



Inverell Shire Council

★ DELUNGRA MEMORIAL BOWLING & RECREATION CLUB AND INVERELL SHIRE COUNCIL PRESENT

**Delungra's
FAMILY FUN DAY
& MOVIE NIGHT**

Free fun includes:
MOVIE: TAD THE LOST EXPLORER & THE SECRET OF KING MIDAS (PG)
JUMPING CASTLE • FACEPAINTING • BBQ
BAREFOOT BOWLS • TEN PIN BOWLING

SATURDAY • 6 APRIL

Featuring Silent Auction & Raffles to fundraise for
BRAIN CANCER AWARENESS

DELUNGRA BOWLING CLUB STARTS 2PM
OUTDOOR MOVIE STARTS 7PM
BYO CHAIR / BLANKET
Bar in operation + popcorn for sale*
**proceeds to Brain Cancer Awareness*

Enquiries: Inverell Shire Council 6728 8288. Supported by Drought Communities Programme

 **INVERELL SHIRE COUNCIL**

 **Delungra Memorial Bowling Recreation Club**

 **Australian Government**

Business Paper
Ordinary Meeting of Council
Wednesday 27 March, 2019

INVERELL SHIRE COUNCIL
NOTICE OF ORDINARY MEETING OF COUNCIL

22 March, 2019

An Ordinary Meeting of Council will be held in the Council Chambers, Administrative Centre, 144 Otho Street, Inverell on Wednesday, 27 March, 2019, 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 H	CONFIDENTIAL MATTERS (COMMITTEE-OF-THE-WHOLE)

2PM	AFTERNOON TEA
------------	----------------------

2.10PM	IMPERIUM MARKETS - PRESENTATION – REVISED INVESTMENT POLICY
---------------	--

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.





MEETING CALENDAR

October 2018 – September 2019

Ordinary Meetings:

Time: 3.00 pm

Venue: Council Chambers

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT
Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed
24	28	19	No Meeting	27	27	24	22	[^] 26	24	28	25

Major Committee Meetings:

Civil and Environmental Services - 9.00 am

Economic and Community Sustainability - 10.30 am

Venue: Committee Room

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT
Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed
10	14	No Meeting	No Meeting	13	13	10	8	12	10	14	11

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.

[^] Meeting at which the Management Plan for 2019/2020 is adopted.

SUN	MON	TUE	WED	THU	FRI	SAT
	<p>Reports due for Committee meetings by 4.30pm</p> <p>1.</p>	2.	3.	4.	5.	<p>Family Fun Day Delungra</p> <p>6.</p>
<p>Daylight Saving Time ends 2am</p> <p>Sapphire City Markets</p> <p>7.</p>	8.	9.	<p>9am - Civil & Environmental meeting</p> <p>10.30am - Economic & Community Sustainability meeting</p> <p>10.</p>	11.	12.	13.
14.	<p>Reports due for Ordinary meeting by 4.30pm</p> <p>15.</p>	16.	17.	18.	<p>Good Friday</p> <p>19.</p>	<p>Nullamanna Community Event</p> <p>20.</p>
<p>Sapphire City Markets</p> <p>21.</p>	<p>Easter Monday</p> <p>22.</p>	23.	<p>11am - Citizenship Ceremony in Council Chambers</p> <p>3pm - Ordinary Meeting</p> <p>24.</p>	<p>Anzac Day</p> <p>25.</p>	26.	27.
28.	<p>Reports due for May Committee meetings by 4.30pm</p> <p>29.</p>	<p>4th quarter rates instalment notices to be sent. Public bodies to provide Council with list of parcels of land to which rate rebate applies</p> <p>30.</p>				

KEY:

 Council office closed

Table of Contents

SECTION/PAGE

Civil & Environmental Services Committee Meeting Minutes – 13 March 2019	C	1
Complying Development Certificates Approved during February 2019	E	5
Construction Certificates Approved for February 2019	E	3
Cultural and Arts Strategic Plan	H	1
Cultural and Arts Strategic Plan (listing)	D	1
Development Consents and Refusals during February 2019	E	7
Economic & Community Sustainability Committee Meeting Minutes – 13 March 2019	C	4
Investment Policy and Strategy Review	D	18
Ordinance Activities Report for February 2019	E	10
Proclamation to Alter Boundary between Armidale Regional Council and Inverell Shire Council	D	3
Project Update – Drought Communities Programme	E	2
Questions Without Notice – February 2019	E	1
Request to Licence Land – Ian Vivers	D	16
Septic Tank Approvals for February 2019	E	10
Summary of Building Construction for February 2019	E	7
Tingha Plateau Fire	E	12
Variation to Development Standards Approved during February 2019	E	10

MINUTES OF THE ORDINARY MEETING OF INVERELL SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, ADMINISTRATIVE CENTRE, 144 OTHO STREET, INVERELL ON WEDNESDAY, 27 FEBRUARY, 2019, COMMENCING AT 3 PM.

PRESENT: Cr P J Harmon (Mayor) [Chairperson], Crs D F Baker, A A Michael, C M Dight, P A King, J N McCosker, S J Berryman, J A Watts and M J Peters.

Director Corporate & Economic Services (Scott Norman), Manager Civil Engineering Justin Pay, (Manager Development Services (Anthony Alliston) and Executive Assistant (Sharon Stafford).

SECTION A

APOLOGIES S13.6.9/11

The Director Corporate & Economic Services advised that Paul Henry (General Manager) and Brett McInnes (Director Civil & Environmental Services) were both an apology for the meeting.

1/19 RESOLVED (Baker/McCosker) that the apologies from Paul Henry and Brett McInnes be received and noted.

CONFIRMATION OF MINUTES S13.5.2/11

2/19 RESOLVED (Michael/Berryman) that the Minutes of the Ordinary Meeting of Council held on 19 December, 2018, 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 3.02pm, the following interests were declared:

- Cr Harmon declared a pecuniary interest in Section C, Committees Reports, Item #1 'Civil & Environmental Services Committee Meeting Minutes – 13 February 2019, Destination Report #6 DA-143/2018 – Medical Centre and Offices – 3 Rivers Street, Inverell – Variation to Car Parking Development Standards' nature of the interest relating to Cr Harmon having a family member with a business interest in 129-135 Otho Street, Inverell.

PUBLIC FORUM S13.5.6/12

At this juncture, the time being 3.03pm, the Mayor welcomed the members of the public and opened the Public Forum Session by inviting members of the public to speak:

Chris Serow & Kathryn Johnston	<u>Dual Occupancy and Subdivision – 43 Brae Street, Inverell</u> <u>DA-156/2018</u>
-----------------------------------	--

Mr Serow and Ms Johnston addressed Council on behalf of the applicant, Mr Ryan Daley in regard to the recommendation of Council's Civil & Environmental Services Committee to refuse the Davey Street development. Ms Johnston noted that the development is fully compliant and adheres to all rules and regulations including street width and associated safety. Mr Serow asked that Council confirm the findings of Council's Manager Environmental Engineering and grant consent for the development.

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

**SECTION B
ADVOCACY REPORTS**

1. MAYORAL MINUTE: SAVE OUR RECYCLING CAMPAIGN S14.9.12

3/19 RESOLVED (Harmon/Baker) that:

- i) *That Council endorse Local Government NSW's campaign, Save Our Recycling, to realise the reinvestment of a 100% of the Waste Levy collected each year by the NSW Government in waste minimisation, recycling and resource recovery;*
- ii) *That Council make representation to the Hon. Adam Marshall, in support of this campaign objective - for the NSW Government to commit to reinvest 100% of the Waste Levy in waste minimisation, recycling and resource recovery;*
- iii) *That Council write to the Premier, the Hon Gladys Berejiklian MP, the Opposition Leader, the Hon Michael Daley MP, the Minister for Local Government and the Minister for the Environment, the Hon Gabrielle Upton MP, and the Shadow Minister for the Environment and Heritage, Penny Sharpe MLC, seeking bipartisan support for the 100% reinvestment of the Waste Levy collected each year into waste minimisation, recycling and resource recovery;*
- iv) *That Council take a lead role in activating the Local Government NSW Save Our Recycling campaign locally;*
- v) *That Council endorse the distribution and display of the Local Government NSW Save Our Recycling information on Council premises, as well as involvement in any actions arising from the initiative; and*
- vi) *That Council formally advise Local Government NSW that Council has endorsed the Save Our Recycling advocacy initiative.*

**SECTION B
ADVOCACY REPORTS (Continued)**

- | | |
|-----------|--|
| Cr Harmon | Cr Harmon noted that Member for Northern Tablelands Adam Marshall was in Inverell on 26 February 2019 to inspect construction progress on Stage 1 of the \$60M redevelopment of the Inverell District Hospital. Detailed plans for Stage 2 of the project were unveiled and will go out for tender nearly next year. |
| Cr King | Cr King advised of his attendance at Council's Aboriginal Consultative Committee Meeting held on 12 February 2019 and also his attendance at the Inverell Community Violence Prevention Team Meeting held on 25 February 2019. |
| Cr Watts | Cr Watts advised that she was also in attendance at the Inverell Community Violence Prevention Team meeting held on 25 February 2019 and noted that more volunteers are needed when White Ribbon events are conducted. |
- Cr Watts also attended the Combined Church Service held in the Town Hall on Sunday 24 February 2019 wherein 400 people gathered to pray for rain.

Cr Dight Cr Dight confirmed that the Ashford Show was well supported and deemed a great success.

Cr Dight noted the fantastic work of Joan White (Goondiwindi Regional Council) and the Texas Lions Club in holding workshops in the border region to tackle mental health in response to the continuing drought conditions.

Cr McCosker Cr McCosker advised of his attendance at the Gilgai Fire Community Meeting held on Saturday 16 February 2019.

Cr Harmon Cr Harmon advised that at the New England Joint Organisation meeting held in Inverell on Monday 25 February, 2019, the Board endorsed the proposal to appoint an Executive Officer.

2. **BORDER REGIONAL ORGANISATION OF COUNCILS (BROC) DELEGATES REPORT – FEBRUARY 2019 AT INVERELL S14.10.1**

4/19 RESOLVED (Dight/Watts) that:

- i) *Inverell Shire Council continue to lobby for the removal of payroll tax and to support Bindaree Beef in their lobbying for the reduction of regulation in the beef industry;*
- ii) *Support the Texas Lions Club workshops on mental health within rural communities and promote via Council avenues;*
- iii) *Note the information from the North West Regional Economic Development Strategy and support BROC in being the organisation to coordinate regional freight networks in preparing for Inland Rail;*
- iv) *Investigate Vendor Panel and consider whether it might be relevant for Inverell Shire Council; and*
- v) *Additional information to be provided from the traffic counter classifiers on the Bruxner Way for the next Joint Committee meeting.*

**SECTION C
COMMITTEE REPORTS**

1. **CIVIL & ENVIRONMENTAL SERVICES COMMITTEE MEETING MINUTES – 13 FEBRUARY 2019**

5/19 RESOLVED (Baker/Peters) that:

- i) *the Minutes of the Civil & Environmental Services Committee Meeting held on Wednesday, 13 February, 2019, be received and noted; and*
- ii) *the following recommendations of the Civil & Environmental Services Committee be adopted by Council with the exception of Item #6 'DA-143/2018 – Medical Centre and Offices – 3 Rivers Street, Inverell – Variation to Car Parking Development Standards DA-143/2018' and Item #7 'DA-156/2018 – Dual Occupancy and Subdivision – 43 Brae Street, Inverell DA-156/2018':*

1. **LOCKABLE BOOM GATE - MAY STREET LOOKOUT S21.8.41**

That Council install a lockable boom gate at the vehicular entrance to May

Street Lookout.

2. MACINTYRE RIVER FOUNTAIN, CAMPBELL PARK S21.8.11

- i) That Council discontinue operation of the Macintyre River fountain, Campbell Park due to the complexities associated with the river environment and a sustainable operating outcome; and*
- ii) Council investigates other options for water features to beautify Campbell Park.*

3. USE OF GRAMAN RECREATION RESERVE – SAPPHIRE CITY MOTOR SPORTS CLUB INCORPORATED S21.8.18

That:

- i) Council require the Sapphire City Motor Sports Club to rehabilitate the site to the satisfaction of Council;*
- ii) Formally advise the Sapphire City Motor Sports Club to cease using the reserve unless any activities are undertaken in accordance with the original proposal;*
- iii) Advise the Sapphire City Motor Sports Club that Council is not prepared to provide it's consent for the submission of a Development Application for a concrete (burnout) pad until all other matters have been satisfactorily resolved; and*
- iv) Council commences discussions with the Sapphire City Motor Sports Club with a view to try and identify a site that would be more suitable to their actual long term interests.*

4. RESTRICTED ACCESS VEHICLE PERMIT REQUEST – CLASS 2 PBS ROAD TRAIN - EDWARDS STREET INVERELL S28.15.3/08

That the RAV application for a permit for a Class 2 PBS Combination on the route between Gwydir Highway and Edwards Street via Runnymede Drive, Swanbrook Road, Byron Street and Ring Street be approved.

5. SAPPHIRE WIND FARM COMMUNITY CONSULTATIVE COMMITTEE S18.6.52/01

That Council approach the Local Government Association of NSW and requests their assistance with lobbying for a consistent approach to aviation lighting requirements on wind turbines.

DA-143/2018 - MEDICAL CENTRE AND OFFICES - 3 RIVERS STREET, INVERELL - VARIATION TO CAR PARKING DEVELOPMENT STANDARDS DA-143/2018

At this juncture, the time being 3.30pm, Cr Harmon, having previously declared a pecuniary interest in this Item, left the Chamber. Cr Michael assumed the Chair.

6/19 RESOLVED (Baker/Berryman) *that:*

- i) The car parking requirements for the medical centre and offices proposed under DA-143/2018 be calculated as follows:*
 - a) Medical Centre – 2 parking spaces per doctor and 1 parking space per*

staff - with visiting consultants considered as a single doctor;

- b) Offices – 1 parking space per 40m².*
- ii) The proposed 9 rear-to-kerb parking spaces in Rivers Street, fronting the proposed development, be supported;*
- iii) A Section 94 contribution be accepted for each car parking space not provided; and*
- iv) Subject to the above points, DA-143/2018 be determined under delegated authority.*

S375A Record of Voting	
Councillors For:	Councillors Against:
Baker	
Berryman	
Dight	
King	
McCosker	
Michael	
Peters	
Watts	

At this juncture, the time being 3.31pm, Cr Harmon returned to the Chamber and assumed the Chair.

DA-156/2018 – DUAL OCCUPANCY AND SUBDIVISION – 43 BRAE STREET, INVERELL DA-156/2018

MOTION (Michael/Berryman) that Development Application 156/2018 be refused on the grounds of width of the Davey Street carriageway and associated safety concerns.

Cr Baker spoke against the Motion and foreshadowed the following Motion:

That Development Application 156/2018 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:

- Demolition of an outbuilding;
- One (1) into Two (2) Lot Subdivision;
- Construction of Dual Occupancy (Attached) on rear lot fronting Davey Street; and
- Subdivision of the Dual Occupancy.

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 units shall be numbered as follows:

- 12A Davey Street, the left facing unit; and
 - 12B Davey Street, the right facing unit.
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).

CONDITIONS RELATING TO DEMOLITION OF THE OUTBUILDING

4. All demolition work is to be carried out in accordance with Australian Standard 2601 The demolition of structures.
5. At all times during demolition a competent person shall directly supervise work. It is the responsibility of the person to ensure that:
- The structure to be demolished and all its components shall be maintained in a stable and safe condition at all stages of the demolition work;
 - Precautions are to be taken to ensure that the stability of all parts of the structure and the safety of persons on and outside the site are maintained particularly in the event of sudden and severe weather changes; and
 - The site shall be sealed off at all times against the unauthorised entry of persons or vehicles.
6. All utilities are to be disconnected from the outbuilding and capped to the satisfaction of the relevant authority.

CONDITIONS RELATING TO THE ONE (1) INTO TWO (2) LOT SUBDIVISION OF LOT A DP 360260

7. 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.
8. Prior to the issue of a Subdivision Certificate, electricity and telecommunications services are to be provided to all lots. The proponent is required to submit to Council, certificates from:
- An approved electricity service provider indicating that satisfactory arrangements have been made for the provision of electricity to each lot in the subdivision.
 - An approved telecommunications service provider indicating that satisfactory arrangements have been made for the provision of telecommunications to each lot in the subdivision.
9. Prior to issue of a Subdivision Certificate, the roof water from the dwelling must be redirected to Brae Street.
10. Prior to issue of a Subdivision Certificate, inter-allotment drainage is to be provided along the common boundary of Proposed Lots 1 and 2.

Prior to construction of this inter-allotment drainage, plans of the inter-allotment drainage, prepared by a suitably qualified engineer, are to be submitted to and approved by Council. These plans are to show piped and surface drainage paths, including kerbs as necessary beneath fences, to direct drainage to

Davey Street. Where possible the roof water from the dwelling must be directed to the Brae Street kerb and gutter.

11. Two individual sewer junctions and 150mm diameter lines are to be constructed off the sewer main through Lot 1 to serve Lot 2.

Prior to construction of these sewer services, plans of the sewer junctions and lines, prepared by a suitably qualified engineer, are to be submitted to and approved by Council.

Prior to issue of a Subdivision Certificate:

- The sewer services are to be constructed to Council's satisfaction, at the applicant's expense; and
 - Works-as-executed plans for the sewer services are to be submitted to and approved by Council.
12. A 3m easement over Council's sewer main is to be shown on the plan of subdivision and dedicated in favour of Council.
13. Prior to the issue of a Subdivision Certificate, a Sewer Contribution under Council's Development Servicing Plan No. 1 for 1 equivalent tenement, is to be paid to Council for Lot 2.
14. The existing water service in Davey Street is to be disconnected from the dwelling and serve Lot 2.

Prior to the issue of a Subdivision Certificate, contributions/fees must be paid to Council for water supply and new water connection for the existing dwelling on Lot 1. This will require payment to Council of:

- A Contribution per lot under Council's Development Servicing Plan No. 1 for 1 equivalent tenement; and
 - A water connection fee in accordance with Council's fees and charges.
15. Prior to the issue of a Subdivision Certificate, a Community Services Contribution must be paid to Council pursuant to Section 94 of the Environmental Planning and Assessment Act 1979.

**CONDITIONS RELATING TO THE CONSTRUCTION OF THE DUAL
OCCUPANCY (ATTACHED)**

Prior to Commencement of Works

16. 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 shall include plans and specifications demonstrating full compliance with the Building Code of Australia and associated standards.
17. Prior to issue of a Construction Certificate, approval under Section 68 of the Local Government Act 1993 is to be obtained for sewerage work, water supply work and stormwater drainage work.
18. Prior to the issue of a Construction Certificate, a Community Services Contribution must be paid to Council pursuant to Section 94 of the Environmental Planning and Assessment Act 1979.

19. Prior to the issue of a Construction Certificate, contributions/fees must be paid to Council for unit B for sewer supply and sewer connections. This will require payment to Council of:
 - A Contribution per lot 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.
20. Prior to the issue of a Construction Certificate, contributions/fees must be paid to Council for unit B for water supply and water connections. This will require payment to Council of:
 - A Contribution per lot under Council's Development Servicing Plan No. 1 for 0.6 equivalent tenement; and
 - A water connection fee by quotation from Davey Street in accordance with Council's fees and charges.
21. Prior to the issue of a Construction Certificate, the plan of subdivision for the one (1) into two (2) lot subdivision of 43 Brae Street, Inverell, is to be registered with the NSW Land Registry Services.

During Construction

22. 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

23. 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.

24. Prior to issue of an Occupation Certificate, where applicable, the following works are to be completed:

- All adjacent public and private land must be cleared of obstructions such as stockpiles of topsoil, building material, waste and other material associated with construction; and
- The applicant will repair/restore, or pay the full costs associated with repairing/restoring, any footpath, public reserve and infrastructure that is damaged by the development.

25. Prior to issue of an Occupation Certificate, all stormwater (i.e. roof water and/or surface water) shall be drained in accordance with Australian Standard 3500.3 Plumbing and drainage.

26. Prior to issue of Occupation Certificate, a concrete access crossing and driveway is to be constructed from Davey Street to the garage of each unit.

Prior to the commencement of this work the applicant is required to:

- Apply to Council for approval under Section 138 of the Roads Act 1993 to install a paved vehicular access across the footpath (a copy of the application form is enclosed); and
- Contact Council for footpath levels so that the driveway can be constructed to provide vehicle access onto the site.

The installation of the vehicular access crossing must be carried out under the supervision of Council and the applicant must give Council two (2) working days' notice to inspect the formwork prior to pouring any concrete.

CONDITIONS RELATING TO THE DUAL OCCUPANCY SUBDIVISION

27. 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.

28. Prior to the issue of a Subdivision Certificate, each unit is to be constructed and issued an Occupation Certificate.

29. Any other condition deemed appropriate by the Director Civil and Environmental Services.

7/19 PROCEDURAL MOTION (*Peters/McCosker*) that Development Application 156/2018 be referred back to the March 2019 Civil & Environmental Services Committee for consideration.

The Procedural Motion on being put to the meeting was CARRIED.

The Foreshadowed Motion was WITHDRAWN.

S375A Record of Voting	
Councillors For:	Councillors Against:
Baker	
Berryman	
Dight	
King	
Harmon	
McCosker	
Michael	
Peters	
Watts	

2. ECONOMIC & COMMUNITY SUSTAINABILITY COMMITTEE MEETING MINUTES – 13 FEBRUARY 2019 S4.11.17/11

8/19 RESOLVED (Watts/Dight) that:

- i) *the Minutes of the Economic & Community Sustainability Committee Meeting held on Wednesday, 13 February, 2019, be received and noted; and*
- ii) *the following recommendations of the Economic & Community Sustainability Committee be adopted by Council:*

1. EXPIRING LICENCE AGREEMENT – BROOKE WHITE S5.10.147

That:

- i) *Council renew the agreement with Brooke White for Part Lot 2 DP 1148462, Jardine Road, Inverell;*
- ii) *The licence agreement be for a five (5) year period with a five (5) year option;*
- iii) *The Licence fee be \$231.85 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. EXPIRING LICENCE AGREEMENT – PA & RL TICEHURST S5.10.68

That:

- i) *Council renew the agreement with PA and RL Ticehurst for Part Public Road on Southern Boundary of PT Lot 99 DP 750079;*
- ii) *The licence agreement be for a two (2) year period with a two (2) year option;*
- iii) *The Licence fee be \$205.59 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.*

3. REQUEST FOR DONATION – INVERELL SUNRISE CWA BRANCH
S5.24.2/12

That Council makes a contribution of \$4,000 towards the “Boys Matter Too” program inclusive of the hire fee for Varley Oval.

4. NO POLLING VENUE AT YETMAN FOR UPCOMING STATE
ELECTION S2.14.5 + S14.18.6/12

That Council protest to the NSW Electoral Commission regarding the closing of the Polling Place at Yetman for the upcoming NSW Election, furthermore Council's concerns be raised with the major political parties.

5. LICENCE AGREEMENT 44 RIFLE RANGE ROAD S5.10.163

That the General Manager be authorised to negotiate a licence agreement between Council and Precision Seeding Solutions for an area 2.67 hectares of 44 Rifle Range Road (Part Lot 1 DP1166343) for a period of 5 years with an option for a further 5 years at an annual fee of \$1,662 per annum to be increased by 3% each year.

**SECTION E
INFORMATION REPORTS**

1. STRATEGIC TASKS – ‘SIGN OFF’ – JANUARY AND FEBRUARY 2019 S4.13.2

2. QUESTIONS WITHOUT NOTICE – DECEMBER 2018 S13.5.5/11

3. CONSTRUCTION CERTIFICATES APPROVED FOR DECEMBER 2018
S7.2.4/11

4. COMPLYING DEVELOPMENT CERTIFICATES APPROVED DURING
DECEMBER 2018 S7.2.4/11

5. SUMMARY OF BUILDING CONSTRUCTION FOR DECEMBER 2018 S7.2.4/11

6. DEVELOPMENT CONSENTS AND REFUSALS DURING DECEMBER 2018
S18.10.2/11

7. VARIATION TO DEVELOPMENT STANDARDS APPROVED DURING
DECEMBER 2018 S18.10.2/11

8. SEPTIC TANK APPROVALS FOR DECEMBER 2018 S29.19.1

9. ORDINANCE ACTIVITIES REPORT FOR DECEMBER 2018 S18.10.1

10. CONSTRUCTION CERTIFICATES APPROVED FOR JANUARY 2019
S7.2.4/12

11. COMPLYING DEVELOPMENT CERTIFICATES APPROVED DURING
JANUARY 2019 S7.2.4/12

12. SUMMARY OF BUILDING CONSTRUCTION FOR JANUARY 2019 S7.2.4/12

13. DEVELOPMENT CONSENTS AND REFUSALS DURING JANUARY
2019 S18.10.2/12

14. VARIATION TO DEVELOPMENT STANDARDS APPROVED DURING

JANUARY 2019 S18.10.2/12

15. SEPTIC TANK APPROVALS FOR JANUARY 2019 S29.19.1
16. ORDINANCE ACTIVITIES REPORT FOR JANUARY 2019 S18.10.1
17. GAZETTAL OF AMENDMENT TO INVERELL LOCAL ENVIRONMENTAL PLAN 2012 - WATER EXTRACTION AND BOTTLING FACILITIES IN THE RU1 PRIMARY PRODUCTION ZONE S18.6.34/08

9/19 RESOLVED (Watts/McCosker) that the items contained in the Information Reports to the Ordinary Meeting of Council held on Wednesday, 27 February, 2019, be received and noted.

**SECTION F
QUESTIONS WITHOUT NOTICE**

QWN/ORD 1 /19 Fly Corporate Inverell to Sydney Air Service S30.16.4
Cr Berryman

Cr Berryman requested Council support for the Inverell RSL in their bid to lobby the Minister for Veterans Affairs, and the Member for New England calling for support of regional transport services, and in particular custom of the Inverell to Sydney Air Service.

QWN/ORD 2/19 Street Lighting S28.9.20
Cr King

Cr King requested that Council investigate the provision of a street light in the Goonoowigall Reserve carpark to discourage anti social behaviour in this location.

QWN/ORD 3 /19 Tingha Standpipe S32.12.5
Cr King

Cr King requested that Council consider access arrangements to the Tingha Standpipe once the area is proclaimed.

QWN/ORD 4/19 Tingha Plateau Bushfire S9.9.12
Cr McCosker

Cr McCosker requested that a vote of thanks be conveyed to all staff for the respective roles they played in the recent bushfire crisis.

Cr McCosker noted in particular that he had received very positive feedback in response to the timely, accurate and precise social media messages being disseminated by Council staff during the emergency.

QWN/ORD 5/19 Water Connections during Drought S3.16.16
Cr Baker

Cr Baker queried whether it would be possible for landowners to connect their paddocks to the town water supply during the extended drought period.

It was noted that water for stock could be accessed via standpipes.

There being no further business, the meeting closed at 3.50pm.

CR P J HARMON

CHAIRPERSON

TO ORDINARY MEETING OF COUNCIL 27/03/2019

ITEM NO:	1.	FILE NO: S4.11.16/11
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 – 13 MARCH 2019	
PREPARED BY:	Kristy Paton, Corporate Support Officer - Publishing	

SUMMARY:

Meeting held on Wednesday, 13 March, 2019.

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, 13 MARCH, 2019, COMMENCING AT 9.00 AM.

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

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

Paul Henry (General Manager), Brett McInnes (Director Civil and Environmental Services), Scott Norman (Director Corporate and Economic Services), Justin Pay (Manager Civil Engineering) and Anthony Alliston (Manager Development Services).

SECTION A**APOLOGIES:**

Apologies were received from Cr P A King.

RESOLVED (Peters/Berryman) that the apology from Cr King be noted.

1. CONFIRMATION OF MINUTES

RESOLVED (Berryman/Watts) that the Minutes of the Civil and Environmental Services Committee Meeting held on 13 February, 2019, 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 S13.5.6/12

At this juncture, the time being 9.03 am, the Chair welcomed the members of the public and opened the Public Forum Session by inviting members of the public to speak.

Patrick Miller - DA-156/2018 Patrick Miller spoke against DA-156/2018 – Dual Occupancy at 43 Brae Street. He was concerned with the potential adverse social and environmental impacts. He identified a number of observations contained in the Council report that he considered incorrect. He was particularly concerned with the narrow street width, lack of parking and lack of sight distance from the proposed new driveway.

Tony Sonter – DA – 156/2018 Tony Sonter spoke against DA-156/2018 – Dual Occupancy at 43 Brae Street. He is seeking a reduction in the speed limit in Davey Street. His principle concerns are the width of the road, the implications of using the footpath to park, obstacles on the footpath and in his opinion the current speed limit is too high.

Sam Doyle – DA - 156/2018 Sam Doyle of Legal Minds Solicitors spoke on behalf of the applicant DA-156/2018 – Dual Occupancy at 43 Brae Street. He referred to the Council report and subsequent letter from the applicant which addressed the concerns raised in detail. He reminded the Committee that the development is fully compliant and refusing it would set an unhelpful precedent and open Council up to possible litigation.

At this juncture, the time being 9.25 am, the Public Forum Session closed and the Committee resumed the balance of the Agenda.

4. BUSINESS ARISING FROM PREVIOUS MINUTES

Nil.

SECTION B
ADVOCACY REPORTS

Cr Harmon First Sydney Fly Corporate flight

Cr Harmon attended the arrival of the first Sydney Fly Corporate flight on Monday, 11 March 2019.

Cr Harmon Lions fundraiser for Bush Fire Relief

Cr Harmon attended a Lions fundraiser for Bush Fire Relief held on Saturday, 10 March 2019.

Cr Berryman Heavy Vehicle Forum

Cr Berryman attended the Heavy Vehicle Forum held in Armidale on 26 February.

SECTION D
DESTINATION REPORTS

1. REPAIR PROGRAM FUNDING ALLOCATION 2019/2020 S15.8.22

RESOLVED (Berryman/Harmon) that the Committee recommend to Council that the project for the 2019/2020 REPAIR program be reconstruction of Segment 140 of Guyra Road.

2. DA-156/2018 – DUAL OCCUPANCY AND SUBDIVISION – 43 BRAE STREET, INVERELL DA-156/2018

MOTION (Berryman/Harmon) that the Committee recommend to Council that DA 156/2018 –

Dual Occupancy at 43 Brae Street be refused on the basis that additional traffic generated by the development will likely result in both traffic and pedestrian safety impacts, given the width of the formed Davey Street Carriageway.

AMENDMENT (Peters/McCosker) that the Committee recommend to Council that DA 156/2018 – Dual Occupancy at 43 Brae Street be refused on the basis that:

- the additional traffic generated by the development will likely result in both traffic and pedestrian safety impacts given the width of the formed Davey Street Carriageway, and
- the probable negative social and environmental impacts of the development.

The Amendment on being put to the meeting was LOST.

The Motion on being put to the meeting was CARRIED.

S375A Record of Voting	
Councillors For:	Councillors Against:
Berryman	Baker
Harmon	
McCosker	
Peters	

SECTION E INFORMATION REPORTS

1. NATIONAL HEAVY VEHICLE REGULATOR REGIONAL FORUM S28.15.3/09
2. WORKS UPDATE S28.21.1
3. PROGRESS REPORT ON THE FORMER SISTERS OF MERCY CONVENT, 69 VIVIAN STREET, INVERELL S18.8.3
4. NSW DEPARTMENT OF PLANNING – LEGISLATIVE UPDATES S4.2.1
5. GILGAI PUBLIC SCHOOL TRAFFIC ISSUE - BUS ZONE S30.14.1
6. PROJECT CONTROL GROUP MEETING MINUTES 11 FEBRUARY 2019 – KINGS PLAINS ROAD BITUMEN EXTENSION S28.7.18/51
7. PROJECT CONTROL GROUP MEETING MINUTES 11 FEBRUARY 2019 – KINGS PLAINS ROAD SWANBROOK PAVEMENT REHABILITATION AND WIDENING S28.7.18/61

RESOLVED (Harmon/Berryman) that the items contained in the Information Reports to the Civil & Environmental Services Committee Meeting held on Wednesday, 13 March, 2019, be received and noted.

SECTION F GENERAL BUSINESS

Cr Berryman Transportation of Veterans for treatment

Cr Berryman asked that Council write to the Minister for Veteran Affairs to seek assurance that the Department will utilise regional airlines where available when transporting Veterans for treatment; as opposed to using road transport to larger centres with regular flights provided by the national airlines.

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

RECOMMENDATION:

That:

- i) *the Minutes of the Civil & Environmental Services Committee Meeting held on Wednesday, 13 March, 2019 be received and noted; and*
- ii) *the following recommendation of the Civil & Environmental Services Committee be considered by Council:*

1. REPAIR PROGRAM FUNDING ALLOCATION 2019/2020 S15.8.22

That the project for the 2019/2020 REPAIR program be reconstruction of Segment 140 of Guyra Road.

2. DA-156/2018 – DUAL OCCUPANCY AND SUBDIVISION – 43 BRAE STREET, INVERELL DA-156/2018

That DA 156/2018 – Dual Occupancy at 43 Brae Street be refused on the basis that additional traffic generated by the development will likely result in both traffic and pedestrian safety impacts, given the width of the formed Davey Street Carriageway.

ITEM NO:	2.	FILE NO: S4.11.17/11
DESTINATION 1 DESTINATION 4:	A recognised leader in a broader context. A strong economy.	RB
SUBJECT:	ECONOMIC & COMMUNITY SUSTAINABILITY COMMITTEE MEETING MINUTES – 13 MARCH 2019	
PREPARED BY:	Kristy Paton, Corporate Support Officer - Publishing	

SUMMARY:

Meeting held on Wednesday, 13 March, 2019.

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, 13 MARCH, 2019, COMMENCING AT 10.15AM

PRESENT: Cr J A Watts (Chairperson), Crs P J Harmon, A A Michael and C M Dight.

Also in attendance: Crs D F Baker, S J Berryman, J N McCosker and M J Peters.

Paul Henry (General Manager), Scott Norman (Director Corporate and Economic Services) and Brett McInnes (Director Civil and Environmental Services).

SECTION A

APOLOGIES:

Apologies were received from Cr P A King.

RESOLVED (Michael/Harmon) that the apology from Cr King be noted.

1. CONFIRMATION OF MINUTES

RESOLVED (Michael/Dight) that the Minutes of the Economic and Community Sustainability Committee Meeting held on 13 February, 2019 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 REPORTSCr Michael Inverell Show 2019

Cr Michael represented the Mayor at the Inverell Show, which was well supported particularly on the Saturday night.

Cr Dight International Women's Day

Cr Dight attended an International Women's Day Event held at the Inverell Art Gallery.

Cr Dight Texas Mental Health Day

Cr Dight attended the Texas Mental Health Day on 11 March run by the Lions Club.

Cr Dight Kaput

Cr Dight reminded all Councillors on behalf of the Cultural Group about the production of Kaput being held at the Inverell Town Hall on Wednesday 27 March and added the Cultural Group has recently formed a Sub Committee tasked with promoting future events.

Cr Baker Visit from Holroyd Rotary Club

Cr Baker along with Cr Harmon and Cr Dight attended a BBQ held by Inverell Rotary Club to celebrate the visit from Holroyd Rotary Club. The visit was part of a drought support initiative by the Rotary District Body and included visits to local farms and other enterprises.

SECTION D
DESTINATION REPORTS1. REQUEST FOR ASSISTANCE – EAT DRINK LIVE NEW ENGLAND S12.22.1/12

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

- *Council provide \$4,000 financial support to help meet the costs of entertainment at the Eat Drink Live New England Event.*
- *That the organisers of the event be required to acknowledge Council support as detailed in the funding agreement.*
- *That a report be provided to Council on the outcomes of the event, and that the organisers consider how the event maybe financially sustainable in the future without Council support.*

2. NEW DEPOT STORAGE SHED S5.11.38

RESOLVED (Harmon/Dight) that the Committee recommend to Council that Council approves the construction of a new Depot Storage Shed and tenders be called in accordance with the Local Government Tendering Regulations.

**SECTION F
QUESTIONS WITHOUT NOTICE**

Cr Dight 'Yes We Can' Yetman

Cr Dight requested assistance with applying for a road closure for the Yetman, 'Yes we Can' Event.

**SECTION G
GOVERNANCE REPORTS**

1. GOVERNANCE - MONTHLY INVESTMENT REPORT S12.12.2/12

RESOLVED (Dight/Harmon) that:

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

There being no further business, the meeting closed at 10.38 am.

RECOMMENDATION:

That:

- i) *the Minutes of the Economic & Community Sustainability Committee Meeting held on Wednesday, 13 March, 2019, be received and noted; and*
- ii) *the following recommendations of the Economic & Community Sustainability Committee be considered by Council:*
 1. REQUEST FOR ASSISTANCE – EAT DRINK LIVE NEW ENGLAND S12.22.1/12

That:

- *Council provide \$4,000 financial support to help meet the costs of entertainment at the Eat Drink Live New England Event.*
- *That the organisers of the event be required to acknowledge Council support as detailed in the funding agreement.*

- *That a report be provided to Council on the outcomes of the event, and that the organisers consider how the event maybe financially sustainable in the future without Council support.*

2. NEW DEPOT STORAGE SHED S5.11.38

That Council approves the construction of a new Depot Storage Shed and tenders be called in accordance with the Local Government Tendering Regulations.

3. GOVERNANCE - MONTHLY INVESTMENT REPORT S12.12.2/12

That:

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

TO ORDINARY MEETING OF COUNCIL 27/03/2019

ITEM NO:	1.	FILE NO: S15.8.81
DESTINATION 5:	The communities are served by sustainable services and infrastructure	R
SUBJECT:	CULTURAL AND ARTS STRATEGIC PLAN (LISTING)	
PREPARED BY:	Fiona Adams, Manager Integrated Planning and Reporting	

SUMMARY:

Council has been awarded \$35,600 funding from the Australian Government's Building Better Regions Fund to develop a Cultural and Arts Strategic Plan. Expressions of Interest were invited from suitably qualified consultants, with the application period extended in December, 2018. Council is being asked to consider a Confidential Report in respect of this matter.

COMMENTARY:

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

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

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

Grounds for closing part of meeting to be specified

- (1) *The grounds on which part of a meeting is closed must be stated in the decision to close that part of the meeting and must be recorded in the minutes of the meeting.*
- (2) *The grounds must specify the following:*
 - (a) *the relevant provision of section 10A (2),*
 - (b) *the matter that is to be discussed during the closed part of the meeting,*
 - (c) *the reasons why the part of the meeting is being closed, including (if the matter concerned is a matter other than a personnel matter concerning particular individuals,*

the personal hardship of a resident or ratepayer or a trade secret) an explanation of the way in which discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Having regard for the requirements stated in s.10D of the Act, Councillors should note that the matter listed for discussion in closed Council provides Council with information relating to expressions of interest received for the development of a Cultural and Arts Plan.

The recommendation that this item of business be considered in closed Council specifically relies upon section 10A(2)(d)(i) the report includes:

- a) Commercial information of a confidential nature that would, if disclosed:
 - (i) prejudice the commercial position of the person who supplied it, or
 - (ii) confer a commercial advantage on a competitor of the council, or
 - (iii) reveal a trade secret; and.
- b) on balance, the public interest in preserving the confidentiality of this matter outweighs the public interest in openness and transparency in Council decision-making by discussing the matter in open meeting.

RELATIONSHIP TO STRATEGIC PLAN, DELIVERY PLAN AND OPERATIONAL PLAN:

Strategy: R.07 Council is recognised for and distinguished by its management, innovation and customer service.

Term Achievement: R.07.01 Council's operating culture is flexible, efficient, integrated and aligned to Council's strategic objectives and program delivery.

Operational Objective: R.07.01.01 Implement a structured program of continuous improvement, based on identifying and adopting leading practice, across the organisation.

POLICY IMPLICATIONS:

Nil.

CHIEF FINANCIAL OFFICER'S COMMENT:

Nil.

LEGAL IMPLICATIONS:

Nil.

RECOMMENDATION:

That the matter be referred to closed Council for consideration as:

- i) *the report includes 'Commercial information of a confidential nature that would, if disclosed:*
 - a) prejudice the commercial position of the person who supplied it, or*
 - b) confer a commercial advantage on a competitor of the council, or*
 - c) reveal a trade secret and*
- ii) *on balance the public interest in preserving the confidentiality of this matter outweighs the public interest in openness and transparency in Council decision-making by discussing the matter in open meeting.*

ITEM NO:	2.	FILE NO: S13.1.1
DESTINATION 1:	A recognised leader in a broader context	R
SUBJECT:	PROCLAMATION TO ALTER BOUNDARY BETWEEN ARMIDALE REGIONAL COUNCIL AND INVERELL SHIRE COUNCIL	
PREPARED BY:	Paul Henry, General Manager	

SUMMARY:

The proposed boundary adjustment between Armidale Regional Council and Inverell Shire Council has been assented to by the Governor.

COMMENTARY:

Council has received official notification from the Office of Local Government that the Governor of NSW gave approval to a boundary adjustment between Armidale Regional Council and Inverell Shire Council, on 8 February, 2019.

A copy of the proclamation is attached as Appendix 1 (D5 – D15) for Council's information.

a) Obligations of relevant Councils

The requirement in the Proclamation that both Councils 'use their best endeavours to facilitate the operation of this proclamation' is noted.

To this end, regular meetings between staff of both Councils have been occurring to gain an understanding of operational issues in the 'transfer area' and to migrate necessary data to Inverell Shire Council.

The conduct of these meetings has been conducted with openness and frankness. Inverell Shire Council staff has had no concerns with the level of cooperation being provided by Armidale Regional Council.

b) Determination by Minister

No issues have been identified by either Councils at this stage, which will require the Minister to adjudicate upon.

c) Transfer of Staff

Notice has been received from Armidale Regional Council that four (4) staff members are impacted by the boundary adjustment – three (3) permanent employees and one (1) employee on a 'term appointment' (expiring 31/8/2019).

Meetings have been held with the effected employees, and as a result two (2) permanent employees have chosen to remain with Armidale Regional Council. One (1) permanent employee and the 'term appointment' employee have chosen to transition to Inverell Shire Council.

The permanent employee has been offered a position with Inverell Shire Council. The 'term appointment' employee will also transfer to Inverell Shire Council for the remainder of his appointment.

d) Transfer of Assets/Liabilities

Armidale Regional Council has indicated that all assets that are fixtures will be transferred to Inverell Council, while all plant and materials will be retained by Armidale Regional Council.

There are no loan liabilities to be transferred to Inverell Council.

There will be outstanding rates and charges to be transferred to Inverell Council (rates and charges are attached to the land that is included in the transfer area).

RELATIONSHIP TO STRATEGIC PLAN, DELIVERY PLAN AND OPERATIONAL PLAN:

Strategy: R.08 Council leads the community by influencing and participating in policy development to the benefit of the Shire through partnerships and alliances with government, regional interests, shire groups and communities.

Term Achievement: R.08.01 A targeted program of advocacy and policy discussion is being conducted with the active cooperation of others benefiting interests around social, environmental, economic and infrastructure priorities.

Operational Objective: R.08.01.01 To facilitate intergovernmental relations to ensure maximum cooperation between the Council and the Federal and State Governments to achieve the optimum support for the Inverell Shire

POLICY IMPLICATIONS:

Nil.

CHIEF FINANCIAL OFFICERS COMMENT:

Nil.

LEGAL IMPLICATIONS:

Nil.

RECOMMENDATION:

That the information be noted.

APPENDIX 1

Office of
Local Government

5 O'Keefe Avenue NOWRA NSW 2541
Locked Bag 3015 NOWRA NSW 2541

Our Reference: A638093
Your Reference:
Contact: Patricia Machin
Phone: 02 4428 4198

INVERELL SHIRE COUNCIL	
25 FEB 2019	

Mr Paul Henry
General Manager
Inverell Shire Council
PO Box 138
INVERELL NSW 2360

Dear Mr Henry

Inverell Shire Council has made a proposal dated 17 May 2017 to alter the local government boundary between the Areas of Inverell local government area and Armidale Regional local government area.

Our records indicate that the Council has already received a copy of the proposal and been given an opportunity to comment on it.

The Office of Local Government has published the Proclamation approved by His Excellency the Governor in Government Gazette No. 59 of 8 February 2019, altering the boundaries of the areas of Inverell and Armidale Regional as proposed by Inverell Shire Council.

I have attached a copy of the Proclamation for the Council's information. Please note, the Proclamation does not come into effect until 1 July 2019.

I have also sent a copy of this Proclamation to NSW Land and Property Information, NSW Electoral Commission, Parliamentary Counsel's Office, NSW Roads & Maritime Services and Armidale Regional Council.

Yours sincerely

Sonja Hammond
Manager, Performance

Attachments





New South Wales

Local Government (Armidale and Inverell— Alteration of Boundaries) Proclamation 2019

under the

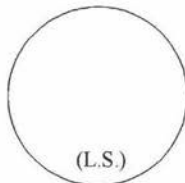
Local Government Act 1993 No 30

DAVID HURLEY, Governor

I, General The Honourable David Hurley AC DSC (Ret'd), Governor of New South Wales, with the advice of the Executive Council, and in pursuance of section 218B of the *Local Government Act 1993*, make the following Proclamation.

Signed and sealed at Sydney, this 6th day of February 2019.

By His Excellency's Command,



GABRIELLE UPTON, MP
Minister for Local Government

GOD SAVE THE QUEEN!

Explanatory note

The object of this Proclamation is to alter the boundaries between the local government areas of Armidale Regional and Inverell, so that the localities known as Tingha, Bassendean, Howell, Stanborough, Bundarra, Georges Creek, New Valley and The Basin (collectively referred to as Tingha) which comprise approximately 800 square kilometres, and which currently lie within the Armidale Regional local government area adjacent to that boundary, become part of the Inverell local government area.

This Proclamation also contains savings and transitional provisions consequential on that alteration.

Local Government (Armidale and Inverell—Alteration of Boundaries) Proclamation 2019 [NSW]
Contents

Contents

	Page
Part 1 Preliminary	
1 Name of Proclamation	3
2 Commencement	3
3 Definitions	3
Part 2 Boundary alterations	
4 Boundary alterations	4
5 Obligations of relevant councils	4
6 Matters or things to be determined by Minister	4
Part 3 Transfer of certain staff, assets, rights and liabilities	
7 Transfer of non-senior staff of altered council	5
8 Transfer of assets, rights and liabilities	5
9 Provisions relating to transfers of assets, rights and liabilities	5
10 Continuation or institution of proceedings by or against transferees	6
Part 4 Savings and transitional provisions	
11 Arrangements during the transitional period	7
12 Provision of services and facilities in the transferred land area during the transitional period	7
13 Payment of outstanding rates, charges and fees in accordance with arrangements	8
14 County councils	8
15 References to councils and area of altered council	8
Part 5 General	
16 Delegation	9

Local Government (Armidale and Inverell—Alteration of Boundaries) Proclamation 2019 [NSW]
Part 1 Preliminary

Local Government (Armidale and Inverell—Alteration of Boundaries) Proclamation 2019

under the

Local Government Act 1993 No 30

Part 1 Preliminary

1 Name of Proclamation

This Proclamation is the *Local Government (Armidale and Inverell—Alteration of Boundaries) Proclamation 2019*.

2 Commencement

This Proclamation commences on the day on which it is published on the NSW legislation website.

3 Definitions

(1) In this Proclamation:

alteration day means 1 July 2019.

assets means any legal or equitable estate or interest (whether present or future, whether vested or contingent and whether personal or assignable) in real or personal property of any description (including money), and includes securities, choses in action and documents.

fixed asset of a council means:

- (a) land, whether built on or not, or
- (b) a building of any description or any part of it and appurtenances to it, or
- (c) plant, equipment or any other thing that is located only at one place.

liabilities means any liabilities, debts or obligations (whether present or future, whether vested or contingent and whether personal or assignable).

rights means any rights, powers, privileges or immunities (whether present or future, whether vested or contingent and whether personal or assignable).

the Act means the *Local Government Act 1993*.

transferred land area means the land that was part of the Armidale Regional area immediately before the alteration day and became part of the Inverell area as a result of the alteration of boundaries effected by clause 4.

transitional period means the period commencing on the date of commencement of this Proclamation and ending at the beginning of 1 July 2019.

Note. The Act and the *Interpretation Act 1987* contain definitions and other provisions that affect the interpretation and application of this Proclamation.

(2) Notes included in this Proclamation do not form part of this Proclamation.

Local Government (Armidale and Inverell—Alteration of Boundaries) Proclamation 2019 [NSW]
Part 2 Boundary alterations

Part 2 Boundary alterations

4 Boundary alterations

- (1) On the alteration day, the boundaries for the Armidale Regional area and the Inverell area are altered in accordance with this clause.
- (2) The boundaries for the Armidale Regional area, and the Inverell area, as altered by this Proclamation, are the boundaries shown on the maps kept in the register of public surveys on the alteration day and having the identifier numbers specified in the Table to this subclause.

Table

Column 1	Column 2
Areas altered	Map identifier numbers
Armidale Regional	PP4966-1
Inverell	PP5025

- (3) In this clause:
register of public surveys means the register of that name kept under the *Surveying and Spatial Information Act 2002*.

5 Obligations of relevant councils

- (1) Armidale Regional Council and Inverell Council are each to use their best endeavours to facilitate the operation of this Proclamation, including sharing information, agreeing about required matters and working co-operatively with the other council.
- (2) Armidale Regional Council and Inverell Council must each make available to the other council any records or other information in their possession that relates to the transfer, by virtue of this Proclamation, of staff, assets, rights or liabilities of, or of any part of the area of, Armidale Regional Council to Inverell Council.
- (3) Any such records or information that relate solely to the transfer, by virtue of this Proclamation, of staff, assets, rights or liabilities of, or any part of the area of, Armidale Regional Council to Inverell Council are to be transferred as soon as practicable after the alteration day.

6 Matters or things to be determined by Minister

- (1) For the purposes of giving effect to this Proclamation, the Minister may from time to time determine any matter or thing at the Minister's discretion or if Armidale Regional Council or Inverell Council refers any matter or thing requiring determination to the Minister for that purpose.
- (2) The Minister may determine any matter or thing that is required to be or may be the subject of an agreement between Armidale Regional Council and Inverell Council under this Proclamation if the councils fail to agree or the Minister is not satisfied with any agreement between the councils.
- (3) Without limiting subclause (2), the Minister may determine a matter relating to the payment of outstanding rates, or to the transfer of staff, assets, rights and liabilities, from Armidale Regional Council to Inverell Council, if the matter has not been agreed within 6 months after the alteration day.

Local Government (Armidale and Inverell—Alteration of Boundaries) Proclamation 2019 [NSW]
Part 3 Transfer of certain staff, assets, rights and liabilities

Part 3 Transfer of certain staff, assets, rights and liabilities

7 Transfer of non-senior staff of altered council

- (1) Armidale Regional Council and Inverell Council may agree to the transfer of staff (other than senior staff) from Armidale Regional Council to Inverell Council as a consequence of a boundary alteration effected by this Proclamation.
- (2) The staff are transferred to Inverell Council in accordance with that agreement.
- (3) A transfer under subclause (2) (or as determined by the Minister under clause 6) is taken to have effect on and from the alteration day.

8 Transfer of assets, rights and liabilities

- (1) The fixed assets and any associated rights and liabilities of Armidale Regional Council that are located on land that will become part of the Inverell area as a result of the boundary alterations effected by this Proclamation are transferred to Inverell Council.
- (2) Any specified assets, rights and liabilities of Armidale Regional Council that are agreed between Armidale Regional Council and Inverell Council to be transferred to Inverell Council are transferred in accordance with that agreement.
- (3) A transfer under this clause (or as determined by the Minister under clause 6) is taken to have effect on and from the alteration day.

9 Provisions relating to transfers of assets, rights and liabilities

- (1) When any assets, rights or liabilities are transferred pursuant to this Proclamation from Armidale Regional Council (the *transferor*) to Inverell Council (the *transferee*), the following provisions have effect:
 - (a) the assets of the transferor vest in the transferee by virtue of this clause and without the need for any further conveyance, transfer, assignment or assurance,
 - (b) the rights or liabilities of the transferor become, by virtue of this clause, the rights or liabilities of the transferee,
 - (c) any act, matter or thing done or omitted to be done in relation to the assets, rights or liabilities before the transfer by, to or in respect of the transferor or a predecessor of the transferor is (to the extent to which that act, matter or thing has any force or effect) taken to have been done or omitted to be done by, to or in respect of the transferee,
 - (d) the transferee has all the entitlements and obligations of the transferor in relation to those assets, rights and liabilities that the transferor would have had but for the transfer, whether or not those entitlements and obligations were actual or potential at the time of the transfer.
- (2) The operation of this clause is not to be regarded:
 - (a) as a breach of contract or confidence or otherwise as a civil wrong, or
 - (b) as a breach of any contractual provision prohibiting, restricting or regulating the assignment or transfer of assets, rights or liabilities, or
 - (c) as giving rise to any remedy by a party to an instrument, or as causing or permitting the termination of any instrument, because of a change in the beneficial or legal ownership of any asset, right or liability, or
 - (d) as an event of default under any contract or other instrument.
- (3) The Minister may, by notice in writing, confirm a transfer of particular assets, rights or liabilities. The notice is conclusive evidence of that transfer.

Local Government (Armidale and Inverell—Alteration of Boundaries) Proclamation 2019 [NSW]
Part 3 Transfer of certain staff, assets, rights and liabilities

- (4) No attornment to the transferee by a lessee from the transferor is required.

10 Continuation or institution of proceedings by or against transferees

- (1) Proceedings that were instituted by or against a transferor before the alteration day, or that could have been instituted by or against the transferor but for the alteration of boundaries and other matters effected by other provisions of this Proclamation, may be continued or instituted by or against the transferee if:
- (a) the proceedings relate to or arise out of or are connected with staff, assets, rights or liabilities transferred pursuant to this Proclamation, or
 - (b) the proceedings relate to a matter for which responsibility is transferred to the transferee pursuant to or as a result of this Proclamation.
- (2) For that purpose:
- (a) proceedings instituted by or against the transferor are taken to be proceedings instituted by or against the transferee, and
 - (b) anything done by or in relation to the transferor is taken to have been done by or in relation to the transferee.
- (3) In this clause:
- proceedings* means criminal proceedings, civil proceedings, civil penalty proceedings or other legal proceedings (including the issue of penalty notices for alleged offences and proceedings arising out of the issue of any such penalty notice).

Local Government (Armidale and Inverell—Alteration of Boundaries) Proclamation 2019 [NSW]
Part 4 Savings and transitional provisions

Part 4 Savings and transitional provisions

11 Arrangements during the transitional period

- (1) Armidale Regional Council is not to do any of the following during the transitional period unless either Inverell Council or the Minister has agreed:
 - (a) enter into any restricted arrangement,
 - (b) vary any budget allocation for any function that would effectively only apply to the transferred land area,
 - (c) negotiate or enter into any new enterprise agreement, or alter salaries, conditions of employment or other entitlements for staff (other than senior staff) that would effectively only apply to duties carried out by those staff on the transferred land area.
- (2) Inverell Council is not to do any of the following during the transitional period, unless either Armidale Regional Council or the Minister has agreed:
 - (a) vary any budget allocation for any function that would effectively only apply to the transferred land area after the alteration day,
 - (b) negotiate or enter into any new enterprise agreement, or alter salaries, conditions of employment or other entitlements for staff (other than senior staff) that would effectively only apply to duties carried out by those staff on the transferred land area after the alteration day.
- (3) Any restricted arrangement, variation of budget allocation, negotiation, agreement or other conduct entered into or carried out in contravention of this clause is to be taken into consideration for the purposes of any agreement to transfer staff, assets, rights and liabilities under this Proclamation and the value of staff entitlements, assets, rights and liabilities transferred is to be adjusted accordingly.
- (4) In this clause:
restricted arrangement means any of the following:
 - (a) the sale or purchase of property or of any assets located in the transferred land area involving an amount exceeding \$20,000,
 - (b) the leasing of any property located in the transferred land area for a period exceeding 5 years,
 - (c) entering into new contracts for works on the transferred land area involving an amount exceeding \$100,000.

12 Provision of services and facilities in the transferred land area during the transitional period

- (1) The services and facilities provided by Armidale Regional Council to residents and ratepayers in the transferred land area immediately before the date of commencement of this Proclamation are to continue to be provided by Armidale Regional Council, from the funds and resources of Armidale Regional Council, during the transitional period, at the same level and in the same manner as was provided by Armidale Regional Council immediately before that date of commencement.
- (2) However, the services and facilities provided to residents and ratepayers in the transferred land area may be varied if Inverell Council or the Minister agree to the variation.
- (3) Without limiting the operation of subclause (1), and subject to any agreement reached under subclause (2), the services and facilities to be provided in the transferred land area by Armidale Regional Council in the transitional period include the following:

Local Government (Armidale and Inverell—Alteration of Boundaries) Proclamation 2019 [NSW]
Part 4 Savings and transitional provisions

- (a) street cleansing,
- (b) domestic waste collection,
- (c) roads and foot-way management and maintenance,
- (d) management and maintenance of parks,
- (e) all community services (including the operation of community, recreation and aged care centres, programs for the homeless, libraries, child care centres and swimming pools),
- (f) contract management in respect of all works in the transferred land area,
- (g) property management and maintenance,
- (h) issuing all certificates (including certificates issued under the *Environmental Planning and Assessment Act 1979*),
- (i) building compliance inspections,
- (j) the provision of all goods and services necessary or ancillary to the provision of the above.

13 Payment of outstanding rates, charges and fees in accordance with arrangements

- (1) Armidale Regional Council and Inverell Council may agree on arrangements for any rates, annual charges or other fees payable to Armidale Regional Council in respect of any land that will become part of the Inverell area as a result of the boundary alterations effected by this Proclamation, that were not paid before the alteration day or for which payment is due after that day.
- (2) Those rates, annual charges or other fees are to be payable in accordance with that agreement.
- (3) A payment under this clause (or as determined by the Minister under clause 6) is taken to be payable on and from the alteration day or any other date required by the Act.

14 County councils

- (1) To avoid doubt, the constitution and operation of a county council, as existing immediately before the alteration day, is not affected by any changes to council areas effected by this Proclamation.
- (2) This clause does not prevent a change being made to the constitution or operation of a county council or the dissolution of a county council in accordance with the Act at any time during or after the transitional period.

15 References to councils and area of altered council

A reference in an Act or instrument to:

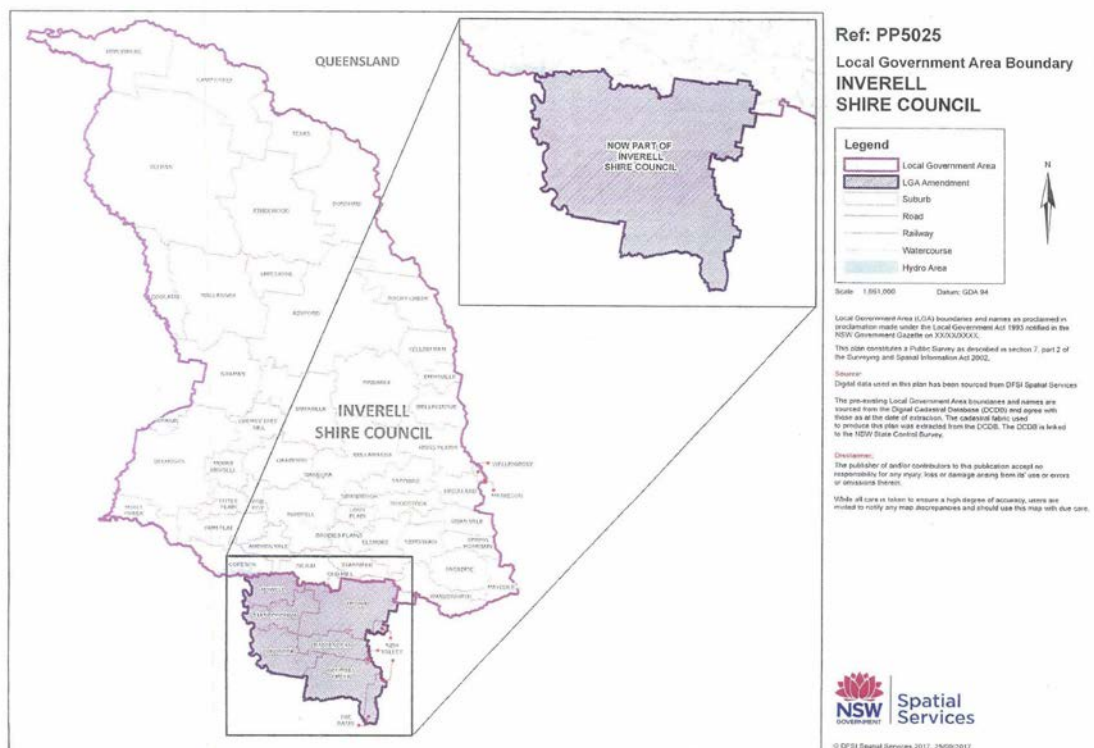
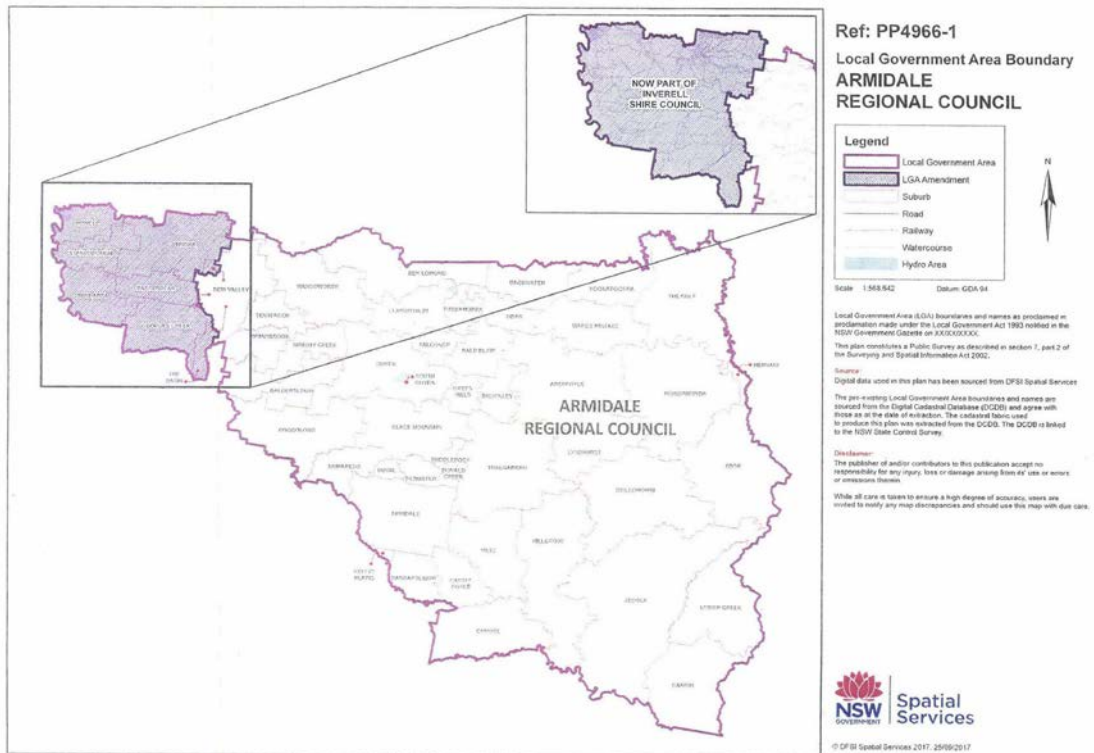
- (a) Armidale Regional Council is taken to be a reference to Inverell Council to the extent to which it relates to land or a matter for which responsibility is transferred to Inverell Council pursuant to this Proclamation, or
- (b) the area of Armidale Regional Council is taken to be a reference to the area of Inverell Council to the extent to which it relates to land incorporated in the area of Inverell Council by this Proclamation.

Local Government (Armidale and Inverell—Alteration of Boundaries) Proclamation 2019 [NSW]
Part 5 General

Part 5 General

16 Delegation

- (1) The Minister may delegate any function of the Minister under this Proclamation to the Chief Executive of the Office of Local Government.
- (2) The Chief Executive may sub-delegate to any person any function delegated to the Chief Executive under this clause.



ITEM NO:	3.	FILE NO: S5.10.65
DESTINATION 5:	The communities are served by sustainable services and infrastructure	S
SUBJECT:	REQUEST TO LICENCE LAND – IAN VIVERS	
PREPARED BY:	Kristy Paton, Corporate Support Officer - Publishing	

SUMMARY:

Council has received a request from Ian Vivers to licence land known as Lot 287 DP 750076.

The Committee is requested to consider the request to licence the land.

COMMENTARY:

Council has received a request from Ian Vivers to licence land known as Lot 287 DP 750076 which is approximately 4 hectares in size. Mr Vivers is willing to pay \$200 per annum for a 2 year term with a 2 year option.

Council is trustee for this Crown reserve for public recreation; the land is located on the corner of Waterloo Road and the Eastern feeder Road. Council currently has no other need for the land and it has been vacant for a long time. Council requested to relinquish trusteeship of this reserve in 2008. Recent advice from the Department of Lands confirms that this never occurred and Ministerial approval would need to be obtained in order for Council to relinquish trusteeship status.

Mr Vivers wishes to utilise the land for the purpose of grazing cattle. Mr Vivers owns the adjoining property and will utilise the land with a stocking rate of 1 cow to 2 hectares on average and would have the paddock open to his adjoining block. Mr Vivers would rotationally graze the cattle and he would be using the block 1 week every 2 months during a normal season.

According to Mr Vivers this block of land is currently a haven for feral animals and is overrun with blackberries, Mr Vivers is willing to undertake treatment of the blackberry infestation, maintain the fencing and would manage the property as he does his own.

It is suggested that Council enter into an agreement with Ian Vivers for a two (2) year term with a further two (2) year option and that the licence fee be \$200 per annum, being subject to a 3% yearly increase.



RELATIONSHIP TO STRATEGIC PLAN, DELIVERY PLAN AND OPERATIONAL PLAN:

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

Term Achievement: S.01.10 Best Practice in Land Use Administration has been adopted and implemented.

Operational Objective: S.01.10.01 To provide and maintain a modern efficient and reliable land use administration system which enables the effective and efficient management of Shire land.

POLICY IMPLICATIONS:

Nil.

CHIEF FINANCIAL OFFICERS COMMENT:

Nil.

LEGAL IMPLICATIONS:

Nil.

RECOMMENDATION:

That the Committee recommend to Council that:

- i) Council enter into a Licence Agreement with Ian Vivers for Lot 287 DP 750076, for a two (2) year period with a further two (2) year option;*
- ii) the Licence fee be \$200 per annum (GST Inclusive) with a 3% increase per annum; and*
- iii) the Licence Agreement be subject to any other terms and conditions as negotiated by Council's General Manager.*

ITEM NO:	4.	FILE NO: S12.12.5/12 S4.14.1
DESTINATION 5:	The Communities are served by sustainable services and infrastructure.	D
SUBJECT:	Investment Policy and Strategy Review	
PREPARED BY:	Scott Norman, Director Corporate & Economic Services	

SUMMARY:

Council's Investment Policy and Strategy is due for review. Councillors are asked to consider the suggested changes with a view to adopting the updated draft policy.

COMMENTARY:

Council's Current Investment Policy and Strategy was adopted in 2011 and it is timely it be reviewed.

The legislative frame work (Minister's Investment Order) has changed little since the last review. The suggested changes update some references, add additional detail for clarification, simplify the Portfolio Credit Framework and realign it to current market conditions.

The review was completed in consultation with Imperium Markets, Council's current Investment Advisors. Representatives from Imperium Markets will brief Councillors on the changes in the policy and current market conditions at a presentation prior to the Council Meeting.

The most significant recommended change to the policy is consolidating the Portfolio Credit Framework which controls the credit quality of the investment portfolio. The current Policy considers both long and short term institutional credit ratings, the draft reviewed policy suggest only using long term credit ratings. The logic is simply that if risk is acceptable in the long term, it is by inference acceptable in the short term. This simplifies the approach with little or no practical implications.

The review also adjusts the Portfolio Credit Framework to reflect the current realities of the market.

The Draft Policy is attached (D20 – D32) for Council's consideration. Changes have been marked, with deletions being ruled through and additions underlined.

RELATIONSHIP TO STRATEGIC PLAN, DELIVERY PLAN AND OPERATIONAL PLAN:

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

POLICY IMPLICATIONS:

Council Policy	Investment Policy and Strategy TRIM 12/27316
----------------	--

The objective of this Policy is to provide a framework for the investment of Council's Funds at the most favourable rate of interest available to it at the time and maximising capital gains, while having due regard to risk and security for that investment type and ensuring that Council's liquidity requirements are met.

CHIEF FINANCIAL OFFICERS COMMENT:

Nil

LEGAL IMPLICATIONS:

In accordance with Section 625 of the *Local Government Act, 1993* and the Local Government Regulation 2005, Part 9 – Division 4, Council will invest money that is not for the time being, required by the Council for any purpose. The money is to be invested in a security authorised by the *Trustee Amendment Act, 1925*; or in a form of investment notified by Order of the Minister published in the Gazette.

RECOMMENDATION:

That Council adopt the draft Investment Policy and Strategy as amended.

APPENDIX 2



MANAGEMENT POLICY:	INVESTMENT POLICY & STRATEGY
Ref:	

Contact Officer	Director Corporate & Economic Services, Corporate Services
Approval Date	22 February 2011
Approval Authority	Council
Reviewed	February 2011 This Review 2019
Date of Next Review	September 2017

1 Policy statement

In accordance with Section 625 of the *Local Government Act, 1993* and the Local Government Regulation 2005, Part 9 – Division 4, Council will invest money that is not for the time being, required by the Council for any purpose. The money is to be invested in a security authorised by the Trustee Amendment Act, 1925; or in a form of investment notified by Order of the Minister published in the *Gazette*.



Inverell Shire Council Investment Policy

~~February~~ March
~~2011~~ 2019

Formatted Table

Formatted: Font: 48 pt

This document outlines Inverell Shire Council's policy ~~and strategy~~ for the investment of surplus funds.

Document Version 1.0

INVERELL SHIRE COUNCILINVESTMENT POLICY

1. Objectives	4
2. Legislative Requirements	4
3. Delegation of Authority	4
4. Prudent Person Standard	4
5. Ethics and Conflict	4
6. Authorised Investments	5
7. Prohibited Investments	5
8. Investment Advisor	5
9. Risk Management Guidelines	5
10. Credit and Maturity Guideline	6
10.1 Overall Portfolio Credit Framework	6
10.2 Institutional Credit Framework	6
10.3 Term to Maturity	7
11. Quotations on Investments	7
12. Accounting	7
13. Performance Benchmarks	7
14. Reporting	8
15. Variation to Policy	8
 Definitions	 9
Attachment 1 – Benchmarks by investment types	10
Attachment 2 – Standard & Poor rating definitions	11

1. Objectives

The objective of this Policy is to provide a framework for the investment of Council's Funds at the most favourable rate of interest available to it at the time and maximising capital gains, while having due regard to risk and security for that investment type and ensuring that Council's liquidity requirements are met.

When exercising the power to invest, consideration is to be given to the preservation of capital, liquidity, and the return of investment.

Council therefore has the following primary objectives for its investment portfolio:

- The preservation of the Capital amount invested;
- To ensure there are sufficient liquid funds available to meet all reasonably anticipated cash flow requirements;
- To generate income from the investment that meet or exceed the performance benchmarks mentioned later in this document, and
- Compliance with legislation, regulations and best practice guidelines.

2. Legislative Requirements

All investments are to comply with the following:

- Local Government Act 1993;
- Local Government (General) Regulation 2005;
- Ministerial Investment Order;
- The Trustee Amendment (Discretionary Investments) Act 1997 – Section 14;
- Local Government Code of Accounting Practice and Financial Reporting;
- Australian Accounting Standards; and
- [Division Office](#) of Local Government Circulars.

3. Delegation of Authority

Authority for implementation of the Investment Policy is delegated by Council to the General Manager in accordance with the Local Government Act 1993.

The General Manager may in turn delegate the day-to-day management of Council's investment to the Responsible Accounting Officer, subject to regular reviews.

Officers; delegated authority to manage Council's investments shall be recorded and required to acknowledge they have received a copy of this policy and understand their obligations in this role.

4. Prudent Person Standard

The investments will be made and managed with the care, diligence and skill that a prudent person would exercise. As trustees of public monies, Council's Officers are to manage Council's investment portfolios to safeguard the portfolio in accordance with the spirit of this Investment Policy, and not for speculative purposes.

5. Ethics and Conflicts of Interest

Council's Officers shall refrain from personal activities that would conflict with the proper execution and management of Council's investment portfolio. This policy requires Council's Officers to disclose any conflict of interest to the General Manager.

Independent Investment Advisors must also declare that they have no actual or perceived conflicts of interest.

6. Authorised Investments

All Council investments must be denominated in Australian Dollars. Authorised Investments are limited to those allowed by the Ministerial Investment Order and include:

- Commonwealth / State / Territory Government securities e.g. bonds;
- Interest bearing deposits / senior securities issued by an eligible ADI (Authorised Deposit taking Institution e.g. Bank, Credit Union, Building Society);
- Bills of Exchange, (< 200 days duration) guaranteed by an ADI;
- Debentures issued by a NSW Council (under Local Government Act 1993);
- Deposits with T-Corp &/or Investments in T-Corps [Hour-Glass-FacilityManaged Funds](#); and
- Investments grandfathered under the Ministerial Investment Order.

7. Prohibited Investments

In accordance with the Ministerial Investment Order, this Investment Policy prohibits the following types of investment

- Derivative based instruments;
 - Principal only investments or securities that provide potentially nil or negative cash flow; and
 - Stand alone securities issued that have underlying futures, options, forwards contracts and swaps of any kind.
- ~~• The use of leveraging (borrowing to invest) of an investment~~
~~• Investments carried out for speculative purposes~~

This Policy also prohibits any investment with speculative purposes, including the use of leveraging (borrowing to invest) for an investment. However, nothing in the policy shall prohibit the short-term investment of loan proceeds where the loan is raised for non-investment purposes and there is a delay prior to the expenditure of loan funds.

8. Investment Advisor

~~The~~ Council's investment advisor must be approved by Council and licensed by the Australian Securities and Investment Commission. The advisor must be an independent person who has no actual or potential conflict of interest in relation to investment products being recommended and is free to choose the most appropriate product within the terms and conditions of investment policy.

The independent advisor is required to provide written confirmation that they do not have any actual or potential conflicts of interest in relation to investments they are recommending or reviewing, including that they are not receiving any commissions or other benefits in relation to the investments being recommended or reviewed except as fully rebated to Council, promptly.

9. Risk Management Guidelines

Investments considered are to be assessed against the following key criteria:

- **Credit Risk** – The risk that a party to a transaction will fail to fulfil its obligations. In the context of this document it relates to the risk of loss due to the failure of an institution/entity with which an investment is held to pay the interest and/or repay the principal of an investment;
- **Diversification** – the requirement to place investments in a broad range of products so as not to be over exposed to a particular sector of the investment market;
- **Liquidity Risk** – the risk an investor is unable to redeem the investment at a fair price within a timely period and thereby Council incurs additional costs (or in the worst case is unable to execute its spending plans);

- **Market Risk** – the risk that fair value or future cash flows of an investment will fluctuate due to changes in market prices, or benchmark returns will unexpectedly overtake the investment's return;
- **Maturity Risk** – the risk relating to the length of term to maturity of the investment. The longer the term, the greater the length of exposure and risk to market volatilities; and
- **Preservation of Capital** – the requirement for preventing losses in an investment portfolio's total value; and
- **Reinvestment Risk** – the risk that income will not meet expectations or budgeted requirement because interest rates are lower than expected in future-

10 Credit and Maturity Guidelines

Investments are to comply with the following three key criteria:

- **Overall Portfolio Credit Framework** – limit overall credit exposure of the portfolio
- **Institutional Credit Framework** – Limit exposure to individual institutions based on their credit ratings.
- **Term to Maturity Framework** – Limits based upon maturity of security and Council's cash flow needs.

10.1 Overall Portfolio Credit Framework

To control the credit quality of the Investment portfolio, the following framework limits the percentage of the portfolio exposed to any particular credit rating category. The portfolio credit guidelines to be adopted will be based on the Standard & Poor's (S&P) ratings system criteria or equivalents.

Long Term Credit Rating	Short-Term Credit Rating	Maximum Allocation
AAA Category	A-1+	100%
AA Category <u>or Major Bank*</u>	A-1	100%
A Category	A-2	60/10%
<u>BBB Category</u>		40%
Unrated ADI's [#]		20%

Council may invest with an unrated ADI's (such as NECU)

"For the purpose of this Policy, "Major Banks" are currently defined as the ADI deposits or senior guaranteed principal and interest ADI securities issued by the major Australian banking groups:

- Australia and New Zealand Banking Group Limited (ANZ)
- Commonwealth Bank of Australia (CBA)
- National Australia Bank Limited (NAB)
- Westpac Banking Corporation (WBC)

including ADI subsidiaries whether or not explicitly guaranteed, and brands (such as St George). Council may ratify an alternative definition from time to time. Standard & Poor's ratings attributed to each individual institution will be used to determine maximum holdings. In the event of disagreement between agencies as to the rating band ("split ratings") Council

Comment [C1]: Suggest removing Short-Term credit rating category altogether.
If Council is happy to invest in an ADI based on its Long-Term credit rating, it should be happy to invest in that same ADI regardless of its short-term rating.

Comment [C2]: Added "or Major Bank" – currently the domestic major banks are rated AA-, but with negative outlook. If they were to be downgraded, having the policy written this way still allows Council to invest 100% of its funds with them.

[shall use the higher in assessing compliance with portfolio Policy limits, but for conservatism shall apply the lower in assessing new purchases.](#)

10.2 Institutional Credit Framework

Exposure to individual counterparties/financial institutions will be restricted by their credit rating so that single entity exposure is limited, as detailed in the following table

Long Term Credit Rating	Short Term Credit Rating	Maximum Allocation per Institution
AAA Category	A-1+	40%
AA Category or Major Bank*	A-1	30%
A Category	A-2	20%
BBB Category		20%
Unrated ADI's ²		10%

Comment [C3]: Same comments apply as above to remove ST ratings category altogether

This table does not apply to any grandfathered managed fund or structured investment where it is not possible to identify a single counterparty exposure

If any of the funds/securities held are downgraded such that they no longer fall within Council's Investment Policy guidelines, they will be divested within 30 days or as soon as is practicable having due regard to the preservation of the principal invested [after consultation with Council's investment advisor](#).

10.3 Term to Maturity

The term to maturity of any Council's direct investments may range from "at Call" to ten (10) years and is to be invested within the following maturity constraints:

Investment Horizon Description	Investment Horizon Maturity Date	Minimum Allocation	Maximum Allocation
Working capital funds	0-3 months	10.0%	100.0%
Short term funds	3-12 months	10.0%	100.0%
Short-Medium term funds	1-2 years	10.0%	70.0%
Medium term funds	2-5 years	0%	50.0%

Long term funds	5-10 years	0%	25.0%
-----------------	------------	----	-------

11 Quotations on Investments

A minimum of three (3) quotations shall be obtained from Authorised Institutions whenever an investment is proposed. ~~The best quote on the day will be successful~~Any investment should be executed at the best price reasonably possible, while factoring in after allowing for administrative and banking costs, and having regard to the limits set above in Section 9 and 10.

12 Accounting

Council will comply with appropriate accounting standards in valuing its investments and quantifying its investment returns.

In addition to recording investment income in accordance with the Accounting Standards, published reports may also show a break-down of its duly calculated investment returns into capital gains and losses, and interest.

From time to time financial assets may be acquired at a discount or premium to their face value. Discount or premium is to be taken into account in line with relevant Australian Accounting Standards.

13 Performance Benchmarks

The performance of each investment will be assessed against the benchmarks listed in the table in attachment 1. It is Council's expectation that the performance of each investment will match or exceed the applicable benchmark.

14 Reporting

Documentary evidence must be held for each investment and details thereof maintained in an investment register. The documentary evidence must provide Council legal title to the investment.

For audit purposes, certificates must be obtained from the banks/fund managers/custodian confirming the amounts of Investments held on Council's behalf at 30th June each year.

All investments are to be appropriately recorded in Council's financial records and reconciled on a monthly basis.

A **monthly** investment report will be provided to Council. The report will detail the investment portfolio in terms of holdings and impact of changes in market value since the previous report. The monthly report will also detail the investment performance against the applicable benchmark, investment income earned versus budget year to date and confirm compliance of Council's investments within legislative and policy limits.

15 Variation to Policy

Variations to this policy are to be approved by Council, other than minor variations resulting from the update of the Ministers Investment Order.

DEFINITIONS	
Act	Local Government Act, 1993.
ADI	Authorised Deposit-Taking Institutions (ADI) are corporations that are authorised under the Banking Act 1959 (Cwth) to take deposits from customers.
Bill of Exchange	A bill of exchange is an unconditional order in writing, addressed by one person to another, signed by the person giving it, requiring the person to whom it is addressed to pay on demand, or at a fixed or determinable future time, a sum certain in money to or to the order of a specified person, or to bearer.
BBSW	The Bank Bill Swap reference rate (BBSW) is the average of mid-rate bank-bill quote from brokers on the BBSW Panel. The BBSW is calculated daily. Floating rate securities are most commonly reset quarterly to the 90-day BBSW.
CFRN	A Corporate Floating Rate Note (CFRN) is a medium to long term fixed interest investment where the coupon is a fixed margin ("coupon margin") over a benchmark, also described as a "floating rate". The benchmark is usually the BBSW and is reset at regular intervals – most commonly quarterly.
Council Funds	Surplus monies that are invested by Council in accordance with section 625 of the Act.
Debenture	A debenture is a document evidencing an acknowledgement of a debt, which a company has created for the purposes of raising capital. Debentures are issued by companies in return for medium and long-term investment of funds by lenders.
DLGOLG	NSW Division Office of Local Government, Department of Premier and Cabinet.
Grandfathered	Investments held by Council that were previously allowed under the Minister's Order but were Grandfathered when the NSW State Government changed the list of Approved Investments as a result of the Cole enquiry (which was reflected in the Ministerial Order dated 31/7/2008).
IPS	The Investment Policy Statement provides the general investment goals and objectives of Council and describes the strategies that must be employed to meet these objectives. Specific information on matters such as asset allocation, risk tolerance, and liquidity requirements are also included in the IPS .
LGGR	Local Government (General) Regulation 2005 (NSW).
NCD	Is a short term investment in an underlying security being a negotiable certificate of deposit (NCD) where the term of the security is usually for a period of 185 days or less (sometimes up to 2 years). NCDs are discount securities meaning they are issued and on-sold to investors at a discount to their face value.
RAO	Responsible Accounting Officer of a council means a member of the staff of the council designated by the General Manager, or if no such member has been designated, the General Manager. (LGGR, clause 196).
T-Corp	New South Wales Treasury Corporation.

UBSAusBond

UBS Australia calculates a daily index representing the performance of a notional parcel of bills averaging 45 days. Formerly the UBS Bank Bill Index (BBI). The UBS Australia index family was acquired by Bloomberg from Q3 2014, and while branding changed the benchmark is unaltered. The Bank Bill Index (BBI) represents the performance of a notional rolling parcel of bills averaging 45 days and is the widely used benchmark for local councils and other institutional cash investments.

ATTACHMENT 1 – Benchmarks by Investment Types

Investment	Time Horizon	Performance Benchmark
<ul style="list-style-type: none"> 11 am call accounts, Short dated bills, NCDs issued by financial institutions, Term deposits with a maturity date 90 days or less. 	3 months or less	Official Cash Rate
<ul style="list-style-type: none"> Term Deposits with a maturity date between 90 days and 1 Year, Corporate FRN's bought on the secondary market. 	3 months to 12 months	USBA AusBond Bank Bill Index (BBI) BBI + 0.30%
<ul style="list-style-type: none"> Term Deposits with a maturity date between 1 and 2 Years Corporate FRN's bought on the secondary market. 	1 to 2 years	AAA BBI + 0.30% AA BBI + 0.40% A BBI + 0.45% Unrated BBI + 0.50% AusBond BBI
<ul style="list-style-type: none"> Corporate FRN's, Bonds Mortgage and asset backed securities (senior ADI Debt Instruments), Term deposits with a maturity date between 2 and 5 Years. 	2 to 5 Years	AAA BBI + 0.40% AA BBI + 0.55% A BBI + 0.70% Unrated BBI + 0.80% AusBond BBI
T-Corp Hour Glass Managed Funds	5 to 10 Years	GPI + appropriate margin over rolling 3 year periods (depending upon composite of fund) TCorp's Internal Benchmark

Comment [C4]: Suggest removing specific target percentages for performance benchmarks.
Financial markets, including fixed interest markets (term deposits, FRNs) move continuously. For example, post GFC, T/Ds paid a margin of around +300bp over bills, while FRNs to around +200bp over bills. 10 years later, FRNs are at +115bp over bills, while T/Ds are at +95bp over bills

~~Grandfathered investments (i.e. managed funds and structured) are expected to outperform the USBA Bank Bill Index by a margin of 0.50% per annum.~~

ATTACHMENT 2 - Standard & Poor Rating Definitions

The Short Term Rating Order 0-365 days (as defined by S & P Australian Ratings) is:

Comment [C5]: Remove references to Short-Term ratings as per above

Rating	Description
A1+	Extremely strong degree of safety regarding timely payment
A1	A strong degree of safety for timely payment
A2	A satisfactory capacity for timely payment
A3	A good capacity for timely payment

Long Term Rating Order is:

Rating	Description
AAA to AAA-	An extremely strong capacity to repay
AA+ to AA-	A very strong capacity to repay
A+ to A-	A strong capacity to repay
BBB+ to BBB-	An adequate capacity to repay

TO ORDINARY MEETING OF COUNCIL 27/03/2019

ITEM NO:	1.	FILE NO: S13.5.5/12
DESTINATION 1:	A recognised leader in a broader context	R
SUBJECT:	QUESTIONS WITHOUT NOTICE – FEBRUARY 2019	
PREPARED BY:	Kristy Paton, Corporate Support Office - Publishing	

SUMMARY:

The following details the Questions without Notice items raised at the Ordinary Meeting held 27 February, 2019.

Council is requested to note the actions taken to date.

COMMENTARY:

BP/REF: ITEM NO:	SUBJECT and FILE REFERENCE:	COMMENTS:
QWN/ORD 1/19 Cr Berryman	<u>Fly Corporate Inverell to Sydney Air Service S30.16.4</u> Cr Berryman requested Council support for the Inverell RSL in their bid to lobby the Minister for Veterans Affairs, and the Member for New England calling for support of regional transport services, through the use of the Inverell to Sydney Air Service by Veteran Affairs clients needing to travel to Sydney.	Awaiting further details from the RSL prior to making representations.
QWN/ORD 2/19 Cr King	<u>Street Lighting S28.9.20</u> Cr King requested that Council investigate the provision of a street light in the Goonowigall Reserve carpark to discourage anti social behaviour in this location.	Matter being investigated.
QWN/ORD 3/19 Cr King	<u>Tingha Standpipe S32.12.5</u> Cr King requested that Council consider access arrangements to the Tingha Standpipe once the area is proclaimed.	Unable to action until Tingha is part of our shire.
QWN/ORD 4/19 Cr McCosker	<u>Tingha Plateau Bushfire S9.9.12</u> Cr McCosker requested that a vote of thanks be conveyed to all staff for the respective roles they played in the recent bushfire	Noted. Message conveyed to staff.

	crisis. Cr McCosker noted in particular that he had received very positive feedback in response to the timely, accurate and precise social media messages being disseminated by Council staff during the emergency.	
QWN/ORD 5/19 Cr Baker	<u>Water Connections during Drought S3.16.16</u> Cr Baker queried whether it would be possible for landowners to connect their paddocks to the town water supply during the extended drought period.	It was noted that water for stock could be accessed via standpipes.

ITEM NO:	2.	FILE NO: S15.8.90
DESTINATION 2:	A community that healthy, educated and sustained.	C
SUBJECT:	PROJECT UPDATE – DROUGHT COMMUNITIES PROGRAMME	
PREPARED BY:	Fiona Adams – Manager Integrated Planning and Reporting	

SUMMARY:

This report is intended to keep Council updated on the progress of Council's \$1M Drought Communities Programme project, which is funding infrastructure works and community events across Inverell LGA.

COMMENTARY:

Councillors will be aware that the \$1M Drought Communities Programme in Inverell LGA encompasses upgrades to public facilities across the shire as well as construction of new infrastructure and free community events.

To date, the below projects have directly involved 43 businesses based in Inverell LGA, including suppliers and tradespeople. All projects are on track to meet the Australian Government's deadline of 30 June, 2019 completion. A summary of project progress is provided below.

Location	Summary	Project status
Ashford Bowling Club	Upgrade accessibility to club through wheelchair accessible entrance ramp and doorways. Repairs to roof.	Project ready to commence April 2019.
Ashford Medical Centre	Construction of concrete access ramp.	Project ready to commence April 2019.
Ashford Skate Park	Construction of skate park at Walter McRae Park.	Plans drafted. Contractor to be appointed.
Bonshaw Hall	Construct internal public amenities at hall to support emergency evacuation	Plans drafted. Contractor to be

	accommodation during natural disasters.	appointed.
Delungra CWA Rooms	Upgrade kitchen at Gwydir CWA's facility in Delungra	In progress
Delungra Bowling Club	Installation of solar electricity panels, upgrade of lighting and WHS improvements.	In progress
Elsmore Hall	Installation of solar electricity panels and playground equipment.	In progress
Graman Hall	Replacement of windows.	Complete
Inverell Equestrian Centre	Construction of new stables facility.	In progress
Mount Russell Hall	Roof replacement, installation of new lining in kitchen and upgrade of electrical wiring.	In progress
Nullamanna Hall	Upgrade water infrastructure and hot water system.	In progress
Inverell (various locations)	Extension of Inverell footpath and cycleway network.	In progress
Tingha Cricket Ground	Upgrade and widen synthetic cricket pitch.	Due to commence April 2019.
Tingha Caravan Park	Install solar lighting and improve safety at Tingha Caravan Park.	Due to commence April 2019.

Community Events

Upcoming events will be held across Inverell LGA, offering residents free entertainment and family friendly activities. Dates include:

- Delungra Family Fun Day & Movie Night
Saturday 6 April, Delungra Bowling Club.
- Nullamanna Team Penning Weekend and dinner
Saturday 27 April, Nullamanna Hall
- Elsmore Hall Movie Night
Saturday 11 May (tentative).
- Gum Flat Hall event
Saturday 25 May (tentative).
- Yetman Yes We Can featuring the band Lonesome Train
Saturday 8th and Sunday 9th June, Yetman Hall.
- Bonshaw Memorial Hall Centenary Celebration
Date to be confirmed.

ITEM NO:	3.	FILE NO: S7.2.4/12
DESTINATION 3:	An environment that is protected and sustained.	E
SUBJECT:	CONSTRUCTION CERTIFICATES APPROVED FOR FEBRUARY 2019	
PREPARED BY:	Elaine Kenny, Administration Officer	

SUMMARY:

The following details the Construction Certificates approved by Council for February 2019.

INFORMATION:

<u>Construction Certificate Number</u>	<u>Applicant</u>	<u>Property</u>	<u>Construction</u>	<u>\$ Amount</u>
CC-107/2017	Mr Edmund David Mozzell	13 White Box Place INVERELL	Dwelling	455,000
CC-138/2018	Ray White Rural Inverell	23 Lawrence Street INVERELL	Change of use and fit out	180,000
CC-3/2019	Mr Joshua Pardee Britten & Mrs Tiarna Maree Irene Britten	15088 Guyra Road GILGAI	Shed	13,500
CC-4/2019	Smith and Sons Renovations and Extentions	5 Allambie Crescent INVERELL	Alterations and additions to dwelling	110,000
CC-5/2019	Decon Building	13 Queen Street INVERELL	Construct new shed	19,430
CC-6/2019	Mr David Leonard James Ashenden	37 Palaroo Lane INVERELL	Install inground fibreglass swimming pool and associated fencing	27,000
CC-8/2019	Inverell Equestrian Council	Cameron Street INVERELL	Stables	150,000
CC-10/2019	Devlin Enterprises Pty Ltd	5 Andrew Street INVERELL	Alterations and additions to dwelling	100,000
CC-12/2019	JBC Pty Ltd	24 Bannockburn Road INVERELL	Dwelling	360,000
Monthly estimated value of Approvals: February 2019			9	1,414,930

SUMMARY:

The following details the Amended Construction Certificates approved by Council for February 2019.

INFORMATION:

Nil

SUMMARY:

The following details the Construction Certificates approved by Private Certifier for February 2019.

INFORMATION:

<u>Construction Certificate Number</u>	<u>Applicant</u>	<u>Property</u>	<u>Construction</u>	<u>\$ Amount</u>
CC-13/2019	RLX Investment Company Pty Ltd	375 Yetman Road INVERELL	Inverell Regional Livestock Exchange - Stage 2 Construction Certificate for construction of saleyards including new roof, auctioneer walkways and office additions	431,699
Monthly estimated value of Approvals: February 2019			1	431,699

AMENDED CONSTRUCTION CERTIFICATES

SUMMARY:

The following details the Amended Construction Certificates approved by Private Certifier for February 2019.

INFORMATION:

Nil

ITEM NO:	4.	FILE NO: S7.2.4/12
DESTINATION 3:	An environment that is protected and sustained.	E
SUBJECT:	COMPLYING DEVELOPMENT CERTIFICATES APPROVED DURING FEBRUARY 2019	
PREPARED BY:	Elaine Kenny, Administration Officer	

SUMMARY:

The following details the Complying Development Certificates approved by Council during February 2019.

INFORMATION:

<u>Complying Development Number</u>	<u>Applicant</u>	<u>Property</u>	<u>Construction</u>	<u>\$ Amount</u>
CD-2/2019	Pia Thornett	905 Elsmore Road LONG PLAIN	Install inground swimming pool	47,500
CD-3/2019	Mrs Kim Maree Fitzroy	3926 Bingara Road DELUNGRA	Install inground swimming pool	51,890
CD-4/2019	Ms Leanne May Ross	52 Roselea Road MOUNT RUSSELL	Install inground swimming pool	54,900
CD-5/2019	Dixon Homes North West NSW	309 Ashford Road INVERELL	Alterations and additions to dwelling	68,000
Monthly estimated value of Approvals: February 2019			4	222,290

AMENDED COMPLYING DEVELOPMENT CERTIFICATES**SUMMARY:**

The following details the Amended Complying Development Certificates approved by Council for February 2019.

INFORMATION:

Nil

SUMMARY:

The following details the Complying Development Certificates approved by Private Certifier for February 2019.

INFORMATION:

Nil

SUMMARY:

The following details the Amended Complying Development Certificates approved by Private Certifier for February 2019.

INFORMATION:

Nil

ITEM NO:	5.	FILE NO: S7.2.4/12
DESTINATION 3:	An environment that is protected and sustained.	E
SUBJECT:	SUMMARY OF BUILDING CONSTRUCTION FOR FEBRUARY 2019	
PREPARED BY:	Elaine Kenny, Administration Officer	

SUMMARY:

The following report summarises the Building Construction for the Inverell Shire in February 2019.

INFORMATION:

Total Building Construction for Inverell Shire for February 2019:

<u>Type of Consent</u>	<u>Number</u>	<u>\$ Amount</u>
Construction Certificates – Council Approved	9	1,414,930
Construction Certificates – Private Certifier	1	431,699
Complying Development – Council Approved	4	222,290
Complying Development – Private Certifier	0	Nil
Totals	14	2,068,919

Estimated Value of Approvals issued in the financial ytd in:	2018/2019 (113)	\$13,194,757
	2017/2018 (108)	\$13,625,799

ITEM NO:	6.	FILE NO: S18.10.2/12
DESTINATION 3:	An environment that is protected and sustained	E
SUBJECT:	DEVELOPMENT CONSENTS AND REFUSALS DURING FEBRUARY 2019	
PREPARED BY:	Elaine Kenny, Administration Officer	

SUMMARY:

The following details the Development Consents and Refusals during February 2019.

INFORMATION:**APPROVALS**

<u>Development Application Number</u>	<u>Applicant</u>	<u>Property</u>	<u>Development</u>	<u>\$ Amount</u>
DA-139/2018	Mr Darrin Lee Lavender	20 Marsh Street GILGAI	Self – storage units	65,000
DA-143/2018	Armajun Aboriginal Health Services	3 Rivers Street INVERELL	Medical Centre and offices	4,000,000
DA-150/2018	Mr Opat Thivakon	166 Otho Street INVERELL	Proposed redevelopment of existing Masonic Hall	90,000
DA-151/2018	Australian Resource Development Group Pty Limited	2816 Kings Plains Road SAPPHIRE	Extractive Industry	30,000
DA-3/2019	Mr Joshua Pardee Britten & Mrs Tiarna Maree Irene Britten	15088 Guyra Road GILGAI	Shed	13,500
DA-4/2019	Mr Scott Antony Wilson & Mrs Debra Ann Wilson	235 Old Bundarra Road INVERELL	Use of shipping containers	Nil
DA-5/2019	Smith and Sons Renovations and Extentions	5 Allambie Crescent INVERELL	Alterations and additions to dwelling	110,000
DA-6/2019	Decon Building	13 Queen Street INVERELL	Construct new shed	19,430
DA-7/2019	Mr David Leonard James Ashenden	37 Palaroo Lane INVERELL	Install inground fibreglass swimming pool and associated fencing	27,000
DA-9/2019	Inverell Equestrian Council	Cameron Street INVERELL	Stables	150,000
DA-11/2019	Mr Grant William Beveridge	42 Dog Tap Lane INVERELL	Shed addition and carport	15,000

DA-12/2019	Devlin Enterprises Pty Ltd	5 Andrew Street INVERELL	Alterations and additions to dwelling	100,000
DA-13/2019	New England Surveying & Engineering	2140 Copeton Dam Road, COPETON	Boundary Adjustment	Nil
DA-15/2019	JBC Pty Ltd	24 Bannockburn Road INVERELL	Dwelling	360,000
DA-18/2019	Mr Digby Charles McNeil & Mrs Johan Mary McNeil	69 Vivian Street INVERELL	Alterations and additions to former convent building including access, window replacements, removal and replacement of shingles and replacement of guttering and down pipes	100,000
Monthly estimated value of Approvals: February 2019			15	5,079,930

DEVELOPMENT AMENDMENTS

<u>Development Application Number</u>	<u>Applicant</u>	<u>Property</u>	<u>Development</u>	<u>\$ Amount</u>
DA-79/2014/A	JI Noad & Co	793 Copeton Dam Road GUM FLAT	Boundary adjustment and consolidation	Nil
DA-70/2016/A	Mr Peter Gerard Lane	372 Fernhill Road INVERELL	Dwelling, swimming pool and granny flat	Nil
Monthly estimated value of Approvals: February 2019			2	Nil

REFUSALS

Nil

ITEM NO:	7.	FILE NO: S18.10.2/12
DESTINATION 3:	An environment that is protected and sustained	E
SUBJECT:	VARIATION TO DEVELOPMENT STANDARDS APPROVED DURING FEBRUARY 2019	
PREPARED BY:	Anthony Alliston, Manager Development Services	

SUMMARY:

As part of the monitoring and reporting requirements established by the NSW Department of Planning, a report of all variations approved under delegation in accordance with Clause 4.6 of *the Inverell Local Environmental Plan 2012* must be provided to a full council meeting.

The following details the variations to development standards approved during February 2019.

INFORMATION:

Nil

ITEM NO:	8.	FILE NO: S29.19.1
DESTINATION 3:	An environment that is protected and sustained	E
SUBJECT:	SEPTIC TANK APPROVALS FOR FEBRUARY 2019	
PREPARED BY:	Elaine Kenny, Administration Officer	

SUMMARY:

The following details the Septic Tank approvals for February 2019.

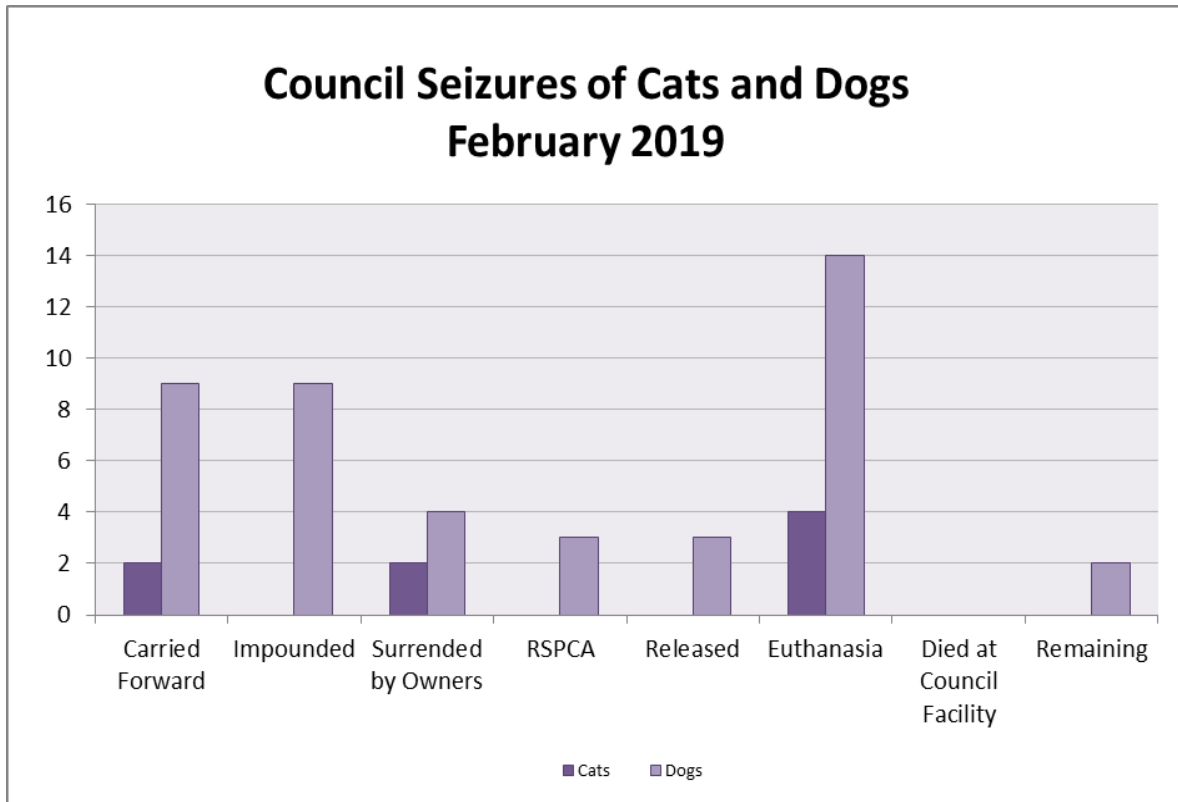
INFORMATION:

Nil

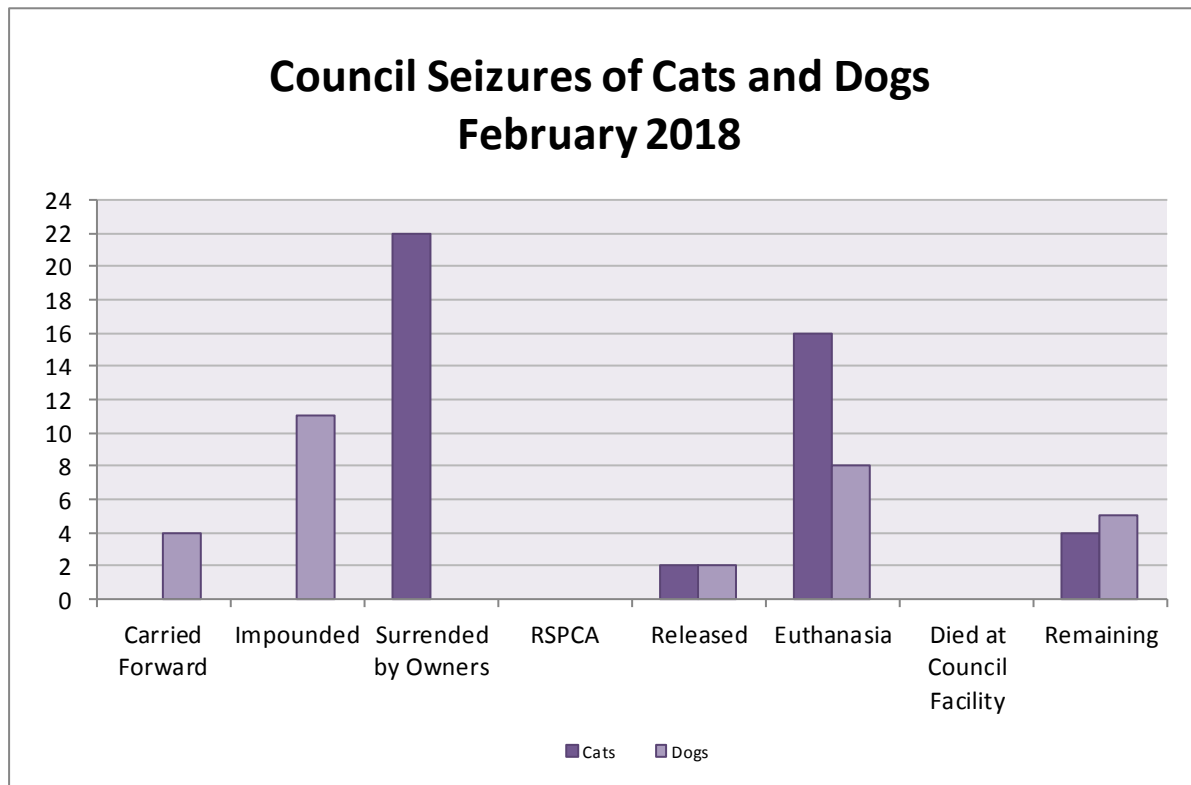
ITEM NO:	9.	FILE NO: S18.10.1
DESTINATION 3:	An environment that is protected and sustained	E
SUBJECT:	ORDINANCE ACTIVITIES REPORT FOR FEBRUARY 2019	
PREPARED BY:	Elaine Kenny, Administration Officer	

SUMMARY:

The following details the number of various Ordinance activities carried out during February 2019, in comparison to the same month in 2018.

INFORMATION:**COMPLIANCE****Inverell Shire Council Pound Monthly Report February 2019**

Inverell Shire Council Pound Monthly Report February 2018



ITEM NO:	10.	FILE NO: S9.9.12
DESTINATION 5:	The communities are served by sustainable services and infrastructure	S
SUBJECT:	TINGHA PLATEAU FIRE	
PREPARED BY:	Paul Henry, General Manager	

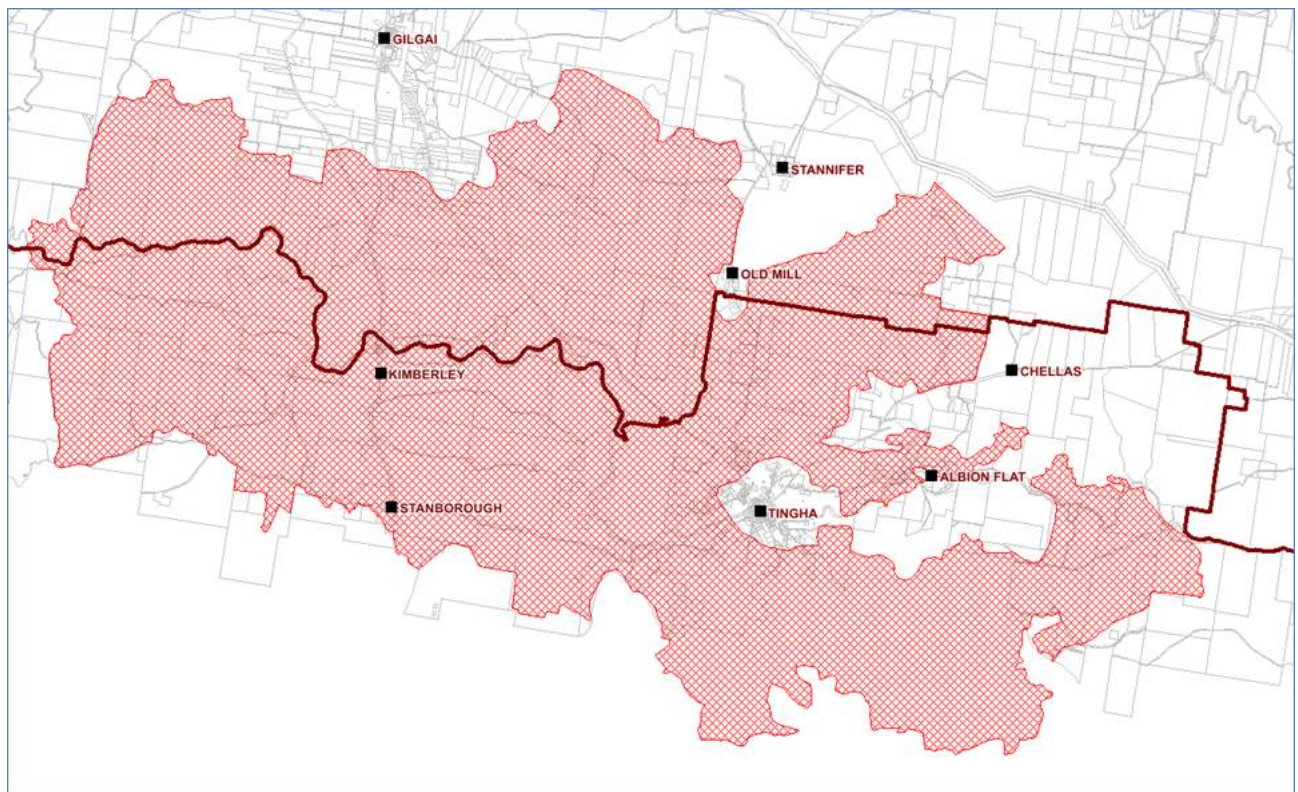
SUMMARY:

The NSW Rural Fire Service has provided Council with mapping data depicting the extent of the recent Tingha Plateau fire. Council is being asked to note the area directly impacted by the fire.

COMMENTARY:

The Tingha Plateau Fire which blazed for more than a week in mid February burned through more than 23,400 hectares of land.

The Rural Fire Service has provided Council with spatial information which shows the extent of the fire. The map of the area affected appears below for the information of Council.

**RECOMMENDATION:**

That the items contained in the Information Reports to the Ordinary Meeting of Council held on Wednesday, 27 March, 2019, be received and noted.