

MINUTES OF THE ECONOMIC & COMMUNITY SUSTAINABILITY COMMITTEE MEETING HELD IN THE COMMITTEE ROOM, INVERELL SHIRE COUNCIL, 144 OTHO STREET, INVERELL ON WEDNESDAY, 10 APRIL, 2019, COMMENCING AT 11.30AM.

PRESENT: Cr J A Watts (Chairperson), Crs P A King, 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 Harmon who could not attend due to personal reasons.

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

1. CONFIRMATION OF MINUTES

*RESOLVED (Michael/Dight) that the Minutes of the Economic and Community Sustainability Committee Meeting held on 13 March, 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

The following interests were declared:

Cr Harmon declared a pecuniary interest in Section D, Destination Reports, Item 6, "DA-143/2018 Medical Centre and Offices 3 Rivers St, Inverell". The nature of the interest relates to Cr Harmon having a family member with a business interest in 129-135 Otho St, Inverell.

3. BUSINESS ARISING FROM PREVIOUS MINUTES

Nil

SECTION B  
ADVOCACY REPORTS

Cr Watts ALGWA NSW Conference

Cr Watts attended the ALGWA NSW Conference hosted by Liverpool City Council; a report will be presented to Council.

Cr Michael Delungra Family Fun Night

Cr Michael attended the Delungra Family Fun Night on Saturday, 6 April, 2019. He reported it was a well attended, successful event.

SECTION D  
DESTINATION REPORTS

1. MEDICAL CENTRE DEVELOPMENT (LISTING) DA-143/2018

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

- i) the report includes 'Information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business' (Section 10A(2)(c) of the Local Government Act, 1993); and*
- ii) on balance the public interest in preserving the confidentiality of this matter outweighs the public interest in openness and transparency in Council decision-making by discussing the matter in open meeting.*

2. DONATION REQUEST – INVERELL'S GOT TALENT 2019 – ROTARY CLUB OF INVERELL EAST S12.22.1/12

*RESOLVED (Dight/King) that the Committee recommends to Council that Council provides a donation of \$800 towards the cost of Inverell's Got Talent that will again be organised by the Rotary Club of Inverell East and will be held as part of the Sapphire City Festival in October 2019.*

3. EXPIRING LICENCE AGREEMENT – MR ROB & MRS JACQUI STRAHLEY S5.10.83

*RESOLVED (Dight/King) that the Committee recommends to Council that:*

- i) Council renew the agreement with Mr Rob & Jacqui Strahley for Part Lot 3 DP 738104, Inverell Cemetery, Inverell;*
- ii) The Licence agreement be for a two (2) year period with a two (2) year option;*
- iii) The Licence fee be \$225.10 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.*

4. EXPIRING LICENCE AGREEMENT – SERVCO AUSTRALIA TAMWORTH PTY LTD TRADING AS NEW ENGLAND TOYOTA S5.10.130

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

- i) Council renew the agreement with Servco Australia Tamworth Pty Ltd trading as New England Toyota for Lot 2, DP 1038122 Oliver Street, Inverell;*
- ii) The licence agreement be for a five (5) year period with a five (5) year option;*
- iii) The Licence fee be \$400 per month (GST Inclusive); and*
- iv) The Licence Agreement be subject to any other terms and conditions as negotiated by Council's General Manager.*

5. ARTS NORTH WEST (ANW) MEMBERSHIP S26.5.4

*RESOLVED (Dight/King) that the Committee recommends to Council that:*

- i) For the purposes of securing touring performances and other ANW cultural opportunities in the future, Inverell Shire Council agree to membership of Arts North West for the next 3 years commencing 2019/20;*

- ii) *That the cost of membership for the next three (3) year period commencing 2019/20 be included in Council's forward budget;*
- iii) *This be conditional on Inverell Shire Council having an elected member on the ANW Advisory Board; and*
- iv) *Cr Dight be nominated as Council's representative on the ANW Advisory Board.*

6. 2019/2020 TINGHA RATING STRUCTURE S25.12.15

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

- i) *Properties within the Tingha Boundary Adjustment area be transitioned into Inverell Shire Council's existing rate structure in accordance with the Local Government Act, 1993;*
- ii) *Inverell Shire Council creates a new Residential sub-category called Residential – Tingha; and*
- iii) *Council implement a transitional phase in period over three (3) years for the following annual charges:*
  - *Annual Water charge,*
  - *Annual Sewerage Unoccupied Charge,*
  - *Waste Management Annual Charge,*
  - *Domestic Waste Management Collection Charge (for properties with 140Lt garbage bins)*

Suspension of Standing Orders

At this juncture, the time being 11.01 am, the Chairperson sought agreement to suspend Standing Orders to allow discussion on Draft Estimates, Operational Plan and Long Term Financial Plan.

At 11.20 am Cr Peters left the meeting.

Resumption of Standing Orders

At this juncture, the time being 12.08pm, Standing Orders resumed and the Committee considered the balance of the Agenda.

7. 2019/2020 DRAFT ESTIMATES AND OPERATIONAL PLAN, AND LONG TERM FINANCIAL PLAN S12.5.3

1. Draft Operational Plan and Budget guiding principles

The information be noted.

2. Factors Impacting the Budget

The information be noted.

3. 2019/2020 Budget Programs

The information be noted.

3.1 Urban Works Program:

*RESOLVED (Michael/Dight):*

*That the Committee recommend to Council that the following works be funded from the Urban Works Vote and be included in the 2019/2020 Budget:*

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

Project subject to a further report to Civil and Environmental Committee	\$ 512.7K	\$ 0K
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B. Footpaths and Cycleway Construction

\$ for \$ Contribution to PAMP Program (Subject to RMS approving the 2019/2020 Program)	\$ 44K
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C. Village Works – Community suggested projects

Ashford	\$7.36K
Delungra	\$7.36K
Gilgai	\$7.36K
Yetman	\$7.36K
Tingha	\$7.36K
Oakwood	\$1.09K
Bonshaw	\$1.09K
Graman	\$1.09K
Nullamanna	\$1.09K
Elsmore	\$1.09K
Stannifer	\$1.09K
Gum Flat	\$1.09K

<b>GENERAL FUND GRAND TOTAL</b>	<b>\$601.1K</b>	
<b>WATER FUND TOTAL</b>		<b>\$ 0K</b>

3.2 2019/2020 Grant Funded Road Programs

*That the Committee recommend to Council that:*

- i) *The budget allocations of \$2,157K for the 2019/2020 ACRD Program be endorsed and a further report be presented to the Civil and Environmental Services Committee in respect of the funding allocations and individual works proposed to be undertaken under this program;*
- ii) *The budget allocations of the \$160K RMS Supplementary Block Grant Program be the subject of a further report to the Civil and Environmental Services Committee Meeting;*
- iii) *The budget allocation of \$1,121K for the 2019/2020 Roads to Recovery Program be endorsed and a further report be presented to the Civil and Environmental Services Committee in respect of the specific projects to be funded;*
- iv) *The budget allocation of \$2,833K for the 2019/2020 Block Grant Program be endorsed and a further report be presented to the Civil and Environmental Services Committee in respect of the specific projects to be funded; and*
- v) *The budget allocation of \$544K for the RMS Repair Program be endorsed and a report on the projects for the RMS approved Repair Program for 2019/2020 be presented to the Civil and Environmental Services Committee once advice has been received.*

4. Revenue and Expenditure Matters

#### 4.1 Revenue

*That the Committee recommend to Council that Council utilises the maximum permissible rate increase allowed by IPART of 7.25% as approved in Council's Special Rate Variation application.*

#### 4.2 Expenditure

*That the Committee recommend to Council that:*

- i) The information be noted;*
- ii) Council provide an allocation of \$150K for joint industry promotions and assistance;*
- iii) The following 2019/2020 Strategic Capital Infrastructure/Projects Program projects be endorsed:*
  - Asset Management - Road Revaluations \$ 85K*
  - Inverell Swimming Pool Redevelopment \$ 480K*
- iv) The budget allocation for \$341K for the 2019/2020 Special Projects – Roads Infrastructure Fund be endorsed;*
- v) A further report be presented to the Civil and Environment Committee in respect of the specific projects to be funding under the Special Projects – Roads Infrastructure Fund;*
- vi) the transfers to and from Internally Restricted Assets be endorsed; and*
- vii) The list of inclusions as included in the 2019/2020 draft Operational Plan/Budget and listed in section 4.2.2 & 4.2.3 of the report be endorsed.*

	\$
Inverell Pool - Gas	29,900
Audit & Risk Functions	25,000
Staff - Risk Management Staff Training	5,000
Donations in Lieu of Rates	4,500
CCTV Maintenance	6,000
Passive Parks - APEX Park Ashford	5,000
Storm/Fire/Flood Emergency works	25,000
Clear Zone Protection	100,000
<b>TOTALS</b>	<b>200,400</b>

- viii) the initial 2019/2020 budget allocations for the Tingha Boundary Adjustment as listed in sections 4.2.4 of the report be endorsed.*

#### 5. Rating Structure

*That the Committee recommend to Council that:*

- i) The following rating categories be utilised for the 2019/2020 rating year:*
  - Residential – Inverell*
  - Residential – General*
  - Residential – Ashford*
  - Residential – Delungra*
  - Residential – Gilgai*

*Residential – Yetman  
Residential - Tingha  
Residential – Rural  
Business – Inverell Industrial/Commercial  
Business – Other  
Farmland  
Mining*

- ii) *A General Base Amount of \$225 plus an Ad Valorem Rate be determined for the categories detailed in above.*

6. Interest Rate on Outstanding Rates and Charges

*That the Committee recommend to Council that:*

- i) *the Interest Rate applicable to Outstanding Rates and Charges for 2019/2020 be the maximum allowable as advised by the Office of Local Government.*

7. Waste Management Charges

*That the Committee recommend to Council that the following Waste Management Charges be adopted:*

- |      |  |                           |
|------|--|---------------------------|
| i)   | <i>Waste Management Charge – All Properties</i>  | <i>\$ 85.00</i>           |
| ii)  | <i>Waste Management Charge – All Properties<br/>(Tingha Boundary Adjustment)</i>   | <i>\$50.00</i>            |
| iii) | <i>Domestic Waste Management - Occupied Charge:<br/>per service per assessment</i>   | <i>\$330.00</i>           |
| iv)  | <i>Domestic Waste Management - Occupied Charge<br/>Tingha Boundary Adjustment – properties with 140lt<br/>garbage bin per service per assessment</i> | <i>\$300.00</i>           |
| v)   | <i>Domestic Waste Management – Unoccupied Charge</i>   | <i>\$55.00</i>            |
| vi)  | <i>Weekly Commercial Waste Management Charge<br/>(This Charge is levied per Service, and GST is charged if<br/>applicable)</i>                       | <i>\$330.00</i>           |
| vii) | <i>Weekly Commercial Recycling Charge</i>  | <i>\$115.00 ex</i>        |
|      | <i>Fortnightly Commercial Recycling Charge</i>   | <i>GST</i>                |
|      | <i>(These Charge are levied per Service, and GST is charged<br/>if applicable)</i>   | <i>\$60.00 ex<br/>GST</i> |

8. Fees & Charges

*That the Committee recommend to Council that the Fees and Charges, as recommended, be adopted.*

9. Stormwater Management Service Charge

*That the Committee recommend to Council that:*

- i) *The Stormwater Management Service Charge be set at the maximum amount allowable of \$25.00 per Residential Premises, \$12.50 per Residential Strata lot, and \$25.00 for Business Premises for each 350*

*square metres or additional part thereof, subject to a maximum charge on Business Premises of \$200.00; and*

- ii) *The Stormwater Management Program as recommended being Gilgai Drainage Project as per the adopted Gilgai Drainage Upgrade Plan, be adopted.*

10. Fit for the Future Benchmarks

The information be noted.

11. Summary

*That the Committee recommend to Council that:*

- i) *The report on the balanced budget be noted;*
- ii) *The draft Estimates (incorporating the Operational Plan and Long Term Financial Plans) for the General Activities for 2019/2020 be adopted and placed on public exhibition for a period of 28 days as required by Section 405 of the Local Government Act 1993.*

12. Sewerage Activities

*That the Committee recommend to Council that:*

- i) *The Sewerage Charges as listed below be adopted for 2019/2020:*

• Sewerage Charge Occupied	\$ 500.00
• Sewerage Charge Unoccupied	\$ 313.00
• Sewerage Charge Unoccupied – Tingha Boundary adjustment	\$ 200.00
• Sewerage Charge Flats/Units	\$ 313.00
• Sewerage Charge Nursing Homes	\$2,342.00
• Sewerage Charge Hotel/Licensed Clubs	\$1,500.00

*Number of Services per Assessment*

*Annual Charge Per Assessment*

1	\$ 500.00
2	\$ 813.00
3	\$1,126.00
4	\$1,439.00
5	\$1,752.00
6	\$2,065.00
7	\$2,378.00
8	\$2,691.00
9	\$3,004.00
10	\$3,317.00
11	\$3,630.00
12	\$3,943.00
13	\$4,256.00
14	\$4,569.00
15	\$4,882.00

- Sewerage Non-Rateable Schools – WC's \$82.70 per receptacle
- Sewerage Non-Rateable Other – WC's \$137.20 per receptacle
- Sewerage Non-Rateable Urinals \$ 82.70 per receptacle

Charge Structure for Motels and Caravan Parks

*In accordance with the new charge structure for Motels and Caravan Parks the following charges are proposed for 2019/2020:*

- Motel Residence \$ 500.00
- Motel Restaurant \$ 500.00
- Motel Ensuite \$ 156.60
- Caravan Park Residence \$ 500.00
- Caravan Park Amenities Block \$1,500.00
- Caravan Park Ensuite Cabins \$ 156.60

- i) *the Draft Estimates (incorporating Operational Plan) for the Sewerage Fund for 2019/2020 be adopted and placed on public exhibition for a period of 28 days as required by Section 405 of the Local Government Act 1993.*

13. Water Activities

*That the Committee recommend to Council that:*

- i) *a water availability base charge of \$364.00 per assessment (Includes first water meter) be adopted for 2019/2020;*
- ii) *a water charge of \$364.00 per additional water meter, per assessment be adopted for 2019/2020;*
- iii) *a water charge of \$280.00 per assessment (includes first water meter) be adopted for properties within the Tingha Boundary Adjustment area for 2019/2020;*
- iv) *a water charge of \$280.00 per additional water meter, per assessment be adopted for properties within the Tingha Boundary Adjustment area for 2019/2020;*
- v) *a charge of \$1.57 per kilolitre be adopted for commercial water consumption for 2019/2020;*
- vi) *a charge of \$1.57 per kilolitre, 0 to 600 kilolitres and \$1.83 per kilolitre over 600 kilolitres be adopted for residential water consumption for 2019/2020;*
- vii) *a charge of \$1.11 per kilolitre be adopted for Sporting Association water consumption;*
- viii) *a charge of \$0.40 per kilolitre be adopted for Raw Water consumption for 2019/2020; and*
- ix) *a charge of \$0.82 per kilolitre be adopted for Abattoirs, plus a 40 per cent early settlement discount for the period 1<sup>st</sup> July to 31<sup>st</sup> December 2019 and a 20 per cent early settlement discount for the period 1<sup>st</sup> January to 30<sup>th</sup> June 2020; and*
- x) *the draft Estimates (incorporating Operational Plan) for the Water Fund for 2019/2020 be adopted and placed on public exhibition for a period of 28 days as required by Section 405 of the Local Government Act, 1993.*

SECTION F  
QUESTIONS WITHOUT NOTICE

Cr McCosker Gilgai pedestrian/cycle way



Cr McCosker enquired as to the progress of the Gilgai pedestrian/cycle way.

Director Civil and Environmental Services replied the project was still in the design and approval stage and currently progress was being limited by all available resources being allocated to higher priority projects.

Cr Dight Macintyre River at Yetman

Cr Dight enquired as to Council influence regarding access being limited to the Macintyre River at Yetman.

Director Civil and Environmental Services replied that area wasn't controlled by Council; however Council could work with volunteers who had permission to maintain the area.

Cr Watts Anzac Day Service at Delungra

Cr Watts Informed the meeting she would not be able to attend the Anzac Day Service at Delungra this year and hoped another Councillor would be able to attend in her place.

#### SECTION G GOVERNANCE REPORTS

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

*RESOLVED (Dight/Michael) that:*

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

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

At 12.14 pm, the Chairperson offered the opportunity to members of the public to make representations as to whether any part of the Committee Meeting should not be considered in Closed Committee. There was no response from the public.

#### CLOSED COMMITTEE REPORTS

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

*RESOLVED (Michael/Dight) that the Committee proceed out of Closed Committee into Open Committee.*

Upon resuming Open Committee, at 12:40 pm, the Chair verbally reported that the Committee, with the Press and Public excluded, having considered the matters referred to it, recommends as follows:

##### 1. MEDICAL CENTRE DEVELOPMENT DA-143/2018

*That the Committee recommend to Council that Council support the Armajun Aboriginal Health Service development of a new medical centre on the corner of Campbell and Rivers Streets Inverell by assisting with the following civil works on*

*public land, so to integrate the development with that part of the CBD*

- i) Bitumen seal and install kerb and guttering the full length of County Lane (Indicative cost: \$114K)*
- ii) Indent kerb line in Rivers Street to provide space for nine (9) rear to kerb angled car parking spaces (Indicative cost: \$100K)*
- iii) Supply pavers in keeping with the area towards the establishment of footpaths on the Rivers Street and Campbell Street. It is the intent the Developer bears the cost of the construction of the footpaths.*

#### ADOPTION OF RECOMMENDATIONS

*RESOLVED (Michael/King) that the Committee recommendations of Closed Committee be adopted.*

There being no further business, the meeting closed at 12.44 pm.

CR J A WATTS

CHAIRPERSON