibilities, proper accounting systems and standards and an efficient and equitable revenue base.

POLICY IMPLICATIONS:

Nil.

CHIEF FINANCIAL OFFICERS COMMENT:

Nil.

LEGAL IMPLICATIONS:

Nil.

RECOMMENDATION:

That the Committee recommend to Council that:

- a) The draft Terms of Reference for the Community Support Fund be considered;*
- b) The additional revenue from the rating of wind farms be allocated by the Committee; and*
- c) If the Terms of Reference are approved, advertise for expressions of interest from community members interested in appointment to the Community Support Fund Committee.*

APPENDIX 1

**Terms of Reference****SAPPHIRE WIND FARM COMMUNITY BENEFIT FUND COMMITTEE****1. Role / Purpose**

The role of the Committee is to administer the distribution of funds provided by the developer of the Sapphire Wind Farm. The funds provided by the wind farm developer will remain in a trust account, administered by Council.

2. Term

The Terms of Reference is effective within the period of office for the current Council term from September 2016 (4 years) and can be terminated by agreement between the parties. The committee is an ongoing committee and shall remain in place until such time as dissolved by the Council.

3. Membership

The Committee will comprise:

- A Section 355 committee of Inverell Shire Council (ISC)
- Two Council Representatives (Councillors)
- General Manager, Inverell Shire Council (alternate Director Corporate & Economic Services)
- One (1) Sapphire Wind Farm Representative
- Two (2) community member selected via a call for nominations through advertisement in applicable media.

4. Roles and Responsibilities

The membership of the Committee will commit to:

- Fostering collaboration between the Company and the Community;
- Acknowledging the partnership between the Company and the Community and promote the availability of support funding provided from the fund;
- Monitoring the factors outside the direct control of the Committee that are critical to the success of the Committee and seek to influence those with direct control to overcome any matters that are problematical;
- Make timely decisions and take action so as not to hold up any approved project funded by the Committee.

Members of the Committee will expect:

- That each member will be provided with complete, accurate and meaningful information in a timely manner;
- To be given reasonable time to make key decisions;
- To be alerted to potential risks and issues that could impact on a particular project or desired programs, as they arise; and
- Open and honest discussions, without resort to any misleading assertions.

The Committee's delegated authority:

- The Committee has the authority to determine the process for application and determination of requests for use of funds provided by the wind farm developer;
- The Committee has the authority to make recommendations to Council relating to the administration and distribution of funds provided by the wind farm developer.

5. Objectives

The Committee's objectives are to:

- Deliver community benefits through the funding of infrastructure or service projects within the boundaries of Inverell Shire;
- Support the work of community based groups; and
- Encourage local community innovation in service delivery and provide funding for issues that are of significance to the community.

6. Meetings

- All meetings will be chaired by the Mayor;
- A meeting quorum will be a majority of members;
- Decisions made by consensus. If not possible, the chairperson makes the final decision;
- Meeting agendas and minutes will be provided by Inverell Shire Council. This includes:
 - Scheduling meetings
 - Preparing agendas and supporting papers
 - Preparing meeting notes and information
 - Meetings will be held at least quarterly. Additional meetings are to be called as required with 7 days' notice given of meetings. The venue will be at Council's Administration Centre, 144 Otho Street, Inverell.

7. Special Provisions

- For the first five (5) years of the fund a minimum of 7.5% of the total annual fund (per annum) will be available for suitable works and activities within the locality known as Swan Vale.
- The total annual fund is \$187,000. 7.5% of this annual fund is \$14,025.
- If, in any one year, there are no suitable funding applications from the locality known as Swan Vale, then that funding which would have been allocated in that year will be made available for the following year in addition to any funds already set aside for the locality known as Swan Vale.

8. Amendment, Modification or Variation

These Terms of Reference may be amended, varied or modified in writing after consultation and agreement by the Council and the Company.

ITEM NO:	2.	FILE NO: s7.11.2/11
DESTINATION 3:	An environment that is protected and sustained	E
SUBJECT:	FIRE AND RESCUE NSW – FIRE SAFETY REPORTS	
PREPARED BY:	Jade Mcilwain, Building Surveyor	

SUMMARY:

The purpose of this report is to brief the Committee on the status of the fire safety inspection reports from Fire and Rescue NSW in respect of the following premises:

- 1-7 Byron Street, Inverell;
- 81-91 Byron Street, Inverell;
- 123 Byron Street, Inverell;
- 254-260 Byron Street, Inverell;
- 33-39 Byron Street, Inverell; and
- 61-67 Otho Street, Inverell.

COMMENTARY:

On 6 December 2017, Council received fire safety inspection reports from Fire and Rescue NSW for six (6) premises located in Inverell. A copy of the fire safety inspection reports were delivered in person to the owners of each premises on 8 December, 2017. The statutory requirement to table the fire inspection reports at the December 2017 Ordinary Meeting of Council was also discussed with each owner.

At the Ordinary Meeting of Council on 20 December 2017, Councillors considered a report in relation to fire safety inspection reports received from Fire and Rescue NSW. It was resolved (Res. 142/17) that:

- (1) *Council note the fire safety inspection reports from Fire and Rescue NSW tabled at the December 2017 Ordinary Meeting of Council;*
- (2) *Council defer its decision on whether to exercise its powers to issue order No 6 or 8 under section 121B of the EP&A Act until the February 2018 Ordinary Meeting of Council; and*
- (3) *A more detailed report on this matter be prepared for consideration at the February 2018 Civil and Environmental Services Committee.*

On 22 December 2017, formal correspondence was sent to the owners of each premise outlining the legislative process Council must follow in respect of the inspection reports, including the requirement for Council to make a decision on whether to exercise its power to issue an order.

Council also requested the owners of each premises to consider the contents of the inspection reports and provide a formal written response to Council by 9 February, 2018. In determining a

response it was suggested that owners of each premises would need to engage the services of a fire safety consultant.

Since issuing the correspondence on the 22 December, 2017 Council's Building Surveyor has undertaken follow-up inspections of the subject buildings and has been actively working with the owners. It is confirmed that suitable fire safety consultant(s) have been engaged by the owners to provide Council with fire safety upgrade strategy reports.

Once formal responses have been received and reviewed, a further report on this matter will be presented to the February 2018 Ordinary Meeting of Council, where Council is required pursuant to Section 121 ZD (4) of the *Environmental Planning and Assessment Act 1979* to determine whether or not to exercise its powers to issue Order No 6 or 8 under section 121B of the *EP&A Act*.

Order 6 requires a person to do certain specified things to improve fire safety and Order 8 requires a person to cease conducting an activity on premises (such as shared accommodation) where that activity constitutes, or is likely to constitute, a life-threatening hazard or a threat to public health or public safety.

RELATIONSHIP TO STRATEGIC PLAN, DELIVERY PLAN AND OPERATIONAL PLAN:

Strategy: E.03 Protect, rehabilitate and manage all impacts on the built and natural environment.

Term Achievement: E.03.01 Industrial and residential estate areas designed constructed and maintained to deliver ecologically sustainable outcomes.

Operational Objective: E.03.01.01 To establish measures and processes to protect the built environment and safety of the residents of the Shire through both direct control and education.

POLICY IMPLICATIONS:

Nil

CHIEF FINANCIAL OFFICERS COMMENT:

Nil

LEGAL IMPLICATIONS:

The inspection and reporting process for fire safety inspection reports must be undertaken in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*.

RECOMMENDATION:

That the Committee recommend to Council that the actions to date in this matter be noted and a further report be prepared for the February 2018 Council Meeting.

ITEM NO:	3.	FILE NO: s18.6.52/05
DESTINATION 3:	An environment that is protected and sustained	E
SUBJECT:	STATE SIGNIFICANT DEVELOPMENT (SSD 8643) – SAPPHIRE SOLAR FARM – KINGS PLAINS, NSW	
PREPARED BY:	Chris Faley, Development Planner	

SUMMARY:

A State Significant Development Application for Sapphire Solar Farm at Kings Plains has been lodged with the NSW Department of Planning and Environment and has been publicly exhibited until 28 February, 2018.

The Committee is being asked to consider making an on-line submission in relation to:

- Independent road dilapidation reporting prior to construction, for all local and state roads;
- After construction, a subsequent report to assess the damage that may have resulted from construction;
- On-going and regular measures to restore and reinstate road damage resulting from construction of the project;
- Council having the opportunity to review the draft approval conditions prior to being finalised; and
- Any other matters raised by a Councillor or the public during the exhibition period.

COMMENTARY:**Introduction**

On 29 January 2018, the NSW Department of Planning and Environment publicly exhibited State Significant Development 8643, being the Sapphire Solar Farm. The exhibition period ends on Wednesday 28 February, 2018.

The Environmental Impact Statement for the development is available on the NSW Department of Planning and Environment Major Projects Register website, with a hard copy available for inspection at Council's Administration Centre during the exhibition period.

The link to the Department of Planning and Environment website including all relevant project information has been sent to the Councillors separately.

As the Sapphire Solar Farm has a capital investment value estimated to be approximately \$280M it is classified as State Significant Development under Clause 8 and Schedule 1 of the *State Environmental Planning Policy (State and Regional Development) 2011*. The NSW Minister for Planning is the consent authority for State Significant Development applications.

Sapphire Solar Farm Location

The proposed Sapphire Solar Farm is located entirely within the Inverell Local Government Area, approximately 30 kilometres east of Inverell. It will be co-located with the Sapphire Wind Farm, being situated within the New England Renewable Energy Precinct. Other renewable energy projects within the precinct include:

- Glen Innes Wind Farm – approved;
- White Rock Wind Farm – operational;
- White Rock Solar Farm – under construction; and
- Proposed Sundown Solar Farm – Environmental Impact Statement under preparation.

A map showing the location of Sapphire Solar Farm, and other renewable energy projects, between Inverell and Glen Innes is attached as Appendix 2 (D13-D15).

The Sapphire Solar Farm directly accesses onto Waterloo Road and Western Feeder. Construction and operational access for staff and material deliveries to the site will be from the Gwydir Highway via Waterloo Road or Woodstock Road. Over-size and over-mass loads will access the Site via Waterloo Road only.

Sapphire Solar Farm Proposed Development

The Sapphire Solar Farm involves the installation of solar photovoltaic panels and battery-based storage facilities with a generation capacity of approximately 180 megawatts, producing enough energy to power the equivalent of 66,000 average NSW households.

The site area of the Sapphire Solar Farm is approximately 2,369 hectares, with the actual infrastructure footprint within the site being approximately 445 hectares. Once constructed, sheep grazing can continue within the footprint to control vegetation beneath the solar panels.

The development includes the following key elements:

- Solar arrays comprised of approximately 660,000 individual solar panels fitted to either or a combination of:
 - Fix tilt frames which would be orientated so the panels face upwards at approximately 300 through 25 degrees in a north, north west or north easterly direction; or
 - A single-axis tracking system which would track the sun from east to west as it moves throughout the day.
- Battery-based storage facilities;
- Power Conversion Units (PCU's) inclusive of Inverters/Rectifiers, Ring Main Units, LV/MV step-up
- Transformers located throughout the Proposed Development;
- Collector systems: above and/or below ground onsite cabling and electrical connections between the existing Substation and the respective PCU's;
- Operation and maintenance (O&M) building including workshop, warehouse, offices, ablutions, and car park;
- Site access and onsite access tracks;
- Fencing and security system;
- Meteorological stations;
- Vegetation buffers (if required) for visual screening; and
- Firebreaks.

In addition to the key elements outlined above, there would be a temporary construction compound required to facilitate the construction, upgrading and decommissioning phases of the proposed development. The construction compound would include:

- Temporary construction offices;
- Car and bus parking areas;
- Staff amenity block (including portable toilets, showers and a kitchen) designed for peak staff numbers during the construction period; and
- Laydown areas.

A Site Plan and Indicative Elevations/Image of the Solar Panels are included within Appendix 2 (D13-D15).

The projected timeframe for the Sapphire Solar Farm Project is:

<u>Phase</u>	<u>Start</u>	<u>Indicative Period</u>
Construction	Mid 2018	18 months
Operation / Repowering	Mid/Late 2019	53 years
Decommissioning	c. 2070	6 months

The construction of the Sapphire Solar Farm will not overlap construction of the Sapphire Wind Farm.

Discussion

The proponent of the Sapphire Solar Farm has engaged in consultation with Council since August 2017 in relation to impacts on Council operations, including construction and operational traffic on the road network.

The access routes for construction have already been upgraded to accommodate the construction requirements of Sapphire Wind Farm. These routes will also be maintained for the duration of Sapphire Solar Farm construction. Traffic modelling indicates a reduction in local road traffic volumes associated with construction of Sapphire Solar Farm, relative to Sapphire Wind Farm.

The potential environmental impacts of the development (biodiversity, visual impact, land use conflict, etc.) will be subject to a detailed assessment by the NSW Department of Planning and Environment in consultation with other State agencies.

In respect of possible impacts on Council operations, including construction and operational traffic on the road network, it is recommended that Council's Manager Development Services make an on-line submission to the Department of Planning and Environment, with a focus on traffic and road dilapidation.

Committee Members are also encouraged to contact Council's Manager Development Services should they have a particular issue they wish to discuss. Any additional matters can be submitted on-line to the Department of Planning and Environment.

Should Council receive submissions from surrounding landowners or the public, these will be actively reviewed and considered by relevant Council staff, prior to being forwarded to the NSW Department of Planning and Environment for inclusion in the environmental assessment. If considered relevant Council's Manager Development Services can also include the issues raised as part of Council's on-line submission.

The Committee is being asked to consider making an on-line submission in relation to:

- Independent road dilapidation reporting prior to construction, for all local and state roads;
- After construction, a subsequent report to assess the damage that may have resulted from construction;
- On-going and regular measures to restore and reinstate road damage resulting from construction of the project;
- Council having the opportunity to review the draft approval conditions prior to being finalised; and
- Any other matters raised by a Councillor or the public during the exhibition period.

RELATIONSHIP TO STRATEGIC PLAN, DELIVERY PLAN AND OPERATIONAL PLAN:

Strategy: E.03 Protect, rehabilitate and manage all impacts on the built and natural environment.

Term Achievement: E.03.04 A community environmental impact assessment has been completed to identify resources that must be preserved and protected.

Operational Objective: E.03.04.01 To facilitate the adoption of energy efficient practices and the use of renewable resources.

POLICY IMPLICATIONS: Nil

CHIEF FINANCIAL OFFICERS COMMENT: Nil.

LEGAL IMPLICATIONS: Nil

RECOMMENDATION:

The Committee recommend to Council that Council make an online submission in respect of State Significant Development (SSD 8643) Sapphire Solar Farm – Kings Plains NSW in relation to:

- *Independent road dilapidation reporting prior to construction, for all local and state roads;*
- *After construction, a subsequent report to assess the damage that may have resulted from construction;*
- *On-going and regular measures to restore and reinstate road damage resulting from construction of the project;*
- *Council having the opportunity to review the draft approval conditions prior to being finalised; and*
- *Any other matters raised by a Councillor or the public during the exhibition period.*

APPENDIX 2

Figure 2-4: Sapphire Solar Farm Site Plan

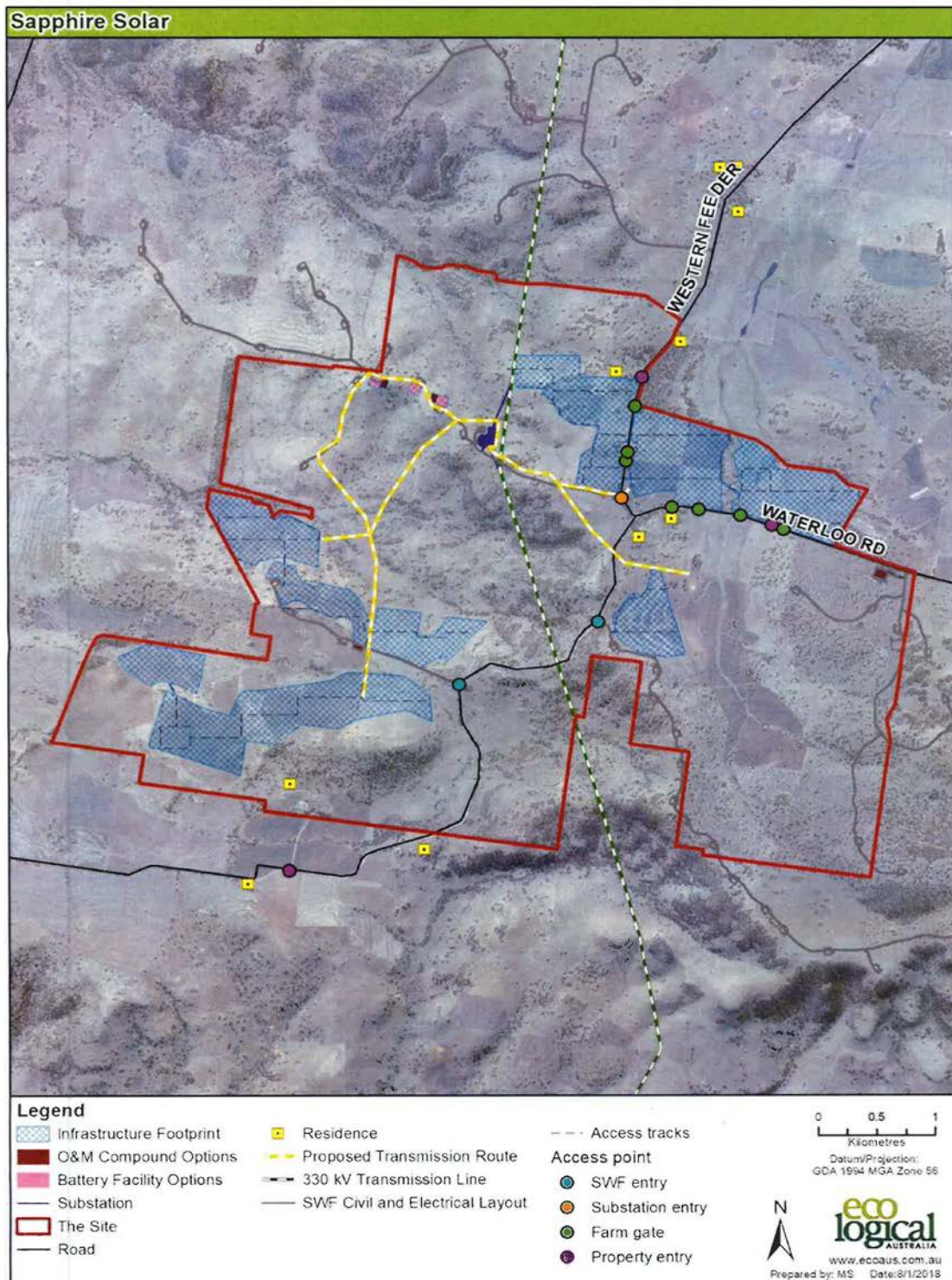
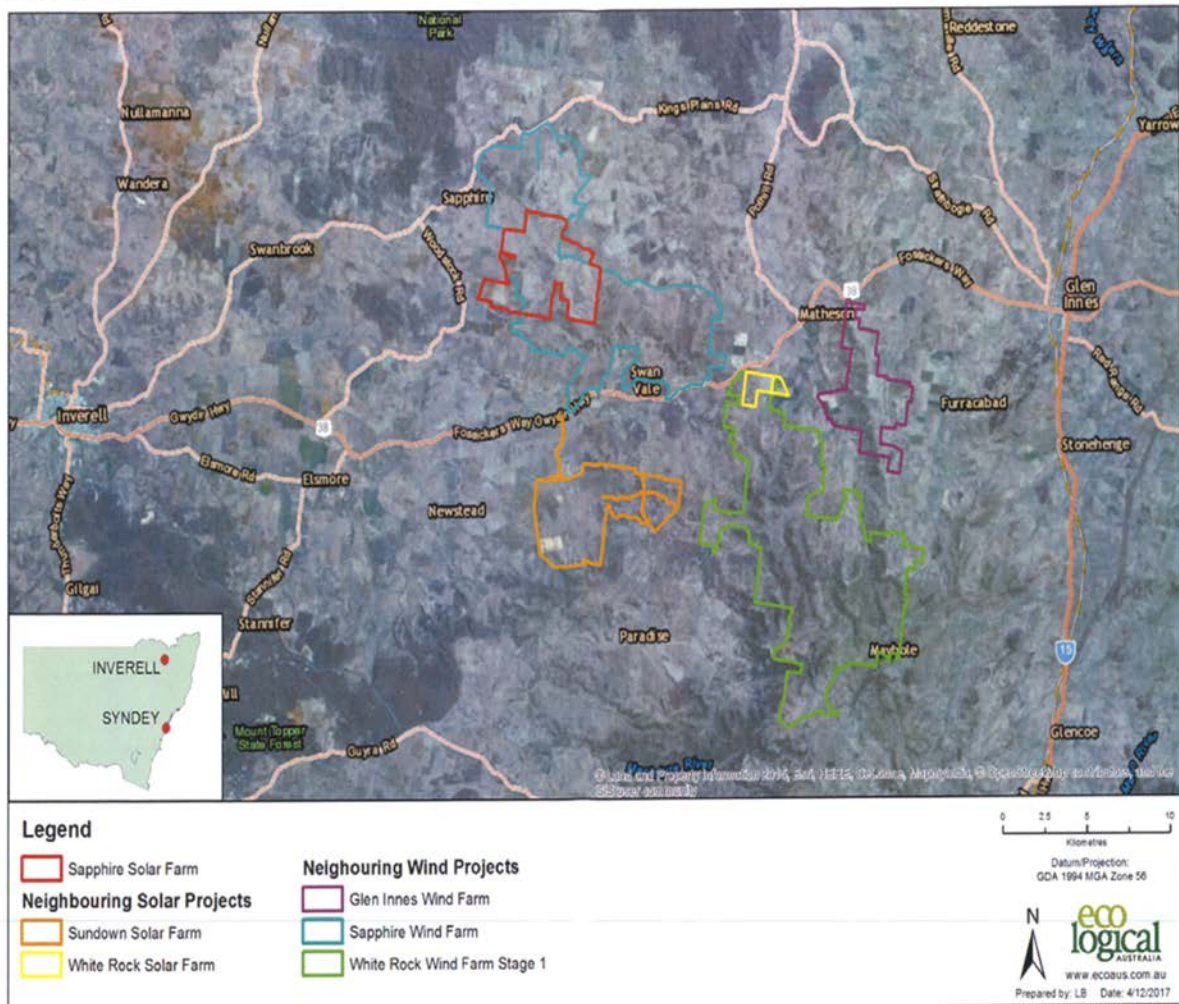
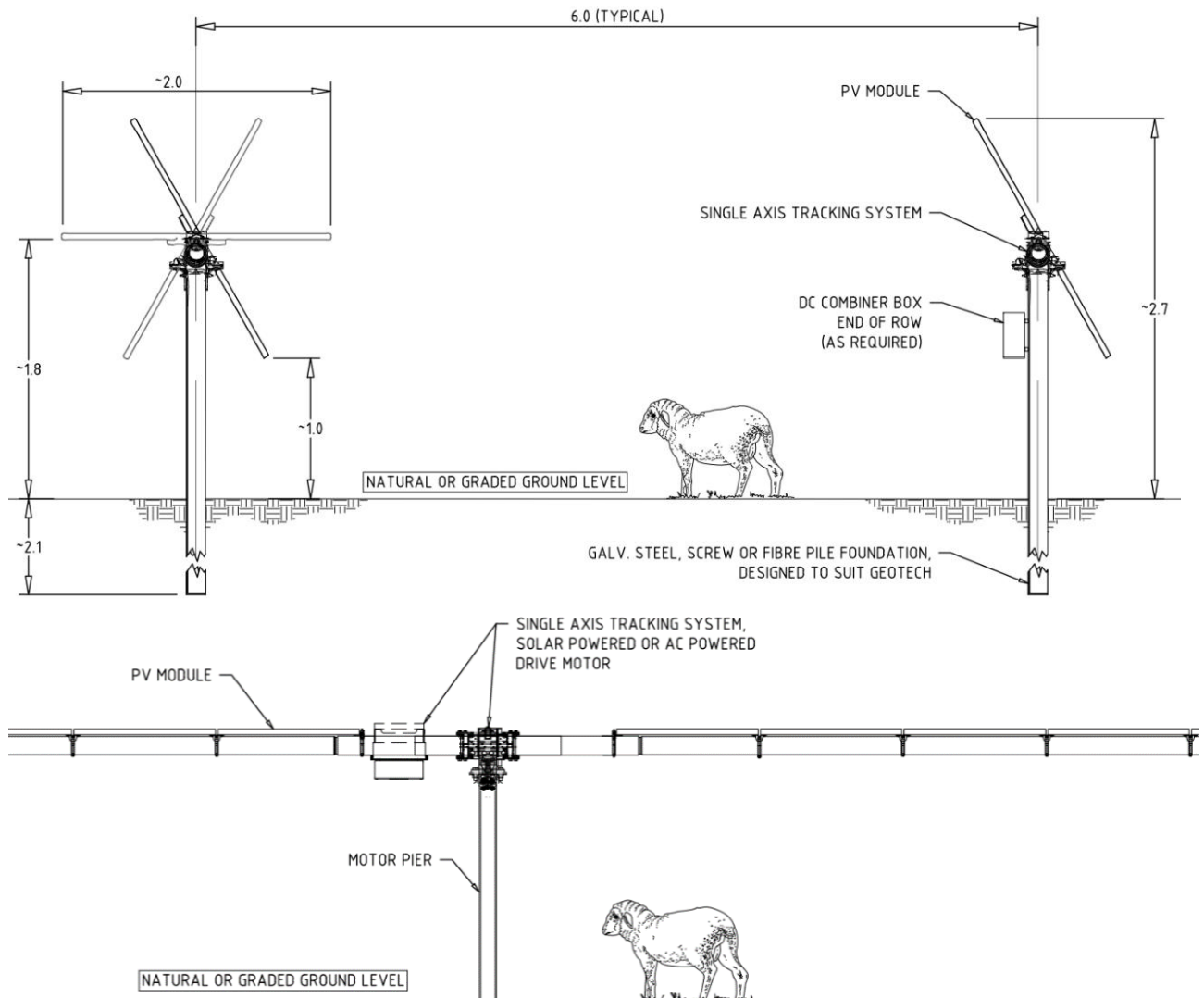


Figure 3-1: Local Context





ITEM NO:	4.	FILE NO: S15.8.22
DESTINATION 5:	The communities are served by sustainable services and infrastructure	S
SUBJECT:	REGIONAL ROADS REHABILITATION PROGRAM – REPAIR PROGRAM FUNDING ALLOCATION 2018/2019	
PREPARED BY:	Justin Pay, Manager Civil Engineering	

SUMMARY:

Council receives State Government funding for rehabilitation and development of the regional road network through the Regional Roads REPAIR program. This program is undertaken on a 4 year cycle, the 2015/2016 financial year was the first year of the current program. In August 2015 Council adopted the Regional Roads Rehabilitation Program and Plan as the method for determining future REPAIR program projects. The REPAIR project for the 2018/2019 financial year has been recommended accordingly.

COMMENTARY:

The REPAIR Program is one (1) of two (2) programs under which the State Government assists Councils in the management of their Regional Road infrastructure. The objective of the REPAIR Program is to provide additional assistance to councils to undertake larger works of rehabilitation and development on Regional Roads to minimise the long term maintenance costs of these roads. Funding under the program is administered by Roads and Maritime Services (RMS) and is supplied on a 50:50 basis.

A review of how the program is administered in the northern area of the State was undertaken in 2014. At its August 2014 meeting Council resolved to endorse the proposed changes to the Business Rules of the Regional Roads REPAIR.

The proposed changes to the Business Rules were adopted by RMS and now govern the administration of the program. Council is now required to submit projects to the technical sub-committee for approval and inclusion in the program. In order for a project to be considered it must meet the REPAIR program objectives and Council must demonstrate that recognised asset management principles have been applied in determining priorities.

In order to determine priorities engineering staff have compiled the Rural Sealed Roads – Rehabilitation Program 2015 – 2018 and associated Regional Road Plan, which was adopted by Council in August 2015.

The funding allocation and profile for the current 4 year cycle of the REPAIR program is shown in the below table:

	Inverell Shire Council 2015 - 2019 REPAIR Funding Profile			
	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019
Council Contribution	\$ 462,229.00	\$ 471,784.00	\$ 480,912.00	\$ 490,513.00
RMS Contribution	\$ 462,229.00	\$ 471,784.00	\$ 480,912.00	\$ 490,513.00
Total	\$ 924,458.00	\$ 943,568.00	\$ 961,824.00	\$ 981,026.00

As such, \$981,026 is available for the 2018/2019 financial year.

Engineering staff propose the reconstruction of Segment 520/530 of Inverell-Bonshaw Road. The scope of the project covers a 3km section of road adjacent to the property "Severn Downs" approximately 3.2km north of the 3 Mile Bridge (CH62.68 to CH65.68). The estimated project cost is \$981,000.

This project will involve vertical and horizontal realignment, drainage upgrade and pavement reconstruction of the two (2) segments, with minor pavement widening. Once detailed construction plans are finalised the exact scope of each project will be determined to meet the funding available under the REPAIR program.

This project was selected as Segment 530 is the next unfunded project on the Rural Sealed Roads – Rehabilitation Program. Segment 520 is also on the plan and these segments are adjacent to each other. Operational efficiencies are gained by completing these segments at the same time. An updated copy of the 2015 – 2018 Regional Roads Rehabilitation Plan is attached in Appendix 3 (D19). This copy highlights projects that have been completed and those which are already funded.

RELATIONSHIP TO STRATEGIC PLAN, DELIVERY PLAN AND OPERATIONAL PLAN:

Strategy: S.08 Civil infrastructure is secured, maintained and used to optimum benefit.

Term Achievement: S.08.01 An asset management strategy is in operation for civil infrastructure that optimises its use and maintains it to agreed standards fit for its contemporary purpose.

Operational Objective: S.08.01.01 An Asset Management Strategy for Civil assets is developed, maintained and implemented.

POLICY IMPLICATIONS:

Nil

CHIEF FINANCIAL OFFICERS COMMENT:

Nil.

LEGAL IMPLICATIONS:

Nil

RECOMMENDATION:

That the Committee recommend to Council that the project for the 2018/2019 REPAIR program be reconstruction of Segment 520/530 of Inverell-Bonshaw Road.

APPENDIX 3

Regional Roads Rehabilitation Plan 2015-2018 (2018 Update)

Priority	Road Name	Road ID	Segment Number	Length (m)	Start Chainage	End Chainage	Cracking Severity	Crack Extent	Patches	Roughness	Rutting	School Bus Route	Traffic Volume	Heavy Vehicle Traffic Volume	Seal Width Deficiency	Accident History	Pavement Score
1	Inverell-Bonshaw Road	MR137	543	838	71.248	72.086	3.33	5.33	8	12.81	5.02	5	3	4.8	9	0	56.30
2	Inverell-Bonshaw Road	MR137	100	1502	10.555	12.057	1.67	2.67	8	9.27	4.59	5	5	3.2	15	0	54.39
3	Bruxner Way	MR462	30	486	84.614	85.1	3.33	5.33	8	14.50	6.17	5	4	4.8	3	0	54.14
5	Warialda Road	MR063	25	379	52.203	52.582	3.33	5.33	3.2	9.25	3.01	5	3	4.8	15	0	51.92
6	Warialda Road	MR063	29	297	52.61	52.907	3.33	5.33	3.2	9.25	3.01	5	3	4.8	15	0	51.92
7	Inverell-Bonshaw Road	MR137	530	1000	69.133	70.133	3.33	5.33	4.8	10.14	5.42	5	4	4.8	9	0	51.83
8	Inverell-Bonshaw Road	MR137	555	583	73.121	73.704	3.33	5.33	3.2	16.33	7.69	5	3	4.8	3	0	51.68
9	Inverell-Bonshaw Road	MR137	550	1008	72.098	73.106	3.33	5.33	3.2	11.03	6.31	5	3	4.8	9	0	51.01
10	Inverell-Bonshaw Road	MR137	370	1762	49.155	50.917	3.33	5.33	3.2	14.97	8.34	5	4	3.2	3	0	50.38
11	Inverell-Bonshaw Road	MR137	90	1655	8.9	10.555	1.67	2.67	4.8	8.37	4.65	5	5	3.2	15	0	50.36
12	Inverell-Bonshaw Road	MR137	310	1491	40.823	42.314	1.67	2.67	1.6	14.60	6.89	5	4	4.8	9	0	50.22
13	Yetman Road	MR187	425	113	62.658	62.771	1.67	2.67	1.6	15.17	8.89	5	3	3.2	9	0	50.18
15	Inverell-Bonshaw Road	MR137	575	980	75.579	76.559	3.33	5.33	1.6	9.90	7.68	5	3	4.8	9	0	49.65
16	Warialda Road	MR063	110	1417	63.299	64.661	1.67	2.67	1.6	8.46	5.16	5	3	6.4	15	0	48.96
17	Inverell-Bonshaw Road	MR137	520	1470	67.641	69.111	1.67	2.67	1.6	11.18	8.75	5	4	4.8	9	0	48.66
18	Yetman Road	MR187	440	1486	65.365	66.851	3.33	5.33	1.6	12.00	6.14	5	3	3.2	9	0	48.61
19	Inverell-Bonshaw Road	MR137	70	1319	6.508	7.827	1.67	2.67	1.6	6.54	7.67	5	5	3.2	15	0	48.35
20	Warialda Road	MR063	170	625	71.464	72.089	1.67	2.67	1.6	10.00	4.61	5	3	4.8	15	0	48.35
21	Inverell-Bonshaw Road	MR137	510	1519	66.122	67.641	1.67	2.67	1.6	10.67	8.93	5	4	4.8	9	0	48.34
22	Warialda Road	MR063	49	352	55.567	55.919	1.67	2.67	1.6	10.78	3.75	5	3	4.8	15	0	48.26
23	Yetman Road	MR187	290	1718	43.145	44.863	3.33	5.33	3.2	10.75	10.55	5	2	4.8	3	0	47.96
24	Inverell-Bonshaw Road	MR137	490	1319	63.109	64.423	3.33	5.33	6.4	10.23	5.78	5	4	4.8	3	0	47.87
25	Inverell-Bonshaw Road	MR137	290	1064	38.248	39.312	3.33	5.33	1.6	10.33	6.04	5	4	3.2	9	0	47.83
26	Warialda Road	MR063	190	1513	74.099	75.557	1.67	2.67	1.6	16.51	5.17	5	3	3.2	9	0	47.81
27	Bruxner Way	MR462	490	1631	146.015	147.646	3.33	5.33	6.4	12.69	4.21	5	3	4.8	3	0	47.76
28	Inverell-Bonshaw Road	MR137	250	1141	33.503	34.644	3.33	5.33	1.6	11.50	6.32	5	4	1.6	9	0	47.69
29	Yetman Road	MR187	450	926	66.851	67.777	3.33	5.33	3.2	10.00	5.56	5	3	3.2	9	0	47.62
30	Yetman Road	MR187	430	1681	63.684	65.365	1.67	2.67	1.6	14.25	7.05	5	3	3.2	9	0	47.44
31	Yetman Road	MR187	310	1703	46.596	48.299	1.67	2.67	1.6	11.11	10.02	5	3	3.2	9	0	47.26
32	Yetman Road	MR187	110	1406	14.895	16.301	1.67	2.67	1.6	11.85	8.12	5	4	3.2	9	0	47.10
33	Inverell-Bonshaw Road	MR137	160	1313	20.789	22.102	3.33	5.33	3.2	8.70	5.30	5	4	3.2	9	0	47.06

TO CIVIL & ENVIRONMENTAL SERVICES COMMITTEE MEETING 14/02/2018

ITEM NO:	1.	FILE NO: S28.21.1
DESTINATION 5:	The communities are served by sustainable services and infrastructure.	S
SUBJECT:	WORKS UPDATE	
PREPARED BY:	Justin Pay, Manager Civil Engineering	

SUMMARY:

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

COMMENTARY:**SR 199 Auburn Vale Road Pavement Widening and Rehabilitation – McBrides Lane to Masons Lane – Stage Two (2)**

Stage two (2) of this project involves the widening and pavement rehabilitation of a 1.1km section of Auburn Vale Road from Masons Lane to Minnamurra Lane (chainage 3.4km to 4.5km south of Inverell). The total budget allocation for the entire project is \$1M, with \$474K remaining for the completion of stage two (2).

Stage two (2) is a continuation on from the previous works completed on Auburn Vale Road and involves the widening of the existing formation to a 3.5 metre lane width and 0.5 metre wide sealed shoulders. Minor vegetation clearing is to be undertaken on the southern side of the road and an existing triple cell culvert to be extended. Works are due to commence early February 2018 with a planned completion date early April 2018.

MR 137 Inverell – Bonshaw Road Pavement Widening and Rehabilitation – ‘Frazers Creek’ Stage Three (3)

This project involved the widening and pavement rehabilitation of a 920 metre section of the Inverell-Bonshaw Road, chainage 72.1km to 73.1km north of Inverell. This particular project is the final stage of a larger 4.0km pavement rehabilitation program of this road. The budget allocation for stage three (3) is \$415K.

This project is now completed with a final seal placed on 23 November, 2017 in conjunction with Council's Resealing Program.

MR 187 “Cucumber Creek” Pavement Widening and Rehabilitation

This project involves the widening and rehabilitation of the section of Yetman Road north of Cucumber Creek, including upgrades to a number of significant drainage structures. Currently \$2.1M is allocated to the project from multiple sources. The project will be completed in stages with the exact length to be rehabilitated dependant on the final design and cost. It is anticipated the total extent of works will be between 4 and 5kms. Stage one (1) of the project incorporates a section of Yetman Road from 62.6km to 64.0km whilst stage two (2) incorporates a section from 64.0km to 66.7km north of Inverell.

Works commenced on a 500 metre section of stage one (1) from chainage 62.66km to 63.36km north of Inverell early November 2017 and was completed and sealed prior to the Christmas break.

Crews re-commenced early January 2018 and will continue until both stages are completed.

To date the construction crew has completed the earthworks and vegetation clearing for the entire project length and are currently working on minor drainage extensions and pavement construction for another 500 metre section. There is a major box culvert that requires extending with Council's concreting crew programmed to commence early March 2018.

Works are planned to be completed by the end of the current financial year.

SR 218 Old Stannifer Road Bitumen Seal Extension

This project involves significant vegetation clearing, table drainage works, pavement widening and overlay and new bitumen sealing of a section of Old Stannifer Road from the end of the existing bitumen for approximately one kilometre (1.72km to 2.88km east of Bundarra Road, Gilgai). Currently \$395,281 is allocated to this project.

Works commenced on 13 November, 2017 with the pre-clearing assessment, vegetation clearing, drainage works and the sub base layer completed.

Due to resource availability the project was closed down early December 2017 with staff resources utilised on other projects and maintenance works. The base layer was hauled to the site to cover and protect the underlying pavement layers over the Christmas break.

Works re-commenced early January 2018 with the compaction of the base layer that had previously been placed. The road was bitumen sealed on 18 January, 2018.

MR 63 "Black Jack" Pavement Widening and Rehabilitation

This project involves the widening and pavement rehabilitation and drainage extensions of a 1.13km section of the Warialda Road, chainage 65.5km to 66.7km east of Warialda. This project is a link up of past construction projects. The budget allocation for this project is \$450K funded from the Repair Program.

Works have commenced on the drainage stage of the project with project completion estimated at late March 2018.

Maintenance Grading

Maintenance grading works were undertaken on the following roads during December 2017 and January 2018.

SR 253 Old Armidale Road	12.4km
SR 104 Lecoin Road	10.3km
SR 103 Gargin Boundary Road	1.8km
SR 215 Schwenkes Lane	1.9km
SR 286 Monterey Road	1.0km
SR 214 Old Bundarra Road	7.1km
SR 153 Brosnans Lane	1.1km
SR 277 Mc Lean Road	1.7km
SR 234 Kings Plains Road	15.9km
SR 350 Jindalee Road	6.8km
SR 58 Rock Creek Road	39.6km
SR 54 Emmaville Road	21.2km
SR 55 South Valley Road	9.9km
SR 50 Bukkulla Road	10.5km
SR 46 Pocket Road	28.0km

Total	169.2km
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Reactive /Spot Grading

No reactive/spot grading works were undertaken during December 2017 and January 2018.

Heavy Patching

No Heavy Patching Works were undertaken during December 2017 and January 2018.

2016/2017 Gravel Resheeting Program

Gravel re-sheeting works were undertaken on the following roads during December 2017 and January 2018.

SR 128 Woodstock Road	6.2km
SR 243 Waterloo Road	4.2km
SR 225 Goomerah Lane	3.2km
SR 136 Dintonvale Road	4.8km
SR 135 Preston Lane	2.4km

Total	20.8km
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Other Maintenance Activities

Council's State, Regional and Local Roads, Urban and Village Street maintenance activities, such as bitumen patching, drainage and shoulder repairs as well as vegetation control, are continuing as required. Town maintenance will continue as programmed.

RECOMMENDATION:

That the information be received and noted.