



INVERELL  
SHIRE COUNCIL



*Mayor Paul Harmon, Northern Tablelands MP Adam Marshall, Deputy Mayor Anthony Michael, Club President Matt Butler and local builder Dan Wilks inspecting the \$235,964 upgrade to the Inverell Tennis Club, which is on track to be finished by March this year.*

Business Paper  
Ordinary Meeting of Council  
Wednesday, 26 February 2020

**INVERELL SHIRE COUNCIL****NOTICE OF ORDINARY MEETING OF COUNCIL**

21 February, 2020

An Ordinary Meeting of Council will be held in the Council Chambers, Administrative Centre, 144 Otho Street, Inverell on Wednesday, 26 February, 2020, commencing at **3.00 PM**.

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

Please Note: Under the provisions of the Code of Meeting Practice the proceedings of this meeting (including presentations, deputations and debate) will be webcast. An audio recording of the meeting will be uploaded on the Council's website at a later time. Your attendance at this meeting is taken as consent to the possibility that your voice may be recorded and broadcast to the public.

**I would like to remind those present that an audio recording of the meeting will be uploaded on the Council's website at a later time and participants should be mindful not to make any defamatory or offensive statements.**

**P J HENRY PSM**

**GENERAL MANAGER**

**Agenda**

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## Recording of Council Meetings

Council meetings are recorded. By entering the Chambers during an open session of Council, you consent to your attendance and participation being recorded.

The recording will be archived. All care is taken to maintain your privacy; however as a visitor of the public gallery, your presence may be recorded.

## Ethical Decision Making and Conflicts of Interest

A guiding checklist for Councillors, officers and community committees

### Ethical decision making

- Is the decision or conduct legal?
- Is it consistent with Government policy, Council's objectives and Code of Conduct?
- What will the outcome be for you, your colleagues, the Council, anyone else?
- Does it raise a conflict of interest?
- Do you stand to gain personally at public expense?
- Can the decision be justified in terms of public interest?
- Would it withstand public scrutiny?

### Conflict of interest

A conflict of interest is a clash between private interest and public duty. There are two types of conflict:

- **Pecuniary** – regulated by the *Local Government Act 1993* and Office of Local Government
- **Non-pecuniary** – regulated by Codes of Conduct and policy. ICAC, Ombudsman, Office of Local Government (advice only). If declaring a Non-Pecuniary Conflict of Interest, Councillors can choose to either disclose and vote, disclose and not vote or leave the Chamber.

### The test for conflict of interest

- Is it likely I could be influenced by personal interest in carrying out my public duty?
- Would a fair and reasonable person believe I could be so influenced?
- Conflict of interest is closely tied to the layperson's definition of 'corruption' – using public office for private gain.
- Important to consider public perceptions of whether you have a conflict of interest.

### Identifying problems

**1st** Do I have private interests affected by a matter I am officially involved in?

**2nd** Is my official role one of influence or perceived influence over the matter?

**3rd** Do my private interests conflict with my official role?

### Local Government Act 1993 and Model Code of Conduct

For more detailed definitions refer to Sections 442, 448 and 459 or the *Local Government Act 1993* and Model Code of Conduct, Part 4 – conflicts of interest.

### Disclosure of pecuniary interests / non-pecuniary interests

Under the provisions of Section 451(1) of the *Local Government Act 1993* (pecuniary interests) and Part 4 of the Model Code of Conduct prescribed by the Local Government (Discipline) Regulation (conflict of interests) it is necessary for you to disclose the nature of the interest when making a disclosure of a pecuniary interest or a non-pecuniary conflict of interest at a meeting.

**A Declaration form should be completed and handed to the General Manager** as soon as practicable once the interest is identified. Declarations are made at Item 3 of the Agenda: Declarations - Pecuniary, Non-Pecuniary and Political Donation Disclosures, and prior to each Item being discussed: The Declaration Form can be downloaded at [Declaration Form](#)

## 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 2019 – September 2020

### 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
23	27	18	No Meeting	26	25	22	27	<sup>^</sup> 24	22	26	23

### 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
9	13	No Meeting	No Meeting	12	11	8	13	10	8	12	9

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.

<sup>^</sup> Meeting at which the Management Plan for 2020/2021 is adopted.



# INTERNAL CALENDAR

## MARCH 2020

SUN	MON	TUE	WED	THU	FRI	SAT
<p>Sapphire City Markets</p> <p>Inverell Show</p> <p>Valuer General to provide estimates of changes in the value of land for which supplementary valuations are required to be furnished (LGA s 513 (2))</p> <p>1.</p>	<p>Reports due for Committee meetings by 4.30pm</p> <p>2.</p>	<p>3.</p>	<p>4.</p>	<p>5.</p>	<p>6.</p>	<p>Opening of Inverell Cycle Track</p> <p>"What a Relief" Comic Relief Drought Tour – Delungra</p> <p>7.</p>
<p>8.</p>	<p>9.</p>	<p>10.</p>	<p>9am - Civil &amp; Environmental meeting</p> <p>10.30am Economic &amp; Community Sustainability meeting</p> <p>11.</p>	<p>12.</p>	<p>13.</p>	<p>14.</p>
<p>Sapphire City Markets</p> <p>15.</p>	<p>Reports due for Ordinary meeting by 4.30pm</p> <p>16.</p>	<p>1pm – Aboriginal Consultative Committee Meeting</p> <p>17</p>	<p>18.</p>	<p>Clontarf Touch Football Carnival</p> <p>19.</p>	<p>20.</p>	<p>21.</p>
<p>Opening of Inverell Tennis Clubhouse Upgrade</p> <p>22.</p>	<p>NEJO Board Meeting</p> <p>23.</p>	<p>24.</p>	<p>11am - Citizenship</p> <p>3pm – Ordinary Meeting</p> <p>25.</p>	<p>26.</p>	<p>27.</p>	<p>28.</p>

29.	Reports due for April Committee meetings by 4.30pm	Tied SCF & NCIF (2nd Round) unspent or uncommitted funds must be returned to OLG				
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 Council office closed

**1 APOLOGIES**

**2 CONFIRMATION OF MINUTES**

**RECOMMENDATION:**

*That the Minutes of the Ordinary Meeting of Council held on 18 December, 2019, as circulated to members, be confirmed as a true and correct record of that meeting.*

**MINUTES OF INVERELL SHIRE COUNCIL  
ORDINARY COUNCIL MEETING  
HELD AT THE COUNCIL CHAMBERS, ADMINISTRATIVE CENTRE, 144 OTHO STREET,  
INVERELL  
ON WEDNESDAY, 18 DECEMBER 2019 AT 3.00 PM**

**PRESENT:** Cr Paul Harmon (Mayor), Cr Anthony Michael (Deputy Mayor), Cr Di Baker, Cr Stewart Berryman, Cr Kate Dight, Cr Paul King OAM, Cr Neil McCosker, Cr Mal Peters and Cr Jacki Watts.

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

**1 APOLOGIES**

Nil

**2 CONFIRMATION OF MINUTES**

**RESOLUTION 2019/126**

Moved: Cr Di Baker

Seconded: Cr Paul King OAM

*That the Minutes of the Ordinary Meeting of Council held on 27 November, 2019, as circulated to members, be confirmed as a true and correct record of that meeting.*

**CARRIED**

**3 DISCLOSURE OF INTERESTS / PECUNIARY AND NON-PECUNIARY INTERESTS**

Cr Harmon declared a pecuniary interest in Item 9.6 'National Class 3 Controlled Access Bus Exemption Notice' on the basis there is a potential financial gain for the Inverell Bus Service by the operation of the scheme.

**4 PUBLIC FORUM**

At this juncture, the time being 3.07pm, the Mayor welcomed the members of the public and opened the Public Forum Session by inviting members of the public to speak.

Mark Bockhodt - Proposed Howell Rd Mobile Tower.

Mr Bockhodt and his partner have lodged an objection to the proposed Mobile Phone Tower on Howell Road. The proposed site is adjacent to their home. They are concerned that long term exposure to radiation from the tower will be harmful, that it will have a negative effect on the value of their property and the tower will detract from the amenity of their immediate surroundings. Mr Bockhodt is an amateur radio operator and he fears the proximity of the tower will interfere with the reception of weak signals. He has been frustrated by the responses he has received from the applicant and Government Representatives and believes that there are better sites and can not understand the preference for the proposed site.

The Public Forum Session closed at 3.19pm

## 5 NOTICES OF MOTION

### 5.1 NOTICE OF BUSINESS - INVERELL MINOR LEAGUE S13.5.3

#### RESOLUTION 2019/127

Moved: Cr Anthony Michael

Seconded: Cr Mal Peters

- a) *That the water charge for Inverell Golf Club, Inverell Minor League, Inverell RSM Gun Club, Inverell Tennis Club and the Inverell Rugby Club be further reduced by 30% for the 2019/20 financial year, and*
- b) *the need for continued support of the organisations benefitting from Council's 'support for sporting bodies' policy be considered when getting setting the 2020/21 water charges.*

**CARRIED**

## 6 QUESTIONS WITH NOTICE

Nil

## 7 ADVOCACY REPORTS-

### 7.1 COMMUNITY VIOLENCE PREVENTION TEAM S3.16.18

#### RESOLUTION 2019/128

Moved: Cr Jacki Watts

Seconded: Cr Paul King OAM

*That the report be received and noted.*

**CARRIED**

### 7.2 NEW SOUTH WALES PUBLIC LIBRARY ASSOCIATION AGM AND CONFERENCE NOVEMBER 2019 S3.6.4

#### RESOLUTION 2019/129

Moved: Cr Di Baker

Seconded: Cr Kate Dight

*That the report be received and noted.*

**CARRIED**

## 8 COMMITTEE REPORTS

Nil

## 9 DESTINATION REPORTS

### 9.1 ROAD CLASSIFICATION - TINGHA BOUNDARY ADJUSTMENT AREA S16.7.19/05

#### RESOLUTION 2019/130

Moved: Cr Di Baker

Seconded: Cr Kate Dight

*That Council approve the road classifications as presented in Table 1 and this information be added to the Road Hierarchy Management Policy.*

**Table 1 -Tingha Road Classifications**

ID	NAME	CLASS
SR 400	Winterwood Road	Rural Minor
SR 401	Shorts Road	Seg 010 Rural Access (sealed) Rural Minor (unsealed)
SR 402	Darby Road	Seg 010 Rural Access (sealed) Rural Minor (unsealed)
SR 403	Dettman Road	Rural Minor
SR 404	Hospital Flat Road	To Copes Creek- Rural Access Rural Minor
SR 405	Cox Road	Rural Minor
SR 406	Roberts Road	Rural Minor
SR 407	Copes Creek Road	Seg 010 Rural Access Rural Minor
SR 408	Swimming Pool Road	Rural Access
SR 409	Guyra Hill Road	Rural Minor
SR 410	Albion Flat Road	Seg 010 Rural Access (sealed) Rural Minor (unsealed)
SR 411	Howell Road	Tingha to Bundarra- Rural Arterial Westward to End- Rural Collector
SR 412	New Valley Road	Rural Collector
SR 413	Jones Road	Rural Access
SR 414	Schuman Road	Rural Minor
SR 415	Red Hill Road	Seg 030 Rural Access (sealed) Rural Minor (unsealed)
SR 416	Kempton Road	Seg 020 Rural Access (sealed) Rural Minor (unsealed)
SR 417	Long Gully Road	Rural Minor
SR 418	Grove Road	Rural Collector
SR 419	Bassendean Road	Rural Minor
SR 420	Weidermans Road	Rural Minor
SR 421	Aberdeen Road	Rural Access
SR 422	Aston Road	Seg 010 Not maintained Rural Minor
SR 423	Glen Hazel Road	Rural Minor
SR 424	Tienga Road	Rural Minor
SR 425	Georges Creek Road	Seg 070 Rural Access (sealed) Rural Minor (unsealed)
SR 426	Dry Creek Road	Rural Minor
SR 427	Cracknells Road	Rural Minor
SR 428	Clerks Creek Road	Not Maintained
TU 429	Campbell Street	Urban Minor
TU 430	Amethyst Street	Urban Access
TU 431	Diamond Street	Urban Access
TU 432	Zircon Street	Urban Minor
TU 433	Opal Street	Urban Collector

<b>TU 434</b>	Sapphire Street	Urban Access
<b>TU 435</b>	Ruby Street	Urban Collector
<b>TU 436</b>	Topaz Street	Urban Minor
<b>TU 437</b>	Onyx Street	Urban Minor
<b>TU 438</b>	Gem Street	Urban Minor
<b>TU 439</b>	Agate Street	Urban Minor
<b>TU 440</b>	Garnett Street	Urban Minor
<b>TU 441</b>	Museum Street	Urban Minor

**CARRIED**

## 9.2 STREET LIGHTING LED UPGRADE S28.9.20

### RESOLUTION 2019/131

Moved: Cr Mal Peters

Seconded: Cr Di Baker

*That:*

- i) Council contribute “up front” to the capital cost of the planned LED street lighting upgrade in Inverell;
- ii) Council fund the contribution of \$256,862 from the Economic Development / Growth Assets Internally Restricted Reserve; and
- iii) This change to the Operational Plan be reflected in the next Quarterly Budget Review.

**CARRIED**

## 9.3 SUBMISSION ON AUDIT RISK AND IMPROVEMENT COMMITTEE DISCUSSION PAPER S4.11.21/02

### RESOLUTION 2019/132

Moved: Cr Kate Dight

Seconded: Cr Jacki Watts

*That Council:*

- i) Receive and note the report; and
- ii) Endorse the proposed submission to Office of Local Government on A New Risk Management and Internal Audit Framework for Local Councils in NSW Discussion Paper.

**CARRIED**

#### 9.4 CONSIDERATION OF THE LOCAL TRAFFIC COMMITTEE RECOMMENDATIONS S30.8.1

**RESOLUTION 2019/133**

Moved: Cr Di Baker

Seconded: Cr Stewart Berryman

*That the following Local Traffic Committee recommendations be adopted:*

1. CAPTAIN COOK DRIVE AND VIVIAN STREET INTERSECTION  
*That the Non-Standard CHRs Treatment be implemented for the intersection.*
2. NEW DISABILITY ACCESS PARKING SPACE - YETMAN MEMORIAL HALL  
*That the new disability access parking space and associated footpath be provided in Warialda Street, at the front of the Yetman Memorial Hall as per the design drawings.*
3. CAMPBELL STREET PEDESTRIAN REFUGE  
*That the Committee endorse the Campbell Street Pedestrian Refuge plans for installation.*

**CARRIED**

#### 9.5 REQUEST FOR CAR PARK - NORTHAVEN S28.7.18/75

**RESOLUTION 2019/134**

Moved: Cr Jacki Watts

Seconded: Cr Kate Dight

*That Council allocate \$14,240 from the CBD Car Parking Upgrades budget vote to fund the construction of an indent car park in Wood Street adjacent to Northaven.*

**CARRIED**

#### 9.6 NATIONAL CLASS 3 CONTROLLED ACCESS BUS EXEMPTION NOTICE S28.15.3/09

At 3:43 pm, Cr Paul Harmon left the meeting, having previously declared a pecuniary interest in Item #9.6 'National Class 3 Controlled Access Bus Exemption Notice'. Cr Michael assumed the Chair.

**RESOLUTION 2019/135**

Moved: Cr Stewart Berryman

Seconded: Cr Di Baker

*That Council approve access to the currently approved 26M B-Double network for Controlled Access Buses and these roads are published in the National Class 3 Controlled Access Bus Exemption Notice.*

**CARRIED**

At 3:45 pm, Cr Paul Harmon returned to the meeting and resumed the Chair.

## 9.7 INVERELL POLOCROSSE CLUB - SWAN CUP S26.4.12

### RESOLUTION 2019/136

Moved: Cr Paul King OAM

Seconded: Cr Stewart Berryman

*That:*

- i) the Club be informed of the provisions of the Sporting Clubs Assistance Policy; and*
- ii) the Club be advised that Council declines to provide the form of assistance requested.*

**CARRIED**

## 9.8 WATER USAGE - INVERELL GOLF CLUB S3.16.16

### RESOLUTION 2019/137

Moved: Cr Stewart Berryman

Seconded: Cr Jacki Watts

*That the reuse of treated effluent be referred to the Civil and Environmental Services Committee for consideration of the range of matters associated with this issue.*

**CARRIED**

## 10 INFORMATION REPORTS

### MOTION

Moved: Cr Mal Peters

Seconded: Cr Anthony Michael

*That Item 10.11 be dealt with separately.*

Moved: Cr Mal Peters

Seconded: Cr Anthony Michael .

**CARRIED**

### RESOLUTION 2019/138

Moved: Cr Jacki Watts

Seconded: Cr Paul King OAM

- i) That the information reports excepting item 10.11 be received and noted, and*
- ii) That Council formally acknowledge Council Staff for the good work in completing all tasks in a difficult year.*

**CARRIED**

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**10.1 LETTER OF APPRECIATION - UNSTOP-ABILITY - REACH FOR THE STARS S6.8.9**

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**10.2 STRATEGIC TASKS - 'SIGN OFF' - DECEMBER 2019 S4.13.2**

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**10.3 WORKS UPDATE S28.21.1/12**

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**10.4 ORDINANCE ACTIVITIES REPORT FOR NOVEMBER 2019 S18.10.1**

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**10.5 SUMMARY OF DEVELOPMENT APPLICATIONS, CONSTRUCTION CERTIFICATES AND COMPLYING DEVELOPMENTS DURING NOVEMBER 2019 S18.10.2/12**

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**10.6 SEPTIC TANK APPROVALS FOR NOVEMBER 2019 S29.19.1**

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**10.7 GRANT APPLICATIONS LODGED S15.8.25/12**

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**10.8 NRMA - ELECTRIC VEHICLE FAST CHARGING STATION S30.9.8**

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**10.9 CYCLEWAY / WALKWAY - GILGAI TO INVERELL S30.11.1**

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**10.10 CLASSIFICATION OF CROWN RESERVES S13.5.2/12**

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**10.12 DRAINAGE UPGRADE - BUNDARRA ROAD ADJACENT TO RACECOURSE S28.7.18/58**

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**10.11 STATUS OF TOWN WATER SUPPLIES S32.15.19**

**RESOLUTION 2019/139**

Moved: Cr Mal Peters

Seconded: Cr Anthony Michael

*That references to “water restrictions” be replaced by “water conservation measures” in future information and communications regarding the Drought Management Plan.*

**CARRIED**

## **11 GOVERNANCE REPORTS**

### **11.1 GOVERNANCE - MONTHLY INVESTMENT REPORT S12.12.2/12**

#### **RESOLUTION 2019/140**

Moved: Cr Anthony Michael

Seconded: Cr Jacki Watts

*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.*

**CARRIED**

## **12 CONFIDENTIAL MATTERS (COMMITTEE-OF-THE-WHOLE)**

Nil

**The Meeting closed at 4.20pm.**

**3 DISCLOSURE OF INTERESTS / PECUNIARY AND NON-PECUNIARY INTERESTS**

**4 PUBLIC FORUM**

**5 NOTICES OF MOTION**

Nil

**6 QUESTIONS WITH NOTICE**

Nil

**7 ADVOCACY REPORTS**

Nil

**8 COMMITTEE REPORTS****8.1 CIVIL AND ENVIRONMENTAL SERVICES COMMITTEE MINUTES - 12 FEBRUARY 2020**

**File Number:** S4.11.16/12 / 20/6055

**Author:** Kristy Paton, Temporary Corporate Support Officer - Publishing

**SUMMARY:**

Meeting held on Wednesday, 12 February, 2020.

For the consideration of Council.

**COMMENTARY:**

Refer to the attached minutes of the meeting.

**RECOMMENDATION:**

- i) That the Minutes of the Civil and Environmental Services Committee held on Wednesday, 12 February, 2020, be received and noted; and*
- ii) The following recommendations of the Civil & Environmental Services Committee be adopted by Council.*

**8.1.1 Petition / Letter for Declaration of Climate Emergency****RECOMMENDATION:**

*That:*

- i) The report be received and noted; and*
- ii) The Authors of the petition be made aware of the Inverell Shire Council Environmental Sustainability Plan.*

**8.1.2 Drainage Upgrade - Bundarra Road Adjacent to Racecourse****RECOMMENDATION:**

*That:*

- (a) The Flooding Assessment Report be received, noted and the recommendations be adopted;*
- (b) Detailed engineering design work be completed on the report recommendations, with the design to include: pavement reconstruction, drainage considerations and tree replacement;*
- (c) A future report be presented to Council providing costings for the drainage, road rehabilitation and tree replacement to allow funding allocation; and*
- (d) The findings of the report be presented to the management committee of the Pioneer Village for their information and action.*

**8.1.3 Roads to Recovery - Additional Funding Allocation****RECOMMENDATION:**

*That the additional \$1,402,055 Roads to Recovery funding be allocated as follows:*

- *Sealed Road Heavy Patching - \$500,000*
- *Concrete Culvert/Causeway replacement/upgrade - \$500,000*
- *Gravel Resheeting - \$402,055*

**8.1.4 Crown Road Request - Adjacent to Gilgai School****RECOMMENDATION:**

*That the section of Crown Road as presented in Attachment 2 be transferred to Council, on the provision that:*

- i) Known hazards associated with trees be addressed prior to transfer;*
- ii) Any future upgrade of this section of road be subject to grant funding or contribution from the Department of Education;*
- iii) The maintenance classification of the road be Urban Minor; and*
- iv) Council apply for relevant grant funding in order to improve road safety at the location.*

**8.1.5 Petition Regarding Vegetation in Frazers Creek - Ashford Village****RECOMMENDATION:**

*That:*

- i) The information be received and noted;*
- ii) No further action be taken; and*
- iii) The lead author of the petition be formally advised of Council's course of action and provided with the appropriate contact details for the Natural Resource Access Regulator (NRAR).*

**ATTACHMENTS:**

- 1. Minutes of Civil and Environmental Services Committee Meeting 12 February, 2020**

**MINUTES OF INVERELL SHIRE COUNCIL  
CIVIL AND ENVIRONMENTAL SERVICES COMMITTEE MEETING  
HELD AT THE COMMITTEE ROOM, ADMINISTRATIVE CENTRE, 144 OTHO STREET,  
INVERELL  
ON WEDNESDAY, 12 FEBRUARY 2020 AT 9.00 AM**

**PRESENT:** Cr Paul Harmon (Mayor), Cr Stewart Berryman, Cr Di Baker, Cr Neil McCosker.

**IN ATTENDANCE:** Cr Anthony Michael (Deputy Mayor), Cr Jacki Watts, Cr Kate Dight, Cr Paul King OAM

Brett McInnes (Acting General Manager), Scott Norman (Director Corporate & Economic Services), Anthony Alliston (Manager Development Services), Justin Pay (Manager Civil Engineering) and Michael Bryant (Manager Environmental Engineering).

## **1 APOLOGIES**

### **APOLOGY**

#### **COMMITTEE RESOLUTION**

Moved: Cr Stewart Berryman

Seconded: Cr Neil McCosker

*That the apology received from Cr Peters be accepted and leave of absence granted.*

**CARRIED**

## **2 CONFIRMATION OF MINUTES**

#### **COMMITTEE RESOLUTION**

Moved: Cr Paul Harmon

Seconded: Cr Stewart Berryman

*That the Minutes of the Civil and Environmental Services Committee Meeting held on 13 November, 2019, as circulated to members, be confirmed as a true and correct record of that meeting.*

**CARRIED**

## **3 DISCLOSURE OF CONFLICT OF INTERESTS/PECUNIARY AND NON-PECUNIARY INTERESTS**

Cr Harmon declared a pecuniary interest in Item 5.4 'Crown Road Request - Adjacent to Gilgai School' on the basis there is a potential impact on the operations of the the Inverell Bus Service.

**4 PUBLIC FORUM**

Nil

**5 DESTINATION REPORTS****5.1 PETITION / LETTER FOR DECLARATION OF CLIMATE EMERGENCY S11.8.9****COMMITTEE RESOLUTION**

Moved: Cr Paul Harmon

Seconded: Cr Stewart Berryman

*That the Committee recommend to Council that:*

- i) The report be received and noted; and*
- ii) The Authors of the petition be made aware of the Inverell Shire Council Environmental Sustainability Plan.*

**CARRIED****5.2 DRAINAGE UPGRADE - BUNDARRA ROAD ADJACENT TO RACECOURSE S28.7.18/58****COMMITTEE RESOLUTION**

Moved: Cr Stewart Berryman

Seconded: Cr Paul Harmon

*That the Committee recommend to Council that:*

- (a) The Flooding Assessment Report be received, noted and the recommendations be adopted;*
- (b) Detailed engineering design work be completed on the report recommendations, with the design to include: pavement reconstruction, drainage considerations and tree replacement;*
- (c) A future report be presented to Council providing costings for the drainage, road rehabilitation and tree replacement to allow funding allocation; and*
- (d) The findings of the report be presented to the management committee of the Pioneer Village for their information and action.*

**CARRIED**

**5.3 ROADS TO RECOVERY - ADDITIONAL FUNDING ALLOCATION S16.7.31/08****COMMITTEE RESOLUTION**

Moved: Cr Paul Harmon

Seconded: Cr Stewart Berryman

*That the Committee recommend to Council that the additional \$1,402,055 Roads to Recovery funding be allocated as follows:*

- *Sealed Road Heavy Patching - \$500,000*
- *Concrete Culvert/Causeway replacement/upgrade - \$500,000*
- *Gravel Resheeting - \$402,055*

**CARRIED**

**5.4 CROWN ROAD REQUEST - ADJACENT TO GILGAI SCHOOL S28.10.SR215**

At 9:14 am, Cr Paul Harmon left the meeting, having previously declared an interest in the following item.

**COMMITTEE RESOLUTION**

Moved: Cr Stewart Berryman

Seconded: Cr Di Baker

*That the Committee recommend to Council that the section of Crown Road as presented in Attachment 2 be transferred to Council, on the provision that:*

- i) Known hazards associated with trees be addressed prior to transfer;*
- ii) Any future upgrade of this section of road be subject to grant funding or contribution from the Department of Education;*
- iii) The maintenance classification of the road be Urban Minor; and*
- iv) Council apply for relevant grant funding in order to improve road safety at the location.*

**CARRIED**

Cr McCosker voted against the motion on the basis there is already an approved bus stop at the location.

At 9:20 am, Cr Paul Harmon returned to the meeting.

**5.5 PETITION REGARDING VEGETATION IN FRAZERS CREEK - ASHFORD VILLAGE  
S6.8.5/11****COMMITTEE RESOLUTION**

Moved: Cr Neil McCosker

Seconded: Cr Stewart Berryman

*That the Committee recommend to Council that:*

- i) The information be received and noted;*
- ii) No further action be taken; and*
- iii) The lead author of the petition be formally advised of Council's course of action and provided with the appropriate contact details for the Natural Resource Access Regulator (NRAR).*

**CARRIED**

**6 INFORMATION REPORTS****COMMITTEE RESOLUTION**

Moved: Cr Stewart Berryman

Seconded: Cr Paul Harmon

*That the information reports be received and noted.*

**CARRIED**

**6.1 CRITICAL COMMUNICATIONS ENHANCEMENT PROGRAM UPDATE S10.12.2/13****6.2 WORKS UPDATE S28.21.1/12****6.3 ASHFORD TOWN WATER SUPPLY SEVERN RIVER RAW WATER QUALITY S32.12.9**

**The Meeting closed at 9.34am.**

**8.2 ECONOMIC AND COMMUNITY SUSTAINABILITY COMMITTEE MINUTES - 12 FEBRUARY 2020**

**File Number:** S4.11.17/12 / 20/6243

**Author:** Kristy Paton, Temporary Corporate Support Officer - Publishing

**SUMMARY:**

Meeting held on Wednesday, 12 February, 2020.

For the consideration of Council.

**COMMENTARY:**

Refer to the attached minutes of the meeting.

**RECOMMENDATION:**

- i) *That the Minutes of the Economic and Community Sustainability Committee held on Wednesday, 12 February, 2020, be received and noted; and*
- ii) *The following recommendations of the Economic & Community Sustainability Committee be adopted by Council.*

**8.2.1 Inverell Arts Working Group (AWG) Request**

**RECOMMENDATION:**

*That Council offer in principle support and request a report covering the insurance implications of loaning the Inverell Shire Acquisitional Art Collection to display at the redeveloped Inverell Hospital on a rotational basis. The report should detail the procedural changes, any additional costs and contain a draft policy. The proposal is to be developed in consultation with The Inverell Arts in Health Working Group.*

**8.2.2 Renew Our Libraries Phase 2**

**RECOMMENDATION:**

*That:*

1. *Council make representation to the local State Member, Hon. Adam Marshall, MP in relation to the need for a sustainable state funding model for the ongoing provision of public library services;*
2. *That Council write to the Hon. Don Harwin, Minister for the Arts and the Hon. Walt Secord, Shadow Minister for the Arts, calling for bi-partisan support for Consumer Price Index (CPI) indexation of state funding for NSW public libraries, as well as legislation of all elements of the 2019-20 to 2022-23 NSW state funding model;*
3. *That Council take a leading role in lobbying for sustainable state government funding for libraries; and*
4. *That Council endorse the distribution of the NSW Public Libraries Association NSW library sustainable funding advocacy information in Council libraries, as well as involvement in any actions proposed by the Association.*

**8.2.3 Expiring Licence Agreement - B and J Watkins****RECOMMENDATION:**

*That:*

1. *Council renew the agreement with Mr Brad and Jackie Watkins for Part Lot 1, DP 1166343, Rifle Range Road, Inverell;*
2. *The licence agreement be for a three (3) year period with a three (3) year option;*
3. *The Licence fee be \$3208.42 per annum (GST Inclusive); and*
4. *The Licence Agreement be subject to any other terms and conditions as negotiated by Council's General Manager.*

**8.2.4 Bushfire Recovery Fund****RECOMMENDATION:**

*That:*

- a) *The information be noted; and*
- b) *The General Manager prepares a program of works for financial assistance from the Bushfire Recovery Fund.*

**8.2.5 Request to Lease - Mandoe Radio Site - Lot 22 DP 721168 Mount Hallam Road, Atholwood - NSW Government Telecommunications Authority****RECOMMENDATION:**

*That:*

1. *Council enter into a Licence Agreement with NSW Government Telecommunications Authority for Mandoe Radio Site, Lot 22 DP 721168, Mount Hallam Road, Atholwood for a five (5) year period with an option of 3 further terms of five (5) years;*
2. *the Licence fee be \$5500 per annum (GST exclusive) with a 3% increase per annum; and*
3. *the Licence Agreement be subject to any other terms and conditions as negotiated by Council's General Manager.*

**8.2.6 Request to Lease Land - Lot 1 DP 124236 Wyndham Street, Inverell - Tahnee Manton****RECOMMENDATION:**

*That:*

1. *Council enter into a Licence Agreement with Ms Tahnee Manton for Lot 1 DP 124236, Wyndham Street, Inverell for a five (5) year period with a further five (5) year option;*
2. *the Licence fee be \$150.00 per annum (GST Inclusive) with a 3% increase per annum; and*
3. *the Licence Agreement be subject to any other terms and conditions as negotiated by Council's General Manager.*

**8.2.7 Request for Financial Assistance - ANZAC Day 2020****RECOMMENDATION:**

*That the request be received and noted and that Council advise the RSL sub branch Council will not be assisting with this matter.*

**8.2.8 Reflection Garden - Victoria Park****RECOMMENDATION:**

*That Council:*

- a) Consider the location of the 'reflection area' within the mastering planning process for Victoria Park;*
- b) Determine the final form of the 'structure' that constitutes the 'reflection' area;*
- c) Determine a suitable 'low cost/low maintenance' landscaping plan; and*
- d) A cost estimate of the installation of the 'reflection area' be prepared and the funding of this cost be discussed with the Group.*

**8.2.9 Governance – Monthly Investment Report****RECOMMENDATION:**

*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.*

**8.2.10 Quarterly Budget and Operational Plan 2019/2020****RECOMMENDATION:**

*That:*

- i) Council's Quarterly Operational Plan and Budget Review for 31 December, 2019 be adopted; and*
- ii) The proposed variations to budget votes for the 2019/2020 Financial Year be adopted providing an estimated Cash Surplus at 30 June, 2020 from operations of \$4,241.*

**8.2.11 Request For Reduction in Water Account - 60 Brae Street, Inverell****RECOMMENDATION:**

*That Council issue an amended account for the amount of \$ 69.92 for the last quarter based on average consumption of accounts prior to the leak and write off \$ 385.38.*

**8.2.12 Inverell Polocrosse Club - Eddy Park Lane****RECOMMENDATION:**

*That the General Manager be authorised to enter into negotiations with a view to purchasing at the price agreed in closed Council, the parcel of land on Eddy Park Lane currently leased by the Inverell Polocrosse Club.*

**8.2.13 Oliver Street Land****RECOMMENDATION:**

*That Council obtain a valuation of the subject Council owned land in Oliver Street, Inverell and then Council calls for expressions of interest in purchasing the land for development.*

**ATTACHMENTS:**

1. **Minutes of Economic and Community Sustainability Committee Meeting 12 February, 2020**

**MINUTES OF INVERELL SHIRE COUNCIL  
ECONOMIC AND COMMUNITY SUSTAINABILITY COMMITTEE MEETING  
HELD AT THE COMMITTEE ROOM, ADMINISTRATIVE CENTRE, 144 OTHO STREET,  
INVERELL  
ON WEDNESDAY, 12 FEBRUARY 2020 AT 10.30 AM**

**PRESENT:** Cr Jacki Watts (Chair), Cr Paul King OAM, Cr Paul Harmon (Mayor), Cr Kate Dight and Cr Anthony Michael (Deputy Mayor).

**IN ATTENDANCE:** Cr Stewart Berryman, Cr Neil McCosker and Cr Di Baker.

Brett McInnes (Acting General Manager), Scott Norman (Director Corporate & Economic Services) and Paul Pay (Manager Financial Services).

**1 APOLOGIES**

Nil

**2 CONFIRMATION OF MINUTES**

**COMMITTEE RESOLUTION**

Moved: Cr Anthony Michael

Seconded: Cr Paul Harmon

*That the Minutes of the Economic and Community Sustainability Committee Meeting held on 13 November, 2019, as circulated to members, be confirmed as a true and correct record of that meeting.*

**CARRIED**

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

Nil

**4 ADVOCACY REPORTS**

**4.1 NEW SOUTH WALES PUBLIC LIBRARY ASSOCIATION AGM AND CONFERENCE NOVEMBER 2019 S3.6.4**

**COMMITTEE RESOLUTION**

Moved: Cr Anthony Michael

Seconded: Cr Kate Dight

*That the report is received and noted.*

**CARRIED**

**4.2 INVERELL ARTS WORKING GROUP (AWG) REQUEST S26.5.10****COMMITTEE RESOLUTION**

Moved: Cr Anthony Michael

Seconded: Cr Kate Dight

*That the Committee offer in principle support and request a report covering the insurance implications of loaning the Inverell Shire Acquisitional Art Collection to display at the redeveloped Inverell Hospital on a rotational basis. The report should detail the procedural changes, any additional costs and contain a draft policy. The proposal is to be developed in consultation with The Inverell Arts in Health Working Group.*

**CARRIED****4.3 RENEW OUR LIBRARIES PHASE 2 S3.6.1/13****COMMITTEE RESOLUTION**

Moved: Cr Paul Harmon

Seconded: Cr Kate Dight

*The Committee recommend to Council:*

- 1. That Council make representation to the local State Member, Hon. Adam Marshall, MP in relation to the need for a sustainable state funding model for the ongoing provision of public library services;*
- 2. That Council write to the Hon. Don Harwin, Minister for the Arts and the Hon. Walt Secord, Shadow Minister for the Arts, calling for bi-partisan support for Consumer Price Index (CPI) indexation of state funding for NSW public libraries, as well as legislation of all elements of the 2019-20 to 2022-23 NSW state funding model;*
- 3. That Council take a leading role in lobbying for sustainable state government funding for libraries; and*
- 4. That Council endorse the distribution of the NSW Public Libraries Association NSW library sustainable funding advocacy information in Council libraries, as well as involvement in any actions proposed by the Association.*

**CARRIED**

## 5 DESTINATION REPORTS

### 5.1 REQUEST FOR REDUCTION IN WATER ACCOUNT - 60 BRAE STREET, INVERELL S32.10.1/12

#### COMMITTEE RESOLUTION

Moved: Cr Paul Harmon

Seconded: Cr Anthony Michael

*That the matter be referred to Closed Council for consideration as the matters and information are:*

*a personnel matters concerning particular individuals (other than councillors).*

*On balance the public interest in preserving the confidentiality of the information outweighs the public interest in openness and transparency in Council decision-making by discussing the matter in open meeting; and all reports and correspondence relevant to the subject business be withheld from access to the media and public as required by section 11(2) of the Local Government Act, 1993.*

**CARRIED**

### 5.2 EXPIRING LICENCE AGREEMENT - B AND J WATKINS S5.10.89

#### COMMITTEE RESOLUTION

Moved: Cr Anthony Michael

Seconded: Cr Paul Harmon

*The Committee recommend to Council that:*

- 1. Council renew the agreement with Mr Brad and Jackie Watkins for Part Lot 1, DP 1166343, Rifle Range Road, Inverell;*
- 2. The licence agreement be for a three (3) year period with a three (3) year option;*
- 3. The Licence fee be \$3208.42 per annum (GST Inclusive); and*
- 4. The Licence Agreement be subject to any other terms and conditions as negotiated by Council's General Manager.*

**CARRIED**

### 5.3 BUSHFIRE RECOVERY FUND S15.8.16

#### COMMITTEE RESOLUTION

Moved: Cr Paul Harmon

Seconded: Cr Anthony Michael

*The Committee recommend to Council that:*

- a) The information be noted; and*
- b) The General Manager prepares a program of works for financial assistance from the Bushfire Recovery Fund.*

**CARRIED**

**5.4 REQUEST TO LEASE - MANDOE RADIO SITE - LOT 22 DP 721168 MOUNT HALLAM ROAD, ATHOLWOOD - NSW GOVERNMENT TELECOMMUNICATIONS AUTHORITY S5.10.65**

**COMMITTEE RESOLUTION**

Moved: Cr Anthony Michael

Seconded: Cr Kate Dight

*The Committee recommend to Council that:*

1. *Council enter into a Licence Agreement with NSW Government Telecommunications Authority for Mandoe Radio Site, Lot 22 DP 721168, Mount Hallam Road, Atholwood for a five (5) year period with an option of 3 further terms of five (5) years;*
2. *the Licence fee be \$5500 per annum (GST exclusive) with a 3% increase per annum; and*
3. *the Licence Agreement be subject to any other terms and conditions as negotiated by Council's General Manager.*

**CARRIED**

**5.5 REQUEST TO LEASE LAND - LOT 1 DP 124236 WYNDHAM STREET, INVERELL - TAHNEE MANTON S5.10.33**

**COMMITTEE RESOLUTION**

Moved: Cr Paul Harmon

Seconded: Cr Anthony Michael

*The Committee recommend to Council that:*

1. *Council enter into a Licence Agreement with Ms Tahnee Manton for Lot 1 DP 124236, Wyndham Street, Inverell for a five (5) year period with a further five (5) year option;*
2. *the Licence fee be \$150.00 per annum (GST Inclusive) with a 3% increase per annum; and*
3. *the Licence Agreement be subject to any other terms and conditions as negotiated by Council's General Manager.*

**CARRIED**

**5.6 REQUEST FOR FINANCIAL ASSISTANCE - ANZAC DAY 2020 S12.22.1/13**

**COMMITTEE RESOLUTION**

Moved: Cr Anthony Michael

Seconded: Cr Paul Harmon

*The Committee recommend to Council that the request be received and noted and that Council advise the RSL sub branch Council will not be assisting with this matter.*

**.CARRIED**

**5.7 INVERELL POLOCROSSE CLUB - EDDY PARK LANE S15.8.25/12****COMMITTEE RESOLUTION**

Moved: Cr Paul Harmon

Seconded: Cr Kate Dight

*That the matter be referred to Closed Council for consideration as the matters and information are:*

- c information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.*

*On balance the public interest in preserving the confidentiality of the information outweighs the public interest in openness and transparency in Council decision-making by discussing the matter in open meeting; and all reports and correspondence relevant to the subject business be withheld from access to the media and public as required by section 11(2) of the Local Government Act, 1993.*

**CARRIED**

**5.8 OLIVER STREET LAND S5.2.0/13****COMMITTEE RESOLUTION**

Moved: Cr Paul Harmon

Seconded: Cr Kate Dight

*That the matter be referred to Closed Council for consideration as the matters and information are:*

- d(i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.*

*On balance the public interest in preserving the confidentiality of the information outweighs the public interest in openness and transparency in Council decision-making by discussing the matter in open meeting; and all reports and correspondence relevant to the subject business be withheld from access to the media and public as required by section 11(2) of the Local Government Act, 1993.*

**CARRIED**

**5.9 REFLECTION GARDEN - VICTORIA PARK S21.8.31****COMMITTEE RESOLUTION**

Moved: Cr Paul King OAM

Seconded: Cr Paul Harmon

*The Committee recommend to Council that Council:*

- a) Consider the location of the 'reflection area' within the mastering planning process for Victoria Park;*
- b) Determine the final form of the 'structure' that constitutes the 'reflection' area;*
- c) Determine a suitable 'low cost/low maintenance' landscaping plan; and*
- d) a cost estimate of the installation of the 'reflection area' be prepared and the funding of this cost be discussed with the Group.*

**CARRIED**

## 6 INFORMATION REPORTS

### COMMITTEE RESOLUTION

Moved: Cr Anthony Michael

Seconded: Cr Paul Harmon

*That the information reports be received and noted.*

**CARRIED**

#### 6.1 STATECOVER - SAFETY, HEALTH AND WELLBEING INCENTIVE S27.1.12

#### 6.2 LETTER AND PETITION - STREET TREES S30.11.4/02

#### 6.3 REVISION OF LIBRARY FINES PROCESS S3.6.1/13

#### 6.4 COUNCIL RATE RELIEF FOR BUSHFIRE AFFECTED COMMUNITIES S3.16.18

## 7 GOVERNANCE REPORTS

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

### COMMITTEE RESOLUTION

Moved: Cr Kate Dight

Seconded: Cr Paul King OAM

*The Committee recommend to Council that:*

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

**CARRIED**

#### 7.2 QUARTERLY BUDGET AND OPERATIONAL PLAN 2019/2020 S12.5.1

### COMMITTEE RESOLUTION

Moved: Cr Kate Dight

Seconded: Cr Paul King OAM

*That the Committee recommend to Council that:*

- i) Council's Quarterly Operational Plan and Budget Review for 31 December, 2019 be adopted; and*
- ii) The proposed variations to budget votes for the 2019/2020 Financial Year be adopted providing an estimated Cash Surplus at 30 June, 2020 from operations of \$4,241.*

**CARRIED**

## 8 CONFIDENTIAL MATTERS (COMMITTEE-OF-THE-WHOLE)

At 11.15am, the Chairperson noted that no members of the public or press were in attendance at the meeting therefore Council proceeded to consider the motion to close the meeting to the press and public.

### COMMITTEE RESOLUTION

Moved: Cr Paul Harmon

Seconded: Cr Anthony Michael

*That Council proceeds into Closed Council to discuss the matters referred to it, for the reasons stated in the motions of referral.*

**CARRIED**

At this juncture the being 11:15 am, Cr Di Baker left the meeting.

### COMMITTEE RESOLUTION

Moved: Cr Paul Harmon

Seconded: Cr Kate Dight

*That Council proceeds out of Closed Council into Open Council.*

**CARRIED**

At 11:25 am, Cr Di Baker returned to the meeting.

Upon resuming Open Committee at 11.48am, the Chairperson verbally reported that the Council had met in Closed Committee, with the Press and Public excluded, and had resolved to recommend to Council the following:

### 8.1 REQUEST FOR REDUCTION IN WATER ACCOUNT - 60 BRAE STREET, INVERELL S32.10.1/12

*That the Committee recommends to Council that Council issue an amended account for the amount of \$ 69.92 for the last quarter based on average consumption of accounts prior to the leak and write off \$ 385.38.*

### 8.2 INVERELL POLOCROSSE CLUB - EDDY PARK LANE S15.8.25/12

*That the Committee recommend to Council that the General Manager be authorised to enter into negotiations with a view to purchasing at the priced agreed in closed Council, the parcel of land on Eddy Park Lane currently leased by the Inverell Polocrosse Club.*

### 8.3 OLIVER STREET LAND S5.2.0/13

*That the Committee recommend to Council that Council obtain a valuation of the subject Council owned land in Oliver Street, Inverell and then Council calls for expressions of interest in purchasing the land for development.*

## **ADOPTION OF RECOMMENDATIONS**

### **COMMITTEE RESOLUTION**

Moved: Cr Paul Harmon

Seconded: Cr Kate Dight

*That the recommendations of Closed Council be adopted.*

**CARRIED**

**The Meeting closed at 11.50pm.**

**9 DESTINATION REPORTS**

Nil

## 10 INFORMATION REPORTS

### 10.1 AMENDMENTS TO THE ELECTORAL PROVISIONS OF THE LOCAL GOVERNMENT (GENERAL) REGULATION 2005

**File Number:** S13.5.2/12 / 19/57113

**Author:** Scott Norman, Director Corporate and Economic Services

#### SUMMARY:

This report is to inform Council of amendments that give effect to the Government's response to the Independent Pricing and Regulatory Tribunal's review of local government election costs, to modernise the electoral provisions of the Regulation and to align them with the more contemporary and efficient practices used at State elections in time for the September 2020 council elections.

#### COMMENTARY:

**The information contained in this report comes from Council Circular 19-31 which can be found at [Council Circular 19-31](#).**

Amendments have been made to the electoral provisions of the Local Government (General) Regulation 2005. These amendments are in line with the State Government's response to Independent Pricing and Regulatory Tribunal's review of local government election costs.

The recommendations of the Review would have substantially increased the cost to councils of local government elections. The State Government undertook to continue to subsidise these costs and has contributed close to \$20M to the NSWEC's corporate overheads for the September 2020 local government elections to ensure these costs are not passed on to councils. The amendments also cover various aspects of the conduct of local government elections and seek to modernise and improve the process.

#### What's new or changing?

- The amendments remove the ability of councils' general managers to administer their council's elections, and require councils to engage an electoral services provider to administer their elections where they do not enter into an election arrangement with the NSW Electoral Commissioner.
- The amendments also update and make refinements to improve the efficacy and clarity of provisions relating to postal voting and the procedures for counting votes under the optional preferential, and the proportional systems and the publication of data in relation to counts.
- Councils will have the option of avoiding the cost of by-elections in the first 18 months of councils' terms by filling vacancies by a countback. The option of countbacks will be available to councils following the September 2020 ordinary elections.
- Election managers will have greater flexibility to determine the days and hours of operation of pre-poll voting offices between the twelfth and first days before Election Day.
- The requirement for notices to be advertised in newspapers has been removed.
- The Government will be consulting with the local government sector on extending to all councils the option of conducting their elections by universal postal voting instead of attendance voting from the 2024 elections.

**POLICY IMPLICATIONS:**

Council has already resolved to engage the NSW Electoral Commission (NSWEC) to conduct the 2020 Election.

The newly elected Council will need to determine whether to exercise the option of avoiding the cost of by-elections in the first 18 months of councils' terms by filling vacancies by a countback.

**CHIEF FINANCIAL OFFICERS COMMENT:**

The estimated cost for the 2020 Election contained in Council's forward estimates was \$110,000.

The estimated cost for the 2020 Election received from the NSWEC is \$131,044.

The cost of the 2016 Election was \$102,000.

The cost of the 2012 Election was \$85,000.

**ATTACHMENTS:**

Nil

**10.2 STRATEGIC TASKS - 'SIGN OFF' - JANUARY AND FEBRUARY 2020****File Number:** S4.13.2 / 19/57362**Author:** Kristy Paton, Temporary Corporate Support Officer - Publishing**SUMMARY:**

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

**COMMENTARY:**

The January and February, 2020 tasks required to be undertaken are detailed below. Any of these tasks may be added to as Council becomes familiar with this new initiative.

<b>Date</b>	<b>Compliance Requirement</b>	<b>Achieved/Not Achieved</b>	<b>Comments</b>
31 January 2020	Third quarter rates instalment notices to be sent (LGA s 562)	Achieved	
31 January 2020	Last day for council's ledgers to be balanced and a list balances to be prepared for a six-monthly inspections by council's auditor (LGGR cl 228)	Achieved	
1 January 2020	Last day to enter into an arrangement with the Electoral Commissioner to conduct council's 2020 ordinary election (s 295(5A))	Achieved	
31 January 2020	Public interest disclosures report due to the NSW Ombudsman (Public Interest Disclosures Act 1994 s 6CA)	Achieved	
1 February 2020	First day for requests to Valuer General for estimates of changes in the value of land for which supplementary valuations are required to be furnished (LGA s 513)	Achieved	
18 February 2020	Expected third instalment of 2019-2020 Financial	Achieved	

	Assistance Grants		
28 February 2020	Last day for Responsible Accounting Officer to submit quarterly budget review statement to council (LGGR cl 203(1))	Achieved	
28 February 2020	Third quarterly rates instalments due (LGAs 562)	On track to being achieved	
2 February 2020	Last day for councils to divide their area into wards, abolish all wards, alter ward boundaries or change ward names (cl 277A)	Noted	

I confirm that the performance criteria as set out in the criteria for scheduled tasks have been met for the months of January and February 2020. I confirm the accuracy and completeness of the information provided above, in that to the best of my knowledge and understanding, all material information has been herein disclosed.

P J HENRY PSM  
GENERAL MANAGER

**ATTACHMENTS:**

**Nil**

**10.3 STAFF MOVEMENTS: - 01 OCTOBER 2019 TO 31 DECEMBER 2019****File Number:** S22.25.1 / 20/52**Author:** Melissa Daskey, Human Resources Officer**SUMMARY:**

For the information of the Council.

To inform Council of all terminations, appointments and internal transfers for the above three (3) month period.

**COMMENTARY:****TERMINATIONS**

<b><u>Date:</u></b>	<b><u>Name:</u></b>	<b><u>Position:</u></b>	<b><u>Reason:</u></b>
06 November 2019	Alice HOLTON	Corporate Support Officer - Telephonist	Resigned
29 November 2019	Tony WILLIAMSON	Relieving Operator	Resigned
10 December 2019	Steven WILLIAMS	Relieving Operator/ General Assistant	Employment ceased
12 December 2019	Troy BECKHOUSE	General Assistant	Resigned

**APPOINTMENTS**

<b><u>Date:</u></b>	<b><u>Name:</u></b>	<b><u>Position:</u></b>	<b><u>Reason:</u></b>
14 October 2019	Steven WILLIAMS	Relieving Operator/ General Assistant	Transfer of Tony Williamson
02 December 2019	Jackson BLAKE	Trainee Civil Engineer	New Position
02 December 2019	Patrick MILLER	Temporary Waste Services Supervisor	Resignation of Stephen Single
17 December 2019	Terence MORTON	Fitter – Maintenance 2	New position

**INTERNAL TRANSFERS**

<b><u>Date:</u></b>	<b><u>Name:</u></b>	<b><u>Position:</u></b>	<b><u>Reason:</u></b>
25 November 2019	Douglas NEWTON	Bitumen Patching Ganger/ Driver	Transfer of Michael Trevithick
25 November 2019	Gregory POSTRAK	Relieving Operator	Appointment to permanent position following boundary adjustment

26 November 2019	Adam WOODBURY	Water/ Wastewater Relief Operator	Transfer of Harley Johnson
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**ATTACHMENTS:****Nil**

<b>10.4 SUMMARY OF DEVELOPMENT APPLICATIONS, CONSTRUCTION CERTIFICATES AND COMPLYING DEVELOPMENTS DURING DECEMBER 2019</b>
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**File Number:** S18.10.2/13 / 20/1379

**Author:** Elaine Kenny, Administration Officer

**SUMMARY:**

This report is intended to keep Council updated on the Development Applications, Construction Certificates and Complying Development Certificates determined during the month of December 2019.

**DEVELOPMENT APPROVALS, REFUSALS AND VARIATIONS DURING DECEMBER 2019**

**Development Approvals**

<b><u>Development Application Number</u></b>	<b><u>Applicant</u></b>	<b><u>Property</u></b>	<b><u>Development</u></b>	<b><u>\$ Amount</u></b>
DA-119/2019	Mr Glen James Cross & Mrs Diane Caroline Cross	199 Old Bundarra Road, INVERELL	Construct New Shed	40,000
DA-120/2019	Mr Gregory John Stewart	4 Andrew Street, INVERELL	Demolition of Shed & Construct Replacement Shed	12,000
DA-121/2019	Mr Murray William Michael Daley	174 Swanbrook Road, INVERELL	Construct Horse Stables	5,000
DA-123/2019	Mr Terence William Moore	5 Libani Close, INVERELL	Construct Carport	7,000
DA-124/2019	Mr Harry Robert Pordage	41 Brae Street, INVERELL	Construct Deck & Skillion Roof	5,000
DA-125/2019	Mr Tawseef Hamid Nasti	475 Fernhill Road, INVERELL	Shed	9,350
DA-126/2019	Mr Brett John Griffiths & Mrs Jeanette Griffiths	700 Old Bundarra Road, INVERELL	Dwelling	194,350
DA-127/2019	Ms Mandy Lee Watts	11 Prince Street, INVERELL	Carport	7,500
DA-128/2019	Mr William Donald Attwood	40 Mackie Lane, INVERELL	Shed	15,000
DA-130/2019	New England Surveying & Engineering	26 Kingfisher Drive, INVERELL	Strata Subdivision	Nil

DA-131/2019	Local Government Engineering Services	21 Howard Street, INVERELL	Demolition of Structures	Nil
DA-132/2019	Mr Allan Clive Wood	6B Brewery Street, INVERELL	Change of Use - Gymnasium/Squash Courts to Dwelling	Nil
DA-133/2019	Mr Timothy Leigh Atkins	634 Elsmore Road, ELSMORE	1) Construct Dwelling & Shed 2) Temporary Occupation of Shed	325,000
DA-134/2019	Ms Heather Joy Hottes	18-22 Glen Innes Road, INVERELL	Relocation of New England Hunting	Nil
DA-135/2019	Mr Scott Antony Wilson	235 Old Bundarra Road, INVERELL	Construct Shed & Install Shipping Container	10,000
DA-136/2019	Inverell RSL Sub-Branch	68-76 Evans Street, INVERELL 64 Evans Street, INVERELL	Boundary Adjustment & Consolidation	Nil
DA-138/2019	Mr Bradley James Tindall & Mrs Tracey Jane Tindall	496 Yetman Road, INVERELL	Boundary Adjustment	Nil
<b>Monthly estimated value of Approvals: December 2019</b>			<b>17</b>	<b>630,200</b>

**Development Amendments**

Nil

**Development Refusals**

Nil

**Variation to Development Standards Approved**

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 December 2019.

**INFORMATION:**

Nil

**CONSTRUCTION CERTIFICATES APPROVED AND AMENDED DURING DECEMBER 2019****Construction Certificates approved by Council**

<b><u>Construction Certificate Number</u></b>	<b><u>Applicant</u></b>	<b><u>Property</u></b>	<b><u>Construction</u></b>	<b><u>\$ Amount</u></b>
CC-55/2018	Armidale New England Building Design	71 Palaroo Lane, INVERELL	Detached Dual Occupancy - Construct Farm Shed with Attached Dwelling	218,500
CC-75/2019	Mr Stuart Payne & Mrs Margaret Joy-Maree Payne	48 George Street, INVERELL	Carport	6,500
CC-88/2019	Inverell Public School	22-30 Wood Street, INVERELL	Sign	23,000
CC-89/2019	Mr Glen James Cross	199 Old Bundarra Road, INVERELL	Construct New Shed	40,000
CC-90/2019	Mr Gregory John Stewart	4 Andrew Street, INVERELL	Shed	12,000
CC-91/2019	Mr Murray William Michael Daley	174 Swanbrook Road, INVERELL	Construct Horse Stables	5,000
CC-93/2019	Mr Harry Robert Pordage	41 Brae Street, INVERELL	Construct Deck & Skillion Roof	5,000
CC-94/2019	Mr Tawseef Hamid Nasti	475 Fernhill Road, INVERELL	Shed	9,350
CC-95/2019	Ms Mandy Lee Watts	11 Prince Street, INVERELL	Carport	7,500
CC-96/2019	Mr William Donald Attwood	40 Mackie Lane, INVERELL	Shed	15,000
CC-98/2019	Mr Timothy Leigh Atkins	634 Elsmore Road, ELSMORE	Construct Dwelling & Shed	325,000
<b>Monthly estimated value of Approvals: December 2019</b>			<b>11</b>	<b>666,850</b>

**Amended Construction Certificates approved by Council**

Nil

**Construction Certificates approved by Private Certifier**

Nil

**Amended Construction Certificates approved by Private Certifier**

Nil

**COMPLYING DEVELOPMENT CERTIFICATES APPROVED AND AMENDED DURING DECEMBER 2019****Complying Development Certificates Approved by Council**

Nil

**Amended Complying Development Certificates approved by Council**

Nil

**Complying Development Certificates approved by Private Certifier**

<b><u>Complying Development Number</u></b>	<b><u>Applicant</u></b>	<b><u>Property</u></b>	<b><u>Construction</u></b>	<b><u>\$ Amount</u></b>
CD-36/2019	Woolworths Limited	2 Vivian Street, INVERELL	Internal alterations to the interior plan of existing supermarket	59,000
<b>Monthly estimated value of Approvals: December 2019</b>			<b>1</b>	<b>59,000</b>

**Amended Complying Development Certificates approved by Private Certifier**

Nil

**TOTAL BUILDING CONSTRUCTION FOR INVERELL SHIRE DURING DECEMBER 2019:**

<b><u>Type of Consent</u></b>	<b><u>Number</u></b>	<b><u>\$ Amount</u></b>
Construction Certificates – Council Approved	<b>11</b>	<b>666,850</b>
Construction Certificates – Private Certifier	<b>0</b>	<b>Nil</b>
Complying Development – Council Approved	<b>0</b>	<b>Nil</b>
Complying Development – Private Certifier	<b>1</b>	<b>59,000</b>
<b>Totals</b>	<b>12</b>	<b>725,850</b>

Estimated Value of Approvals issued in the financial ytd in:	<b>2019/2020</b>	<b>(67)</b>	<b>\$6,200,125</b>
	<b>2018/2019</b>	<b>(88)</b>	<b>\$10,478,853</b>

**ATTACHMENTS:****Nil**

**10.5 SEPTIC TANK APPROVALS FOR DECEMBER 2019****File Number:** S29.19.1 / 20/1811**Author:** Elaine Kenny, Administration Officer**SUMMARY:**

The following details the Septic Tank approvals for December 2019.

**INFORMATION:**

<b><u>Septic Application Number</u></b>	<b><u>Applicant</u></b>	<b><u>Property</u></b>
S-25/2019	Mr Timothy Leigh Atkins	634 Elsmore Road, ELSMORE
S-27/2019	Sapphire City Plumbing	5 Long Plain Lane, LONG PLAIN

**ATTACHMENTS:****Nil**

## 10.6 ORDINANCE ACTIVITIES REPORT FOR DECEMBER 2019

**File Number:** S18.10.1 / 20/1817

**Author:** Elaine Kenny, Administration Officer

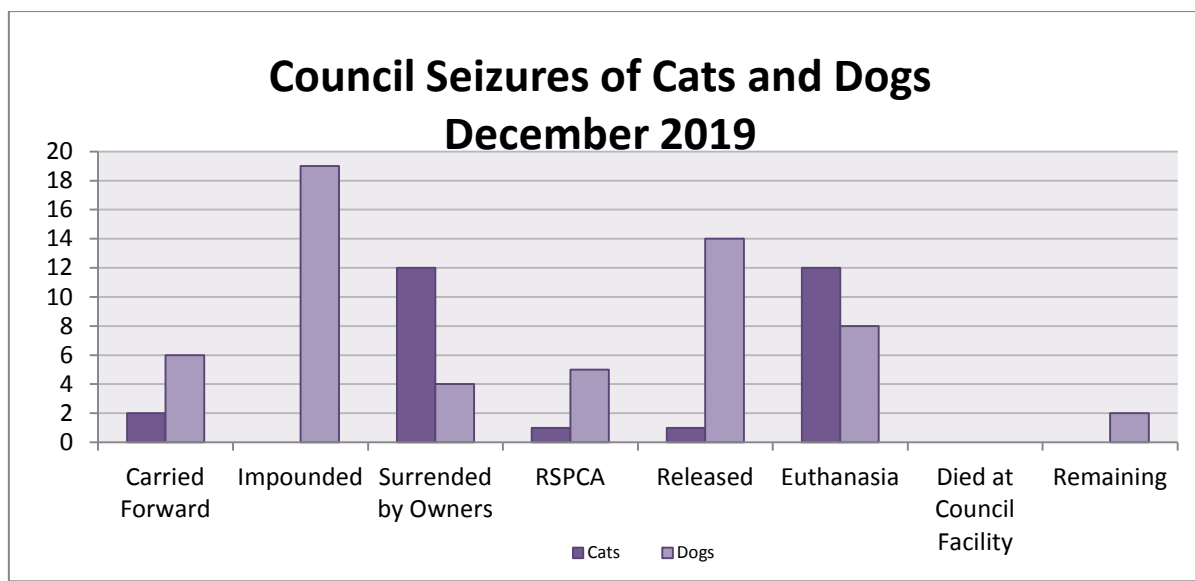
### SUMMARY:

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

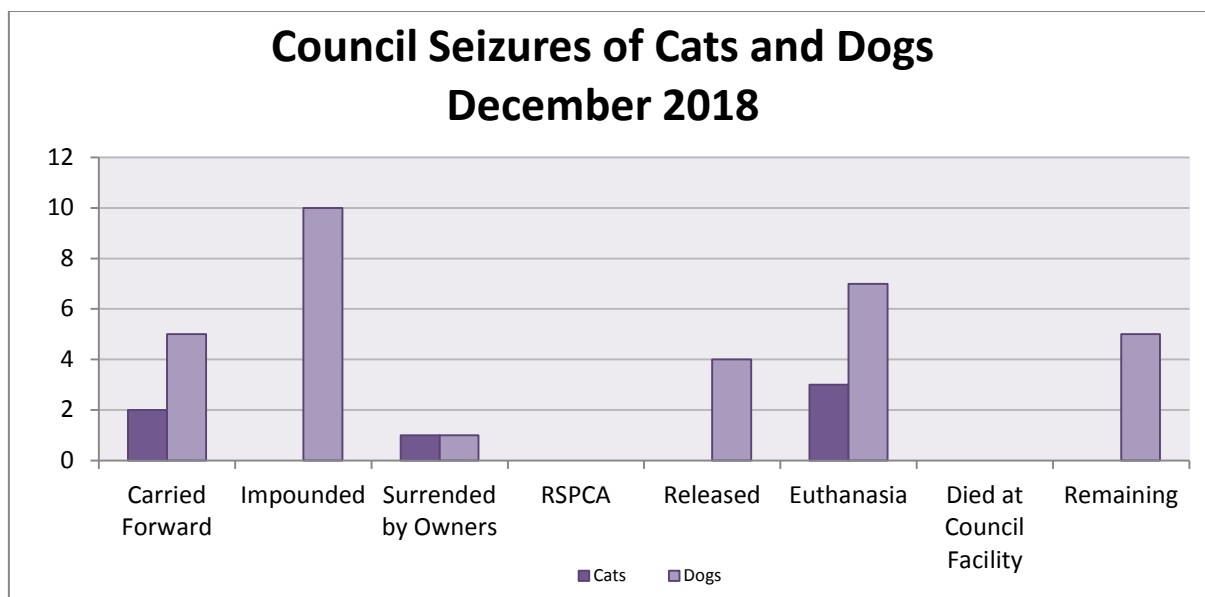
### INFORMATION:

#### COMPLIANCE

#### Inverell Shire Council Pound Monthly Report December 2019



#### Inverell Shire Council Pound Monthly Report December 2018



**ATTACHMENTS:**

**Nil**

<b>10.7 SUMMARY OF DEVELOPMENT APPLICATIONS, CONSTRUCTION CERTIFICATES AND COMPLYING DEVELOPMENTS DURING JANUARY 2020</b>
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**File Number:** S18.10.2/13 / 20/1824

**Author:** Elaine Kenny, Administration Officer

**SUMMARY:**

This report is intended to keep Council updated on the Development Applications, Construction Certificates and Complying Development Certificates determined during the month of January 2020.

**DEVELOPMENT APPROVALS, REFUSALS AND VARIATIONS DURING JANUARY 2020**

**Development Approvals**

<b><u>Development Application Number</u></b>	<b><u>Applicant</u></b>	<b><u>Property</u></b>	<b><u>Development</u></b>	<b><u>\$ Amount</u></b>
DA-111/2019	T J Pyne Superfund	147 Byron Street, INVERELL	Demolition of Existing Commercial Buildings and Construction of Two-Storey Mixed Use Commercial and Residential Premises.	1,200,000
DA-112/2019	AAM Investment Group	375 Yetman Road, INVERELL	Alterations and additions to the existing Inverell Saleyards, including new truck wash, improved parking areas, on-site refuelling facility for patrons only, amenities building, agents offices and ancillary works	2,500,000
DA-129/2019	Mr Thomas James Taylor	3 Brownleigh Vale Drive, INVERELL	New Dwelling	304,000
DA-137/2019	BJ & RE House Pty Ltd	124 Trafalgar Lane, GUM FLAT	Dwelling and Shed	325,000
DA-140/2019	Ms Karen Barbara Martin	737 Old Mill Road, STANNIFER	Concept Development Application - Construction of a dwelling	Nil
DA-1/2020	Mr Charles Warwick Gardner	74-78 Vernon Street, INVERELL	Addition to existing shed	11,000
DA-3/2020	Jaeteg Pty Ltd	190 Evans Street, INVERELL	Change of Use - Storage Shed to Local Distribution Premises	120,000

DA-4/2020	Mr Brett Lesley Roberts	34 Wood Street, GILGAI	Construct new shed and relocate carport to the rear of dwelling	19,840
DA-6/2020	Mr Robert Ian Watson	261 Ponds Road, GILGAI	New Dwelling	220,000
<b>Monthly estimated value of Approvals: January 2020</b>			<b>9</b>	<b>4,699,840</b>

**Development Amendments**

<b><u>Development Application Number</u></b>	<b><u>Applicant</u></b>	<b><u>Property</u></b>	<b><u>Development</u></b>	<b><u>\$ Amount</u></b>
DA-116/2006/A	Mr Robert John Fox	52 Henderson Street, INVERELL	Dual Occupancy	Nil
DA-141/2018/A	Mr Benjamin Thomas Partridge	145 Roscrae Lane, INVERELL	Earthworks, including retaining walls	Nil
<b>Monthly estimated value of Approvals: January 2020</b>			<b>2</b>	<b>Nil</b>

**Development Refusals**

Nil

**Variation to Development Standards Approved**

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 January 2020.

**INFORMATION:**

Nil

**CONSTRUCTION CERTIFICATES APPROVED AND AMENDED DURING JANUARY 2020****Construction Certificates approved by Council**

<b><u>Construction Certificate Number</u></b>	<b><u>Applicant</u></b>	<b><u>Property</u></b>	<b><u>Construction</u></b>	<b><u>\$ Amount</u></b>
CC-116/2018	Local Government Engineering Services	Lot 31 DP 876448 - Vernon Street, INVERELL	Residential Subdivision	1,100,000
CC-79/2019	Mr Steven James Butler	12 White Box Place, INVEREL	New Dwelling	400,000
CC-87/2019	Inverell Blinds and Awnings	94 Vivian Street, INVERELL	Shade Structure	8,000
CC-100/2019	BJ & RE House Pty Ltd	124 Trafalgar Lane, GUM FLAT	Dwelling and Shed	325,000
CC-1/2020	Mr Charles Warwick Gardner	74-78 Vernon Street, INVERELL	Addition to existing shed	11,000
CC-4/2020	Mr Brett Lesley Roberts	34 Wood Street, GILGAI	Construct new shed and relocate carport to the rear of dwelling	19,840
<b>Monthly estimated value of Approvals: January 2020</b>			<b>6</b>	<b>1,863,840</b>

**Amended Construction Certificates approved by Council**

<b><u>Construction Certificate Number</u></b>	<b><u>Applicant</u></b>	<b><u>Property</u></b>	<b><u>Construction</u></b>	<b><u>\$ Amount</u></b>
CC-119/2018/A	Mr Benjamin Thomas Partridge	145 Roscrae Lane, INVERELL	Earthworks, including retaining walls	Nil
<b>Monthly estimated value of Approvals: January 2020</b>			<b>1</b>	<b>Nil</b>

**Construction Certificates approved by Private Certifier**

<b><u>Construction Certificate Number</u></b>	<b><u>Applicant</u></b>	<b><u>Property</u></b>	<b><u>Construction</u></b>	<b><u>\$ Amount</u></b>
CC-2/2020	Leisa Cleal	20 Brown Street, INVERELL	Dual Occupancy (Attached)	19,840

<b>Monthly estimated value of Approvals: January 2020</b>	<b>1</b>	<b>19,840</b>
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**Amended Construction Certificates approved by Private Certifier**

Nil

**COMPLYING DEVELOPMENT CERTIFICATES APPROVED AND AMENDED DURING JANUARY 2020****Complying Development Certificates Approved by Council**

<b><u>Complying Development Number</u></b>	<b><u>Applicant</u></b>	<b><u>Property</u></b>	<b><u>Construction</u></b>	<b><u>\$ Amount</u></b>
CD-37/2019	Spanline Tamworth	20 Masons Lane, INVERELL	Patio	18,340
CD-1/2020	Buildme Construction Group	33 Lewin Street, INVERELL	New Shed	18,000
<b>Monthly estimated value of Approvals: January 2020</b>			<b>2</b>	<b>36,340</b>

**Amended Complying Development Certificates approved by Council**

Nil

**Complying Development Certificates approved by Private Certifier**

Nil

**Amended Complying Development Certificates approved by Private Certifier**

Nil

**TOTAL BUILDING CONSTRUCTION FOR INVERELL SHIRE DURING JANUARY 2020:**

<b><u>Type of Consent</u></b>	<b><u>Number</u></b>	<b><u>\$ Amount</u></b>
Construction Certificates – Council Approved	<b>6</b>	<b>1,863,840</b>
Construction Certificates – Private Certifier	<b>1</b>	<b>19,840</b>
Complying Development – Council Approved	<b>2</b>	<b>36,340</b>
Complying Development – Private Certifier	<b>0</b>	<b>Nil</b>
<b>Totals</b>	<b>9</b>	<b>1,920,020</b>

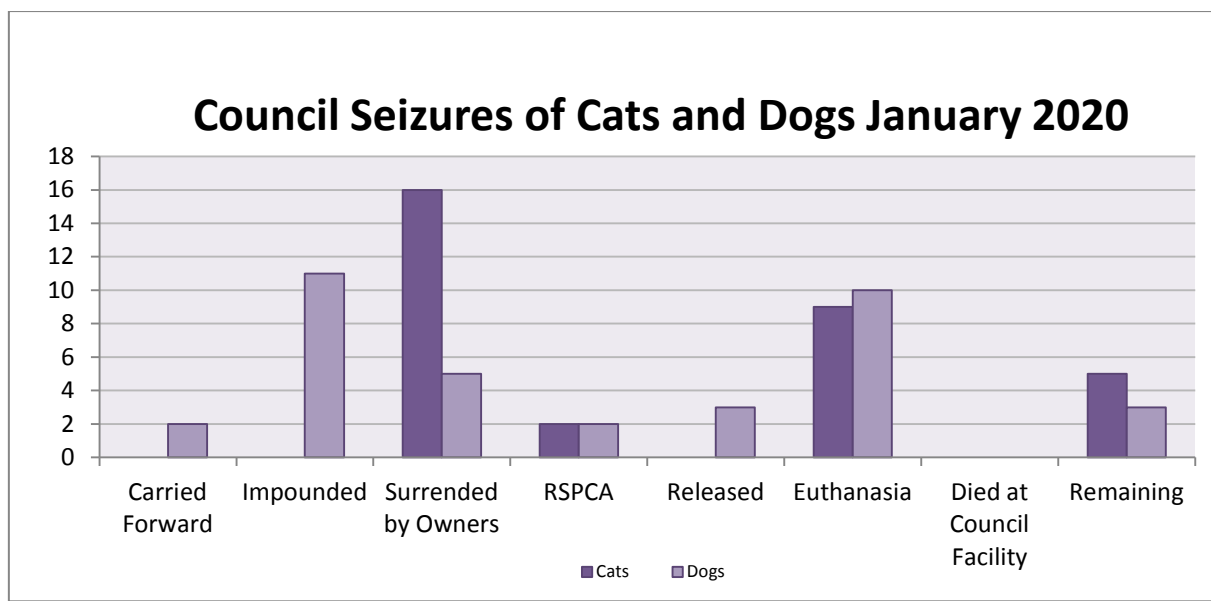
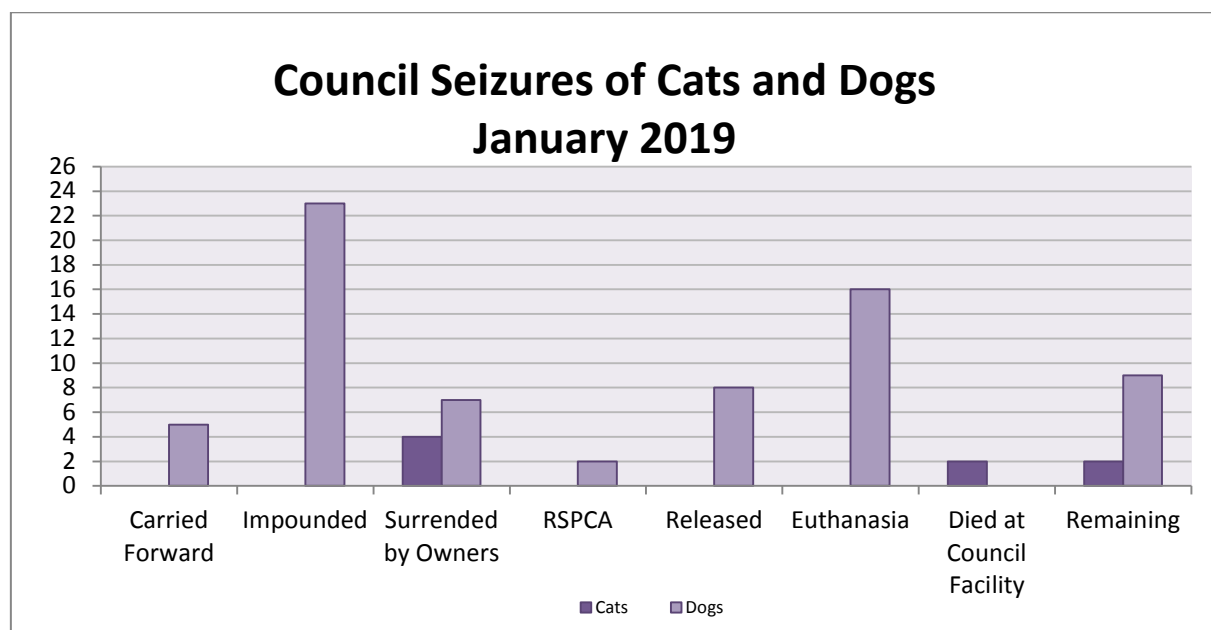
Estimated Value of Approvals issued in the financial ytd in: **2019/2020 (76) \$ 8,120,145**  
**2018/2019 (99) \$11,125,838**

**ATTACHMENTS:**

Nil

**10.8 ORDINANCE ACTIVITIES REPORT FOR JANUARY 2020****File Number:** S18.10.1 / 20/1830**Author:** Elaine Kenny, Administration Officer**SUMMARY:**

The following details the number of various Ordinance activities carried out during January 2020, in comparison to the same month in 2019.

**INFORMATION:****COMPLIANCE****Inverell Shire Council Pound Monthly Report January 2020****Inverell Shire Council Pound Monthly Report January 2019****ATTACHMENTS:****Nil**

**10.9 SEPTIC TANK APPROVALS FOR JANUARY 2020****File Number: S29.19.1 / 20/1831****Author: Elaine Kenny, Administration Officer****SUMMARY:**

The following details the Septic Tank approvals for January 2020.

**INFORMATION:**

<b><u>Septic Application Number</u></b>	<b><u>Applicant</u></b>	<b><u>Property</u></b>
S-26/2019	BJ & RE House Pty Ltd	124 Trafalgar Lane, GUM FLAT

**ATTACHMENTS:****Nil**

**10.10 ANNUAL LEAVE**

**File Number:** S22.13.2/07 / 20/3758

**Author:** Melissa Daskey, Human Resources Officer

**SUMMARY:**

For the information of the Council.

To advise the Council of any Annual Leave pro-rata balance in excess of the Award provisions as per the Management Policy.

**COMMENTARY:**

In accordance with the Management Policy – Human Resources, Leave Provisions – Annual Leave Accrual, a report is required at the February Council Meeting, advising of any Annual Leave pro-rata balance in excess of the Award provision.

Council's records indicate thirty-one (31) employees have a pro-rata balance of leave in excess of the Award provisions.

Letters have been written to each employee advising that the leave must be taken or forfeited in accordance with the Management Policy.

The Directors have also been advised of the employees in their Division who need to comply with the Policy.

**ATTACHMENTS:**

**Nil**

**10.11 BRIEFING - REQUEST TO AMEND INVERELL LOCAL ENVIRONMENTAL PLAN 2012  
- LOT 1 DP 825894, 60 JARDINE ROAD, INVERELL**

**File Number:** S18.6.34/09 / 20/5432

**Author:** Anthony Alliston, Manager Development Services

**SUMMARY:**

The purpose of this information report is to brief Councillors on a recent request to amend the *Inverell Local Environmental Plan 2012*. The request is to rezone a portion of Lot 1 DP 825894, 60 Jardine Road, Inverell from RU1 Primary Production zone to B5 Business Development zone. The intention of the rezoning is to facilitate the development of a new Bunnings store aimed at servicing Inverell and the North West Region.

The report also provides Councillors with background to the Inverell Shire Employment Land Strategy, the Inverell Shire Strategic Landuse Plan and the strategic planning undertaken to provide for large format bulky goods development in Inverell.

**COMMENTARY:**

**Introduction**

On 27 January 2020, Council received a Planning Proposal from Insite Planning Services requesting an amendment to the *Inverell Local Environmental Plan 2012* (ILEP 2012).

The Planning Proposal seeks a site specific amendment (re-zoning) to the ILEP 2012 in relation to the zoning and minimum lot size provisions applicable to approximately 1 hectare of land on the corner of Jardine Road and the Gwydir Highway, Inverell.

As per the request received from Insite Planning Services, the *“Planning Proposal is being driven by a scheme for a new Bunnings store to service Inverell and the North West region on land located on the corner of the Gwydir Highway and Jardine Road at the western gateway to Inverell”*.

The land is known as Lot 1 DP 825894, 60 Jardine Road, Inverell. It has a total area of 14.14 hectares and contains a single dwelling accessed from Jardine Road, approximately 500 metres north of the Gwydir Highway. The land is predominantly grassland used for small-scale cattle grazing. A watercourse traverses the site in a north-easterly direction. The land is shown in **Figure 1**.

The subject land has frontage to:

- Warialda Road on the south, which forms part of the Gwydir Highway;
- Jardine Road on the west, which is the heavy vehicle bypass; and
- Oakland Lane on the north, a minor sealed road servicing 15 rural residential properties.

This road network can be seen in **Figure 1**.

Under the ILEP 2012, Lot 1 DP 825894 is:

- Zoned:
  - RU1 Primary Production – Approximately 7.64 hectares;
  - R1 General Residential – Approximately 5 hectares; and
  - B5 Business Development – Approximately 1.5 hectares.
- Subject to the following minimum lot size provisions:
  - 450 square metres – the land zoned RU1 Primary Production and R1 General Residential; and
  - No minimum lot size – the land zoned B5 Business Development.

The zoning of Lot 1 DP 825894 under the ILEP 2012 is shown in **Figure 2** and the minimum lot size provisions applicable to Lot 1 DP 825894 under the ILEP 2012 are shown in **Figure 3**.

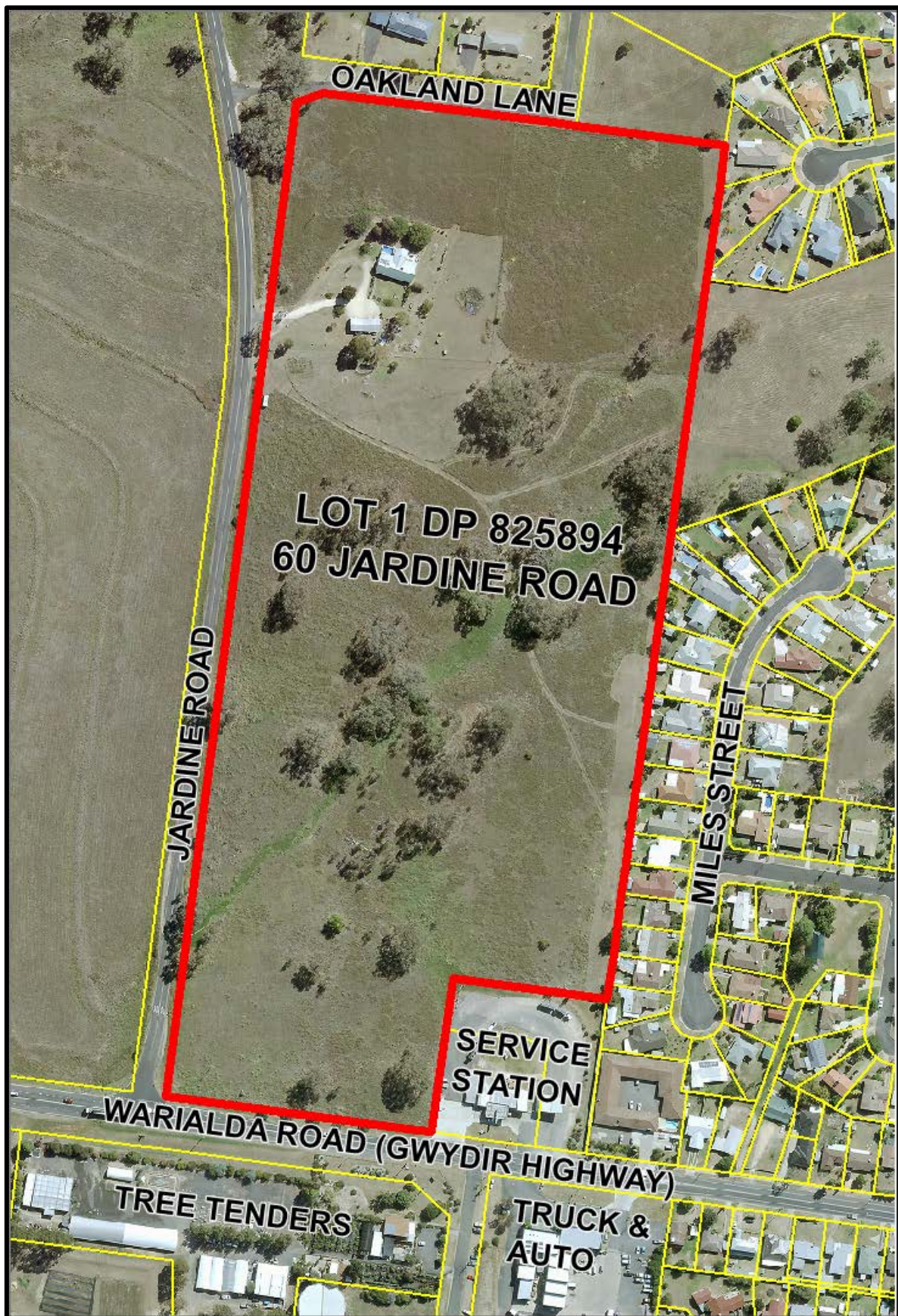


Figure 1 – Aerial Image of Lot 1 DP 825894, 60 Jardine Road, Inverell

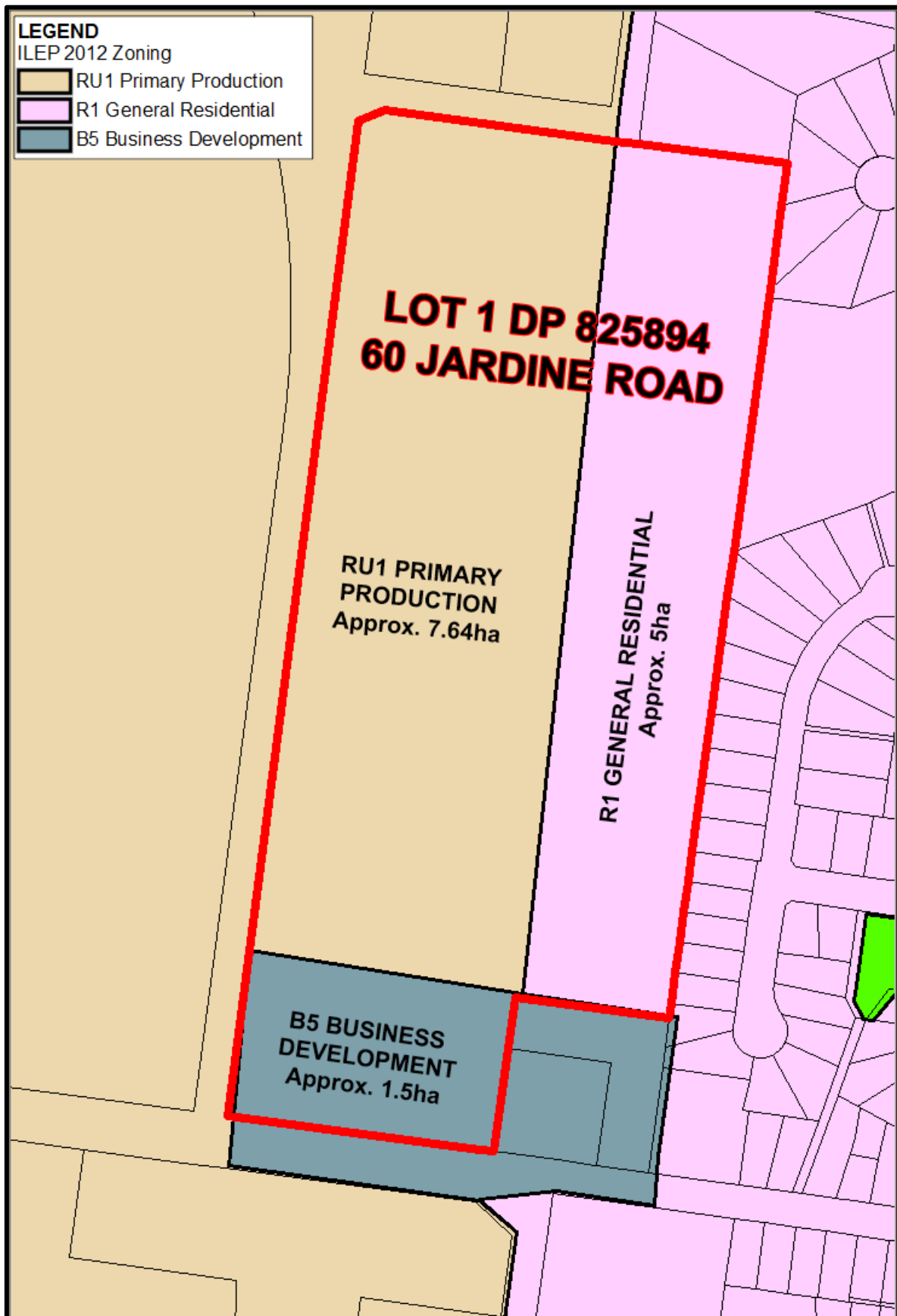


Figure 2 – Land Use Zoning of Lot 1 825894 under the ILEP 2012

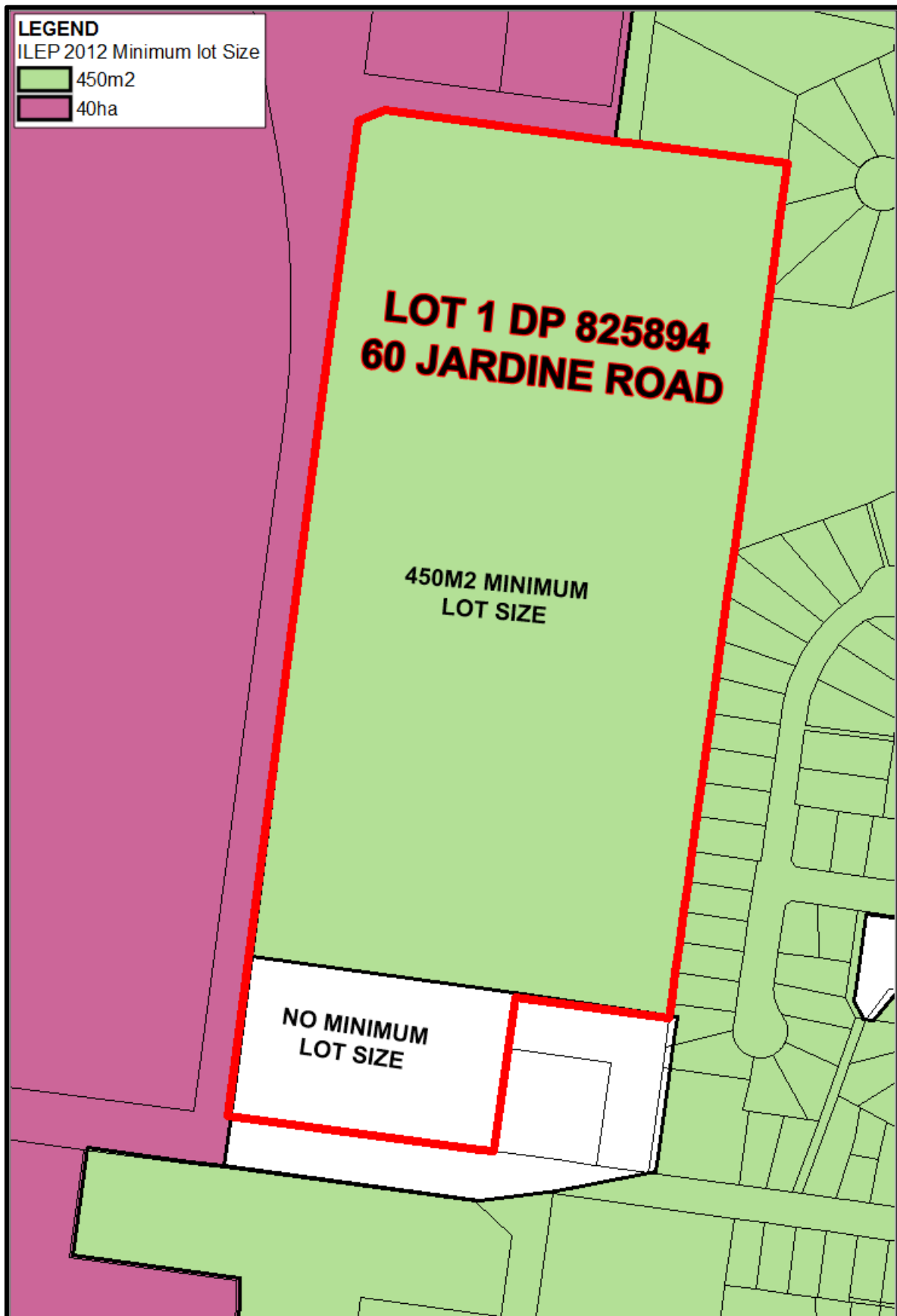


Figure 3 – Minimum Lot Size Provisions applicable to Lot 1 825894 under the ILEP 2012

## **Background**

Pursuant to the Inverell Local Environmental Plan 2012 approximately 2.5 hectares of land on the corner of the Gwydir Highway and Jardine Road is zoned B5 Business Development (**Figure 2**). It is the only B5 Business Development zoned land in the Shire.

The following provides some background to the Department of Planning endorsed strategic planning work undertaken by Council since 2006. This strategic planning underpins the current zoning of the land, the subject of the rezoning request.

### **Inverell Shire Employment Land Strategy**

The Inverell Shire Employment Land Strategy was first adopted by Council in July 2008, as part of Council's comprehensive Shire wide strategic planning which commenced in 2006.

After a number of enquiries from prospective developers for the establishment of a large format bulky goods development in 2009, Council staff facilitated a briefing workshop for Councillors on 28 April, 2009. This included a PowerPoint presentation to Councillors specifically in regards to catering for bulky goods and other related commercial developments. The briefing highlighted the following points:

- The attributes of bulky goods retailing including siting characteristics and vehicular access and transportation requirements;
- The predicted future demand and supply of bulky goods;
- Department of Planning Policies relating to market forces, planning principles, competition between businesses, and the need to cater for a future demand; and
- The possible solution in Inverell for a large format bulky goods precinct in a suitable highway location at the edge of town.

A copy of the 28 April, 2009 PowerPoint presentation has been circulated to Councillors under a separate cover.

After the Councillor briefing workshop Inverell Shire Council commissioned a review of its Employment Land Strategy. The focus of the review was the provision of large format bulky goods floorspace as well as future requirements for bulky good stores in excess of 1000 square metres gross leasable area (GLA).

The revised Employment Land Strategy was completed in August 2011 and adopted by Council as part of the Inverell Shire Strategic Landuse Plan in December 2011 (RES-182/11).

The adopted Inverell Shire Employment Land Strategy provides guidance in regards to the future development of large format bulky goods stores in Inverell. A copy of the adopted Inverell Shire Employment Land Strategy August 2011 is included as **Attachment 1**.

Section 3.2 of the Inverell Shire Council Employment Land Strategy specifically relates to Large Format Bulky Goods Stores and states:

*"A review of the Employment Lands Strategy undertaken for Council in 2009 found that provision should be made for large format bulky goods stores or stores in excess of 1000 square metres GLA. Unencumbered land is required to cater for potential major developments requiring large sites that cannot be accommodated in the town centre or in the areas north of the town centre currently zoned Industrial and proposed to be rezoned for a smaller format bulky goods precinct.*

*An appropriate location for this type of development was identified in the vicinity of the Gwydir Highway and Jardine Road. It is envisioned that a potential enterprise corridor could be located on the north side of Gwydir Highway east and west of Jardine Road and on the south side of Gwydir Highway opposite Jardine Road. An enterprise corridor could be suitable for the location of space extensive highway related uses that could include:*

- large format bulky goods;

- *automotive retail, caravan and boat sales;*
- *agricultural products sales;*
- *a service centre, including a petrol filling station, truck stop and associated uses”.*

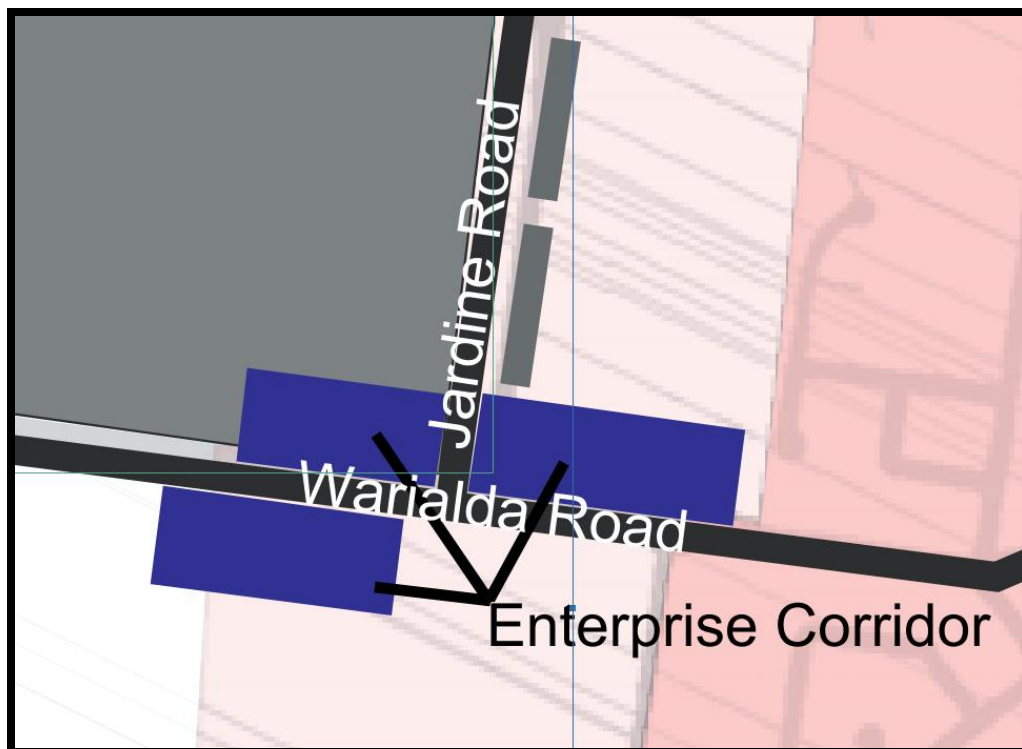
Section 4.2 of the Strategy states:

*“Inverell is an important district and sub-regional centre and services an extensive rural catchment area. There is an important need for the city to provide opportunities for space extensive businesses that are not industrial functions but extend well beyond the realm of core retailing and smaller format bulky goods retailing. There are a number of space-extensive activities that regional service cities need to accommodate. Typically these require highway frontages with good access to the region and rural areas and adjoining towns and cities.*

*The types of activities which require highway access and extensive sites include:*

- *larger format bulky goods stores;*
- *trade supplies, including timber yards and building materials and engineering supplies;*
- *automotive, boat and caravan sales; and*
- *agricultural equipment and supply sales”.*

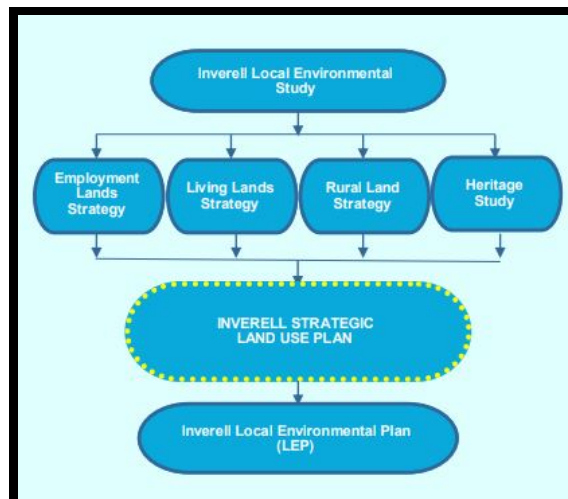
The Employment Land Strategy identifies the area in the vicinity of the Gwydir Highway and Jardine Road as suitable for the future development of a large format bulky goods precinct. **Figure 4** is an extract of the plan contained in the Employment Land Strategy. It should be noted that the area identified as a large format bulky goods precinct (enterprise corridor) equates to approximately 10 hectares.



**Figure 4 – Extract from the Inverell Shire Employment Land Strategy showing the identified area for a large format bulky goods precinct.**

### Inverell Strategic Landuse Plan

The Inverell Shire Strategic Landuse Plan was adopted by Council in December 2011. The Inverell Shire Strategic Landuse Plan was the amalgamation of a number of strategies including the Employment Land Strategy, and was the precursor to the comprehensive new Shire wide Local Environmental Plan. **Figure 5** below is an extract from the Inverell Shire Strategic Landuse Plan which graphically shows the various strategies that culminated in the preparation of the Inverell Shire Strategic Landuse Plan.



**Figure 5 – Extract from Inverell Strategic Landuse Plan**

The Inverell Shire Strategic Landuse Plan reinforces the concept of a large format bulky goods precinct as identified in the Inverell Shire Employment Land Strategy.

*“The strategy also recognises that a separate precinct for larger format bulky goods type activities in accessible and visible locations outside of the CBD is required.”*

After its adoption by Council in December 2011, the Inverell Strategic Landuse Plan was then endorsed by the Department of Planning and served as the primary strategic document which informed the preparation of the Draft Inverell Local Environmental Plan in 2012.

### Inverell Local Environmental Plan 2012

After exhibition of the Draft Inverell Local Environmental Plan in July 2012, the *Inverell Local Environmental Plan 2012* was gazetted on 7 December, 2012.

It is important to note that with the gazettal of the *Inverell Local Environmental Plan 2012*, the 10 hectares of land identified in the Employment Land Strategy for a large format bulky goods precinct (**Figure 4**) was not all zoned B5 Business Development. Only approximately 2.5 hectares was zoned B5 Business Development which also encompassed a disused service station at 143-149 Warialda Road, which at the time was expected to be demolished (**Figure 2**). The 2.5 hectares of B5 Business Development zoned land, including the disused service station was thought to be sufficient to facilitate the development of a single large format bulky goods store.

The rationale mandated by the Department of Planning behind only zoning part of the land identified for a large format bulky goods precinct was that an oversupply may lead to inappropriate cheaper and smaller development in the precinct and thus lead to adverse impacts via commercial leakage from the Inverell CBD. It was considered that the over zoning of land to B5 Business Development would undermine the objectives of Council’s primary intent for the development of a vibrant and diverse town centre.

The Department of Planning indicated that, in the future, if the B5 Business Development zone was fully developed, the Department endorsed Employment Lands Strategy’s identification of additional large format bulky goods precinct land (**Figure 4**) west of Jardine Road and south of the Gwydir Highway would lend weight to a relatively straight forward “spot rezoning”.

In 2013 the redevelopment of the previously disused service station commenced, and is now operational and therefore has negated approximately 1 hectare of the land which was zoned B5 Business Development.

### Inverell Development Control Plan 2013

The Inverell Development Control Plan (DCP) was adopted by Council in July 2013. The aim of the DCP is to provide further guidance on development in the Shire, and to support the objectives, intent and direction of Council's planning policies and environmental planning instruments, namely the *Inverell Local Environmental Plan 2012*.

Chapter 4 of the DCP relates to commercial and industrial development. The following extract shows the intent for development in the various commercial precincts within the town.

#### **"4.2 Intent**

*The intent of this chapter is to:*

- *Promote orderly and well designed development in accordance with the hierarchy of commercial precincts within Inverell. These precincts are:*
  - **Town Centre Core Area** – *The preferred location for shopfront retail activity, including major new stores (excluding bulky goods), and is also the main pedestrian area within the town centre. This core includes a periphery of major community facilities, office and professional services.*
  - **Town Centre Outer Area** – *Adjoins the town centre core area and is currently characterised by light industrial and commercial activities. Refer to Figure 4.1. Small format bulky goods stores or stores less than 1000m<sup>2</sup> Gross Floor Area (GFA) are encouraged in this area. Large retail outlets greater than 1000m<sup>2</sup> GFA should not be located in the Town Centre Outer Area.*
  - **Enterprise Corridor** – *The area zoned B5 Business Development under the ILEP and which provides an effective land supply and appropriate location for the development of large floor area highway related commercial activities (i.e. large format bulky goods) that cannot be accommodated in the other commercial precincts.*
  - **Neighbourhood Centres** – *A range of small scale precincts zoned B1 Neighbourhood Centre under the ILEP containing retail, business and community uses designed to serve the surrounding neighbourhood.*
- *Sustain Inverell's role as an important district and sub-regional industrial centre, with the continuing provision of cost competitive, attractive and well-planned industrial areas to meet the town's requirements for the foreseeable future.*
- *Consider appropriate commercial and industrial development outside of commercial and industrial zoned areas, where the development is permissible and compatible with the surrounding area and the establishment of such will not adversely impact on the viability of the central business district of Inverell."*

In summary, it can be seen the intent of the DCP is that any type of bulky goods development is not preferred in the Town Centre Core area (CBD) and only small format bulky goods stores less

than 1000 square metres GFA are encouraged in the Town Centre Outer Area. The “Enterprise Corridor” (land zoned B5 Business Development) is set aside for large format bulky goods and highway related commercial activities that can’t be accommodated in either the Town Centre Core or Outer Areas.

### **Proposed Re-Zoning Request**

As stated earlier in this report, the *“Planning Proposal is being driven by a scheme for a new Bunnings store to service Inverell and the North West region on land located on the corner of the Gwydir Highway and Jardine Road at the western gateway to Inverell”*.

Under the ILEP 2012, a “Bunnings Warehouse” development is characterised as a ‘Hardware and building supplies’, which is permissible with consent in the B5 Business Development zone, but prohibited within the RU1 Primary Production zone.

The portion of Lot 1 DP 825894 zoned B5 Business Development under the ILEP 2012 is approximately 1.5 hectares (**Figure 2**). The indicative area identified for a new Bunnings Warehouse development on Lot 1 DP 825894 is approximately 2.5 hectares. Therefore the amendment requested is for enlarging the existing B5 Business Development zone over Lot 1 DP 825894 immediately to the north by approximately 1 hectare. This would result in the zoning of approximately 1 hectare of the subject land changing from the RU1 Primary Production zone to the B5 Business Development zone.

An indicative zoning map for the requested amendment is shown in **Figure 6**. For a comparison against the current zoning of Lot 1 DP 825894 previously shown, refer to **Figure 2**.

The Planning Proposal also requests an amendment to the current minimum lot size map to have no minimum lot size applying to the enlarged B5 Business Development zone. An indicative minimum lot size map for the requested amendment is shown in **Figure 7**. For a comparison against the current minimum lot sizes applicable to Lot 1 DP 825894 previously shown, refer to **Figure 3**.

### **Rezoning Process**

Before an amendment to an environmental planning instrument (Inverell Local Environmental Plan 2012) is made, a report must be prepared that explains the intended effect of the proposed amendment and sets out the justification for making the amendment. This report is called a “Planning Proposal”.

A Planning Proposal must be prepared in accordance with the *Environmental Planning and Assessment Act 1979* and *Planning Proposals - a guide to preparing planning proposals* published by the Department of Planning.

Should Council resolve to support an amendment to the ILEP 2012, the Planning Proposal must be submitted to the NSW Department of Planning Gateway Panel. The panel determines:

- Whether the amendment can proceed (with or without variation);
- If an amendment is to proceed, what conditional matters apply including further studies being undertaken, public consultation, public hearings, agency consultation, time frames, etc.; and
- Whether the functions of the Minister for Planning will be delegated to Council, which would grant Council the powers for preparing, exhibiting and gazetting the amendment to the ILEP 2012.

Insite Planning Services has prepared and submitted a Planning Proposal in support of the proposed re-zoning. At the time of preparing this information report Council’s Development Services were still undertaking a detailed review of the report to determine whether it contains sufficient information to enable Council to make a merit based assessment and an informed decision in relation to the request to amend the ILEP 2012.

At this stage, Council will require further information and clarification from Insite Planning Services to adequately address the requirements of the *Environmental Planning and Assessment Act 1979* and *Planning Proposals - a guide to preparing planning proposals*.

Once the additional information and an updated Planning Proposal report is received and reviewed, the request to amend the ILEP 2012 will be referred to Council's Civil and Environmental Services Committee for further consideration.

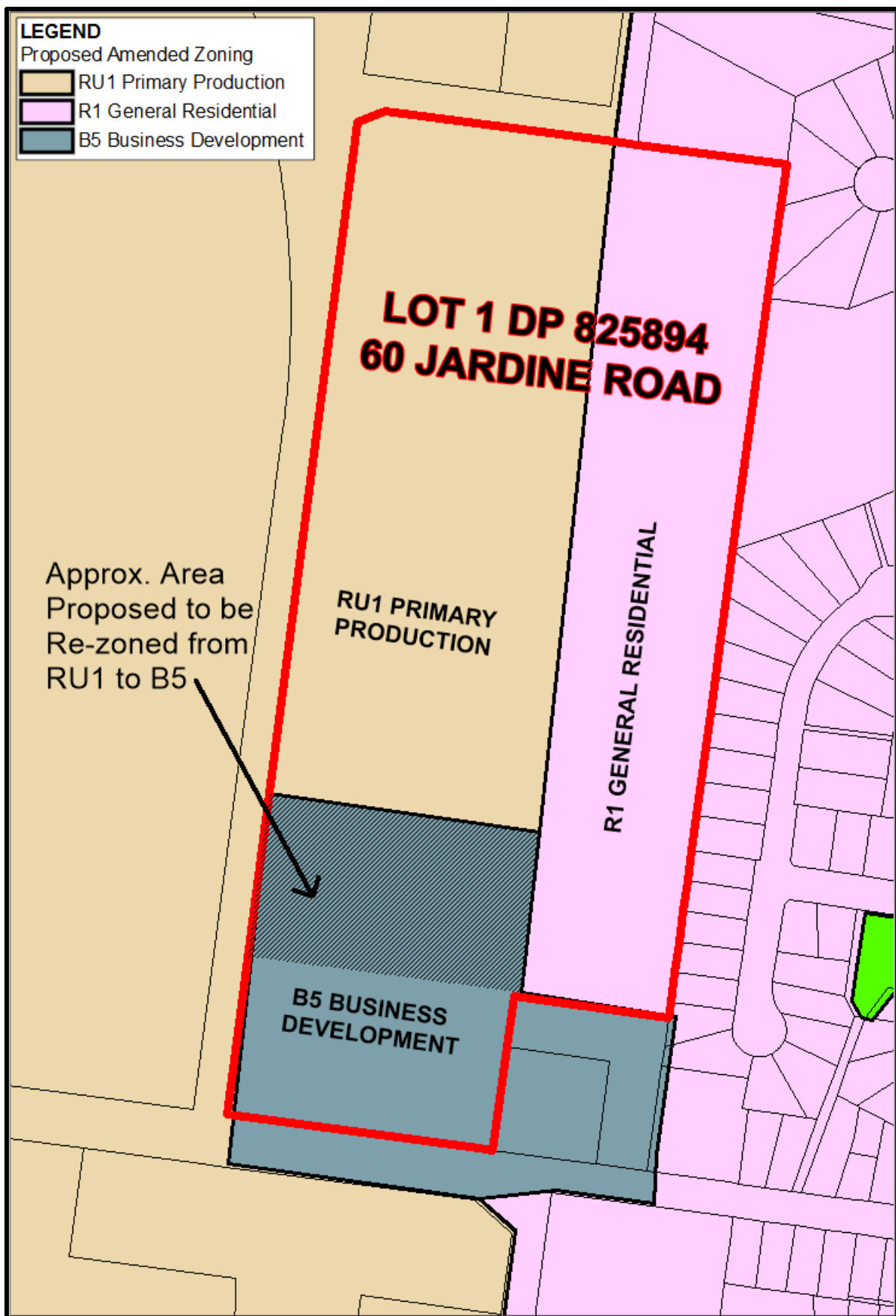


Figure 6 – Indicative Land Use Zoning of Lot 1 825894 under Planning Proposal Request

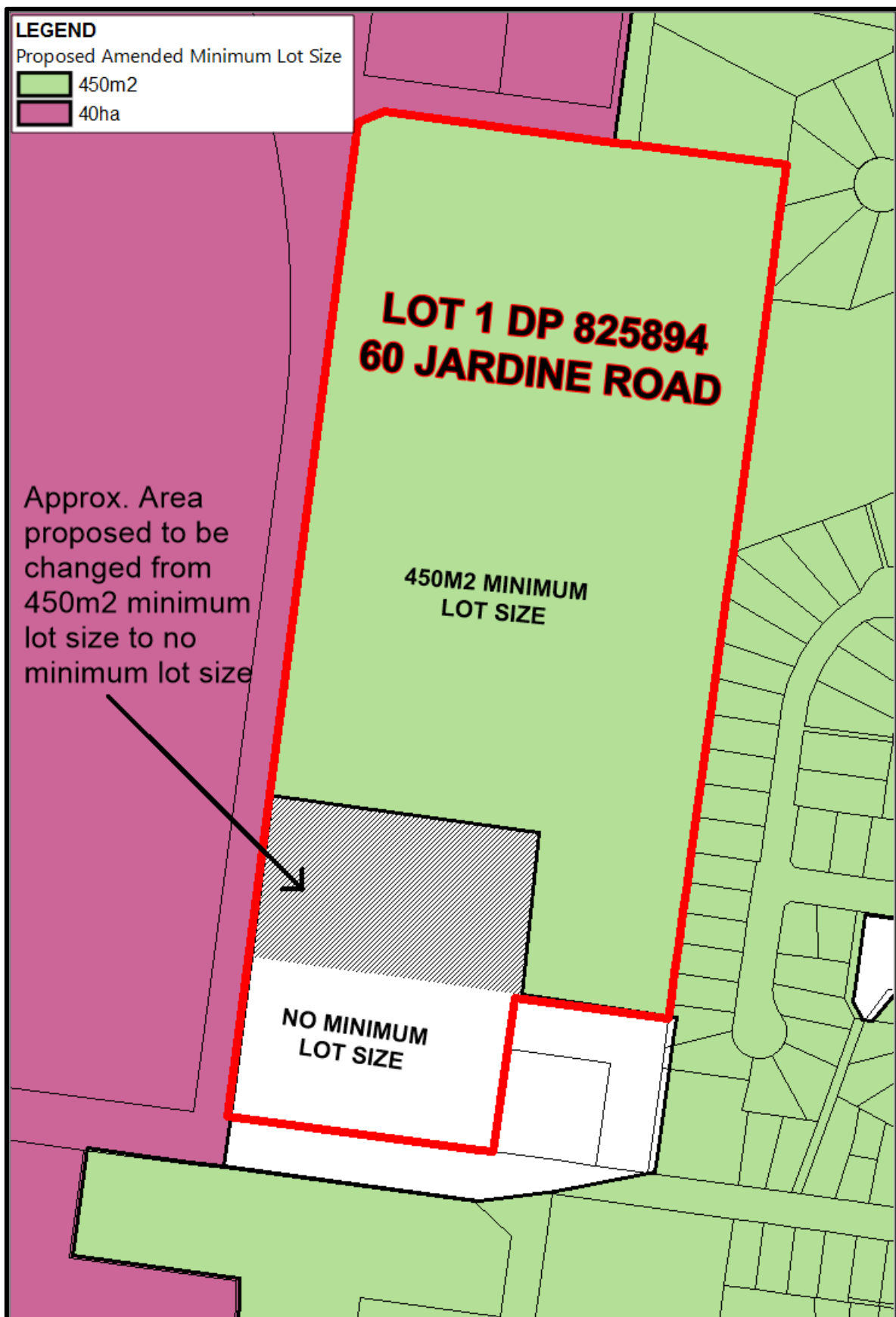


Figure 7 – Indicative Minimum Lot Size Provisions applicable to Lot 1 825894 under Planning Proposal Request

**RISK ASSESSMENT:**

Nil

**POLICY IMPLICATIONS:**

A Planning Proposal would seek to amend the *Inverell Local Environmental Plan 2012*.

**CHIEF FINANCIAL OFFICERS COMMENT:**

Nil

**LEGAL IMPLICATIONS:**

A Planning Proposal must be made in accordance with the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2000*.

**ATTACHMENTS:**

1. **Employment Lands Strategy**



## INVERELL SHIRE EMPLOYMENT LAND STRATEGY

Strategy Report Review

August 2011





RENAISSANCE Planning Pty Ltd

307/91 Murphy Street

Richmond Victoria 3121

*strategic planners | urban designers | economists*

Tel: (03) 9428 1116

Fax: (03) 9428 1116

[admin@renaissanceplanning.com.au](mailto:admin@renaissanceplanning.com.au)

[www.renaissanceplanning.com.au](http://www.renaissanceplanning.com.au)

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## DRAFT EMPLOYMENT LANDS STRATEGY

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**1 INTRODUCTION**

In November 2007, Collie Pty Ltd was engaged by the Shire of Inverell to prepare an Employment Lands Strategy for the Shire. The purpose of the Study is to "undertake a strategic planning exercise that will provide Inverell Shire Council, the community, stakeholders and government agencies with a means of identifying the values and vision that will provide for the sustainable management and development of business and industrial lands, protection of key industries, and to provide the planning and policy framework to achieve this vision" (Study Brief, page 2).

In July 2009 Renaissance Planning Pty Ltd was engaged by Shire of Inverell to undertake a brief review of the Employment Lands Strategy and in particular to review the need for large format bulky goods floorspace or future requirements for bulky goods stores in excess of 1000 m<sup>2</sup> gross leasable area (GLA).

In essence, the study is required to take a long term approach and identify the optimal location for land which is to be used for employment purposes, and to identify the most efficient method of implementing this.

**1.1 STUDY PROCESS**

The Study has utilised both quantitative and qualitative analytical approaches to firstly, gain an understanding of the role, functionality and structure of employment patterns within the Shire, secondly, to identify future land use requirements for major employment components, and thirdly, to prepare a framework for the future planning and management of employment lands within the Shire.

The major components of the Study have included:

- review of State and Local policies;
- focus group, State agency and other major stakeholder consultation;
- review of structure and function of local economy, including identification of important links between local businesses;
- mapping and inventories of existing land-use patterns in industrial and township areas;
- review of historic development applications for residential, retail, commercial and industrial developments;
- preparation of forecasts for future population and housing levels within the Shire and township;
- identification of future floorspace for retail / commercial activities;
- identification of future land requirements for industrial activities, together with retail and commercial activities;
- development of principles for the allocation and location of additional land requirements for industrial, retail and commercial activities.

The outcomes of these analyses were presented in a Draft Issues Paper, which was then presented to the Steering and Focus groups for review. In addition, a further workshop was held to discuss potential sites for industrial land. The preparation of this Strategy was then undertaken on the basis of the outcomes of the Issues Paper and workshops.

**1.2 REPORT STRUCTURE**

The Issues Paper provided a detailed outline of existing conditions within the Shire in terms of existing employment land use patterns, economic structure, retail and town centre activity and also identified the quantum of additional land required for employment purposes in

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Inverell. The structure of this report responds to that of the Issues Paper, and comprises the following key components:

- an overview of the key conclusions reached throughout the research and analysis phase of the Study and the implications of these key conclusions for employment land use planning;
- presentation of the future land use requirements for both the town centre and industrial areas;
- a planning framework for the major employment land use components within the Shire, including Vision, Objectives and Principles for employment land use planning;
- land use options for future industrial land use;
- identification of preferred land use option for industrial land use.

The report concludes with a detailed set of recommendations for employment land, including the preferred land use option together with an implementation framework for required Council actions.

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**2 CONTEXT STATEMENT**

The purpose of this section is to provide an overview of the key conclusions reached during the research and analysis component of the Study, and in particular to identify the implications of the conclusions for employment land use management.

Future land use requirements are largely dependent on employment trends and activity. Employment activity is influenced by a range of factors, including regional economic trends, local business interactions and local household activity and expenditure trends.

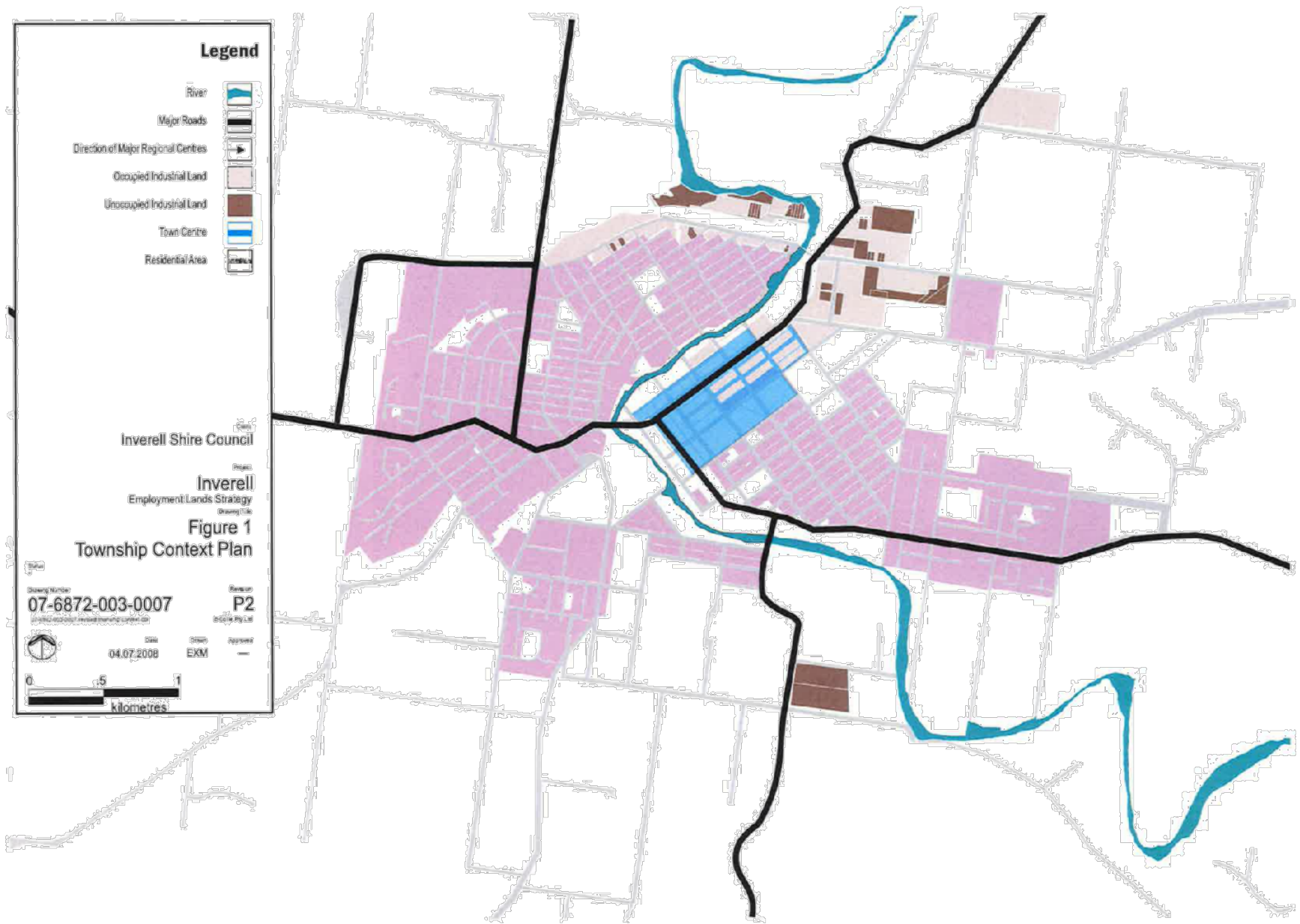
The important factors in establishing future land requirements therefore, include:

- current and potential future economic structure;
- population and household trends;
- town centre activity;
- the existing pattern of land use within the township.

The historic, current and future population and household structure of the Shire is a key driver of future retail and commercial requirements. Together with the current role, structure and function of the town centre, catchment and township population change will determine the optimal future approach for ensuring an attractive town with a wide range and variety of goods and services.

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**2.1 ECONOMIC STRUCTURE**

The economic structure of the Shire provides an indication of the current strengths and opportunities within the Shire. In particular, the current employment, output and input profiles suggest which sectors of the economy are of significance to the sustainability of the Shire and Township.

As outlined in the Issues Paper, the most significant components of the Shire's economy in terms of employment are retail (19 per cent of local jobs), agriculture (15 per cent), health and community services (13 per cent), manufacturing (12 per cent) and education (8 per cent). This reflects the rural and agricultural nature of much of the Shire, together with the role of the Inverell Township as a service centre for these surrounding rural areas.

In addition to the employment profile, analysis of linkages between business sectors provides additional information regarding the structure of the economy and inter-dependence of particular sectors. The manufacturing and agriculture sectors have a strong inter-dependence; the manufacturing sector buys over \$80 million of goods from the agriculture sector annually. This represents over 45 per cent of output generated by the agriculture, forestry and fishing sector, and indicates the importance of the local abattoir for the agriculture industry.

The manufacturing sector also generates a significant amount of internal economic activity.

The health and community services sector in the Shire provides a high number of jobs (over 700; representing 13 per cent of local jobs). However, the wider implications of this sector are limited; the sector sources the majority of goods from outside the Shire and less than 10 per cent of inputs are bought locally. Comparable proportions for other sectors include:

- transport and storage (37 per cent);

- manufacturing (33 per cent);
- wholesale trade (30 per cent).

These figures indicate that whilst the health and community services sector (including the retirement village operation) is important in terms of providing local employment, the sector does not generate additional multipliers through the economy to the same extent as the manufacturing and agriculture sectors.

In summary, the economy of the Inverell Shire is reflective of the rural and agricultural land use pattern in the Shire, with a significant proportion of employment related to these activities either directly or indirectly. In addition, the town centre functions as a regional level service centre, providing retail, commercial and community facilities for local residents and those from a broader catchment area.

The provision of opportunities for the development and evolution of the manufacturing and transport sectors are therefore of importance to the long term sustainability of the Shire economy. In addition, there may be opportunities arising from increased mining activity which may occur in the region. Although not confirmed as yet, there are several mining projects which, should they occur, would provide additional employment, as well as demand for additional engineering, machinery and mining services.

The growth and evolution of the Shire economy will also provide the basis for the sustained population growth; the provision of employment opportunities is a key consideration in internal migration patterns, and areas with limited employment options are unlikely to experience population growth.

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## 2.2 POPULATION

The historic, current and future population and housing characteristics of the Shire and Township comprise an important component of future retail and town centre requirements. These future requirements will underpin the future employment structure and profile of the town centre.

The Shire population suffered significant decline between 1991 and 1996, dropping from 16,230 to 15,450. Since then, it has grown at a rate of approximately .5 per cent per annum, and reached 16,150 in 2006.

Population projections for the Shire and Township have been prepared for both the Inverell Township together with the rural balance of the Shire. The definition of the Inverell Township is dictated by of the relevant Census Collection Districts. There may be additional households which are located outside this area which are considered part of the Inverell Township however, these cannot be separated from the rural balance population due to the size and shape of the Census Collection District boundaries in rural areas. The population forecasts of the overall Shire are not affected by these issues; the overall population is not affected by the proportion of population estimated to reside within the Township. In addition, the catchment population provides an overview of the functional population areas by reflecting the extent of the population which visit the Inverell Township on a regular basis.

The population forecasts have been prepared on the basis of local dwelling / housing construction activity, occupancy rates, historic and forecast household size. This method of analysis provides a higher degree of accuracy, as it provides a direct link between recent local trends and forecast population activity.

Table 1: Shire Projected Population (2006 to 2031)

Census Year	Estimated Resident Population		
	Inverell Township	Rural Balance	Total Municipality
2011	10,570	5,890	16,460
2016	10,880	6,010	16,890
2021	10,890	6,100	16,990
2026	10,900	6,180	17,080
2031	10,920	6,250	17,170

Source: Collic Pty Ltd 2008

As indicated above, the projected population for the Shire is forecast to increase by approximately 700 persons in the period 2011 to 2031. This growth is forecast to occur relatively evenly between the rural areas and the Township. However it should be noted that the majority of growth in rural areas is likely to comprise rural-residential activity which primarily occurs on smaller lots with limited productive land, rather than traditional rural activity associated with large land holdings and rural production.

The population changes occurring in Inverell represent a relatively stable population and it should be noted that this is occurring in the context of widespread population decline in rural and regional Australia. A stable population therefore, reflects a relatively healthy situation. In addition to population, household composition and activity is an important factor in the demand for additional town centre and other facilities in the Municipality, as many goods and services are purchased and accessed on a household basis, rather than individual persons. The forecast pattern of household activity is indicated in Table 2.



**Table 2: Household and Population Forecasts (2006 to 2031)**

Census Year		Inverell Township			Rural Balance			Shire of Inverell		
		Households	Yield	Estimated Resident Population	Households	Yield	Estimated Resident Population	Households	Yield	Estimated Resident Population
Historic Data	1991	3,627	2.82	10,213	1,972	3.05	6,010	5,599	2.90	16,223
	1996	3,639	2.67	9,720	1,993	2.87	5,725	5,635	2.74	15,445
	2001	3,755	2.66	9,989	2,090	2.76	5,765	5,845	2.70	15,754
	2006	3,892	2.67	10,372	2,186	2.64	5,780	6,078	2.66	16,152
Projections	2011	3,991	2.65	10,570	2,265	2.60	5,890	6,257	2.63	16,470
	2016	4,131	2.63	10,880	2,347	2.56	6,010	6,478	2.61	16,880
	2021	4,161	2.62	10,890	2,425	2.52	6,100	6,586	2.58	16,990
	2026	4,191	2.60	10,900	2,498	2.47	6,180	6,690	2.55	17,090
	2031	4,224	2.59	10,920	2,568	2.43	6,250	6,792	2.53	17,160

Source: ABS Census of Population and Housing, NSW DIPNR Projections, Collie Pty Ltd (2008)



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As indicated in Table 2, the number of households is likely to increase in both the Township and rural balance; whilst the average household size is forecast to decrease in both areas.

These population forecasts provide the basis for an assessment of additional township and town centre facilities.

### 2.3 TOWN CENTRE ROLE AND FUNCTION

A key focus for employment within the Shire is the Inverell town centre. The development of a vibrant and diverse town centre will contribute towards a strong employment node for the Shire.

In particular, additional floorspace within the town centre will be a key factor in additional employment activity within the town centre. The current and future role, structure and function of the town centre is an important component of future floorspace requirements, as it indicates the opportunities for additional development and consolidation.

Inverell is an important sub-regional centre located on the north west slopes of New England in New South Wales. The centre provides the for the daily needs of the local population, and is a unified street based centre with a high level of amenity due to its structure and the landscaping and urban design elements within the centre.

The major anchors of the centre include Target Country, Best and Less, Coles, Woolworths and an IGA (currently undergoing refurbishment). In addition, there is a proposal to develop a Big W on a site opposite the existing Woolworths Supermarket. This site is located in the core area of the town centre, which comprises the majority of pedestrian and shopfront

activity within the centre. Pedestrian activity and attractive shopfronts contribute to an attractive centre; the location of car parking areas at the rear of the main shopping streets further enhances pedestrian accessibility to a range of stores in the centre. The structure of the town centre is illustrated in Figure 2.

The catchment area of the town centre currently encompasses a population of approximately 47,000 persons (refer Issues Paper). Although the population of the catchment population is not forecast to increase significantly in the period 2006 to 2031, there will still be an increase to the number of households in the catchment area, and this will drive demand for retail activity. In addition, the development of an additional major anchor store will increase the profile of the centre, and the subsequent trading patterns of the centre are likely to strengthen across a range of commodity groups. This is a key determinant in the future demand for retail and commercial floorspace within the centre.

In particular, the strengthening of the regional profile of the Inverell town centre will also provide the basis for additional bulky goods floorspace in the town centre.

These factors comprise the basis of additional floorspace requirements for the town centre, and subsequently inform the land use planning framework for the centre.

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## DRAFT EMPLOYMENT LANDS STRATEGY

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**2.4 INDUSTRIAL ACTIVITY**

Industrial activity is the other major component of employment activity within the Shire. The underlying basis for the majority of industrial activity is the rural and agricultural land uses in the local and regional area. These activities will continue to underpin industrial activity and employment in the Shire and Township however, shifts in patterns of activity and economics at a regional, national and global scale also have the potential to impact local industrial activity.

**2.4.1 Current Land Use Patterns****(a) Industrial Clusters**

At present, the industrial land use context of Inverell comprises several precincts, each with activity and access characteristics. The major precincts include:

- the town centre precinct, which comprises light commercial, auto servicing and trade services and industrial uses such as the Super Coat factory;
- the Brissett Street precinct, which comprises agricultural services, manufacturing and transport and logistics operators;
- the Ring Street precinct, comprising the silos, a fuel depot and trade supplies, auto repairs;
- the Rifle Range Road precinct, which is a new precinct and has accommodated limited development activity.

The location of these precincts are illustrated in Figure 3 and the access conditions summarised Table 3.

**Table 3: Existing Land Use Context**

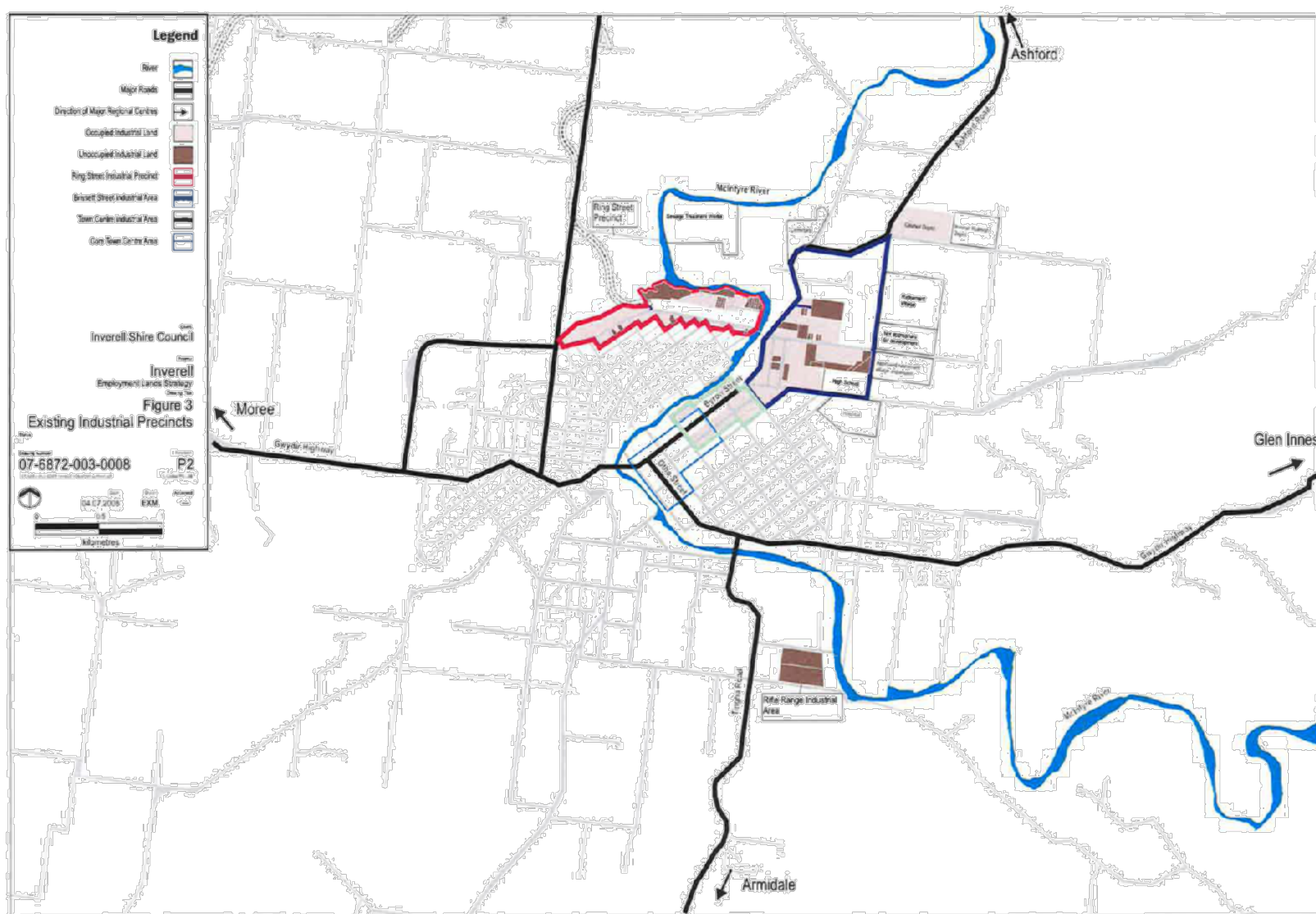
	Access Context	Land Use Context
Town Centre Industrial Precinct	Additional development is likely to generate additional traffic activity. This is likely to have a negative impact on the amenity within town centre.	The vast majority of sites in this precinct are either inappropriate for development (due to flooding, access etc) and subsequently there are limited opportunities for development. Potential for land use conflict, depending on types of uses within precinct.
Brissett Street	Access to south requires traversing town centre or using Runnymede Drive. Ring street, Ashford Road and Brissett Street intersection is difficult to navigate for large vehicles.	Potential for conflict between retirement village expansion and industrial activity.
Ring Street	Limited visibility from main roads.	Limited opportunities for development; river to the north. Generally low level of amenity. Current land use conflicts between residential and industrial activities.



Rifle Range Access to north, east and west Limited nearby activities.  
of town centre and other  
industrial precincts requires town  
centre travel.

In summary, the existing land use context of industrial precincts is somewhat constrained by both access and the potential for land use conflict.





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**(b) Abattoir Site**

In addition to the existing industrial clusters, there is an abattoir (with associated rendering plant) located several kilometres west of the town centre. Although this is located on rural land, and not considered an industrial 'cluster,' the scale of operations and potential amenity impacts of the activity warrant particular consideration in this Study.

A review of the abattoir operations indicated that the management and operation of the abattoir facility, whilst utilising older rendering technology, was of a high standard and minimised the potential to cause odours (Refer Issues Paper).

In normal conditions, it was concluded that the abattoir operations are unlikely to have significant amenity impacts beyond a radius of 1,000 metres. However, under typical 'worst case' dispersion conditions, there will be a tendency for odours from the abattoir to be transported along a drainage line which runs in a generally north easterly direction. In order to ensure the viability of the abattoir is retained and nearby residences are not subject to undue amenity impacts, a land use management framework for the site will be prepared as part of this Study.

**(c) Current Land Supply**

Analysis of current vacant and occupied industrial land has indicated there is approximately 36 hectares of vacant land within Inverell; this is primarily located in the Brissett Street and Ring Street precincts. An evaluation of each of the vacant sites has been undertaken in order to identify which sites may be appropriate for future development. This evaluation has been undertaken on the basis of potential for flooding on sites, access and current uses on the site. This analysis has identified that there is approximately 2 hectares of land which is

appropriate for future development within the Township, and an additional 11 hectares at the Rifle Range precinct. Although this may accommodate future demand in the short term, a long term, strategic approach is required in order to maximise opportunities for development in Inverell. In the context of planning for the future long term requirements, a strategic approach is required.

**2.4.2 Future Planning Context**

The long term strategic planning context for industrial land should allow for two major components of industrial development and activity:

- the general uptake of industrial land which is expected to be generated by the existing level of activity within the shire;
- unforeseen or unexpected opportunities which are not currently part of the land use and economic profile of the Township and Municipality. Potential examples of this may include additional activity generated by mining activity, or other, as yet unknown, industrial and commercial activities.

Each of these components are critical in ensuring that industrial land development and subsequent employment opportunities are optimised. In the context of the current land reserves available for industrial development, there is a need for the planning framework to provide for industrial activity beyond the existing precincts and industrial clusters. Key considerations for the future planning framework also include transport and access.

## DRAFT EMPLOYMENT LANDS STRATEGY

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**2.5 OTHER EMPLOYMENT ACTIVITIES**

In addition to the town centre and industrial clusters, the service sector (encompassing educational institutions, together with health and retirement facilities) provides employment opportunities within the Township. The major areas of employment within health and community services include:

- health services (444 jobs, or 7.9 per cent of total employment);
- community services (299 jobs, 5.3 per cent of total employment).

Health services encompass hospitals, together with general medical facilities such as dental, pathology, optometry and physiotherapy. In addition, nursing homes and community health centres are considered part of this category. Community services include child care services, together with care facilities for the aged and residential care services. The major health and community services facilities within Inverell include the Maclean Retirement Village and Inverell hospital which contribute to the profile and role of Inverell as a regional service centre.

Education is also an important social and employment component of the Municipality, comprising 7.9 per cent of total employment.

**2.6 CONCLUSIONS**

The existing employment patterns in Inverell are dominated by town centre activity, together with industrial activities. The service sector also provides employment activities within the Shire.

The Inverell town centre is a social and employment focus within the Township, and also functions as a sub-regional centre with a catchment which extends beyond the Municipality. The catchment population is forecast to experience marginal growth in the period 2006 to 2031, with a greater proportion of household growth forecast to occur in the township area. Retail expenditure patterns indicate that households are the key purchasing units for retail goods, and therefore household formations are a key driver of demand for additional retail facilities. In addition, the growth in household expenditure, together with the strengthening of the centre's regional profile (and market shares within this catchment area) will contribute to the demand for additional retail, commercial and community facilities within the Shire.

The patterns of industrial activity in the Municipality reflect the rural and agricultural land uses within the Shire. At present, industrial activity is concentrated north and west of the town centre with an additional cluster located south near the Showgrounds. There is limited capacity to accommodate future industrial development within these precincts; future planning for industrial land will need to provide for the long term growth and development of industrial activity within the Shire. Access to the regional road and transport network, together with minimising land use conflicts will be key considerations in the future planning for industrial activity.

Other major employment categories include the services and education sectors.

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**3 FUTURE LAND REQUIREMENTS**

In order to ensure opportunities for employment growth and consolidation, it is important that an appropriate quantum of land is provided for both town centre activity (retail, commercial and community facilities) and industrial activities. The quantum of additional land is an important component of the future employment land use planning framework. Land requirements for each of these activities have been identified on the basis of various forecasting models and planning approaches.

**3.1 TOWN CENTRE**

The additional land requirements for the town centre are directly related to additional floorspace requirements. There are several major factors which contribute to the quantum of additional floorspace, including the following:

- population and household changes;
- the current and future role and function of the town centre;
- the results of surveys carried out as part of the Study.

A major factor in the role of the town centre is the extent and type of floorspace in the centre, particularly major anchor stores. The development of an additional discount department store in the town centre therefore, will provide a catalyst for the strengthening of the town's regional profile and subsequent quantum of floorspace which is supportable in the town centre. In addition, it is envisaged that market shares across a range of commodity groups will be strengthened as a result of the regional profile development caused by the additional discount department store. This will subsequently affect the quantum of floorspace required in the town centre.

On the basis of these assumptions, analyses indicate that there is demand for an additional 15,220 square metres Gross Leasable Area (GLA) of retail goods and services floorspace between 2006 and 2031. This comprises 6,330 square metres GLA of food, groceries and liquor retail floorspace together with 3,360 square metres GLA of household goods floorspace, and approximately 910 square metres GLA for retail services floorspace, together with a requirement of 4,620 square metres GLA for smaller format bulky goods floorspace (or for stores of less than 1000 square metres GLA).

In addition to retail goods floorspace, a range of other activities are located within the town centre, including:

- commercial, professional and community services;
- entertainment, sports and recreation;
- building, motor vehicle and construction trade services.

Estimates for future needs for these activities are prepared on a per-capita basis.

A summary of additional floorspace requirements, by commodity group, for the period 2006 to 2031 is provided in Table 4.

For the purposes of future planning and floorspace and land provision it is proposed that the town centre continue to be designated as the preferred location for retail and commercial activities. This encompasses trade services and smaller format bulky goods stores. Potential provision of land supply for larger format bulky goods stores is discussed in Section 3.2.

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**Table 4: Inverell Town Centre - Summary of Additional Activity Centre Floorspace Requirements**

	Short and Medium Term Requirements (2006 to 2016)	Long Term Requirements (2016 to 2031)	Total 2006 to 2031
<b>Additional Floorspace - Summary</b>	<b>Floorspace (square metres Gross Leasable Area)</b>		
Retail Goods and Services, excluding Bulky Goods	8,350	2,250	10,600
Smaller Format Bulky Goods	2,910	1,710	4,620
Commercial, Professional and Community Services	2,610	1,440	4,050
Trade Services	1,800	1,000	2,800
<b>Total Activity Centre Floorspace</b>	<b>15,670</b>	<b>6,400</b>	<b>22,070</b>

**3.1.1 Discount Department Store**

The floorspace requirements indicated above include provision for a discount department store of approximately 5,000 square metres which is planned for the Pasterfield car park. The additional floorspace requirements net of discount department store therefore, are approximately 10,000 square metres by 2016 and 17,000 square metres by 2031.

In order to provide a framework for the planning and development of additional town centre activity, estimates of additional land requirements are required. The conversion of floorspace to land area is made on the following assumptions:

- the gross leaseable floorspace to gross floor area ratio is 1:1.25;
- the gross floor area to gross building area ratio is 1:1.25;
- the average gross building area ratio is approximately 3:1, indicating that for every square metre of additional retail and commercial building area, 3 square metres of land will need to be allocated.

These assumptions reflect general principles for retail and commercial development, particularly for new retail developments which require spaces for car parking and pedestrian activity. Should shared facilities (such as car parking areas) be available, it is possible that the land requirements would be reduced. However, given the industrial nature of much of the land designated for future retail and commercial use, together with providing a framework which addresses all potential outcomes, the land requirement assessment has adopted a conservative approach regarding such sharing of facilities.

The land requirements arising from this analysis are shown below.

**Table 5: Additional Retail and Commercial Land Requirements**

Additional Land Requirements	Short and Medium Term Requirements (2006 to 2016)	Long Term Requirements (2016 to 2031)	Total 2006 to 2031
<b>Land Area (hectares)</b>			
Town Centre Development	7.35	3.00	10.35

It should be acknowledged however, that the figures in Table 5 represent an upper limit of what would be required in the case of an established town centre such as Inverell. This is primarily due to the availability of shared car parking options within the centre, which

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minimises the need to provide all car parking on site. In addition, there is capacity for some uses (such as professional services) to locate on upper levels of tenancies, further reducing land requirements.

It is anticipated that the established nature of Inverell would lead to a reduction in land requirements of approximately 1 / 3. This would need to occur however, in conjunction with a car parking strategy which identified areas for parking within the town centre.

A framework to guide future town centre development is presented in Section 4.

### 3.2 LARGE FORMAT BULKY GOODS STORES

A review of the Employment Lands Strategy undertaken for Council in 2009 found that provision should be made for large format bulky goods stores or stores in excess of 1000 square metres GLA. Unencumbered land is required to cater for potential major developments requiring large sites that cannot be accommodated in the town centre or in the areas north of the town centre currently zoned Industrial and proposed to be rezoned for a smaller format bulky goods precinct.

An appropriate location for this type of development was identified in the vicinity of the Gwydir Highway and Jardine Road. It is envisioned that a potential enterprise corridor could be located on the north side of Gwydir Highway east and west of Jardine Road and on the south side of Gwydir Highway opposite Jardine Road (refer Figure 5). An enterprise corridor could be suitable for the location of space extensive highway related uses that could include:

- large format bulky goods;
- automotive retail, caravan and boat sales;
- agricultural products sales;
- a service centre, including a petrol filling station, truck stop and associated uses.

### 3.3 INDUSTRIAL

Future industrial land requirements have been estimated on the basis of historic industrial land take up rates, which identified the likely future quantum of land on a per annum basis. The quantum of land required per annum for the period 2007 to 2031 is forecast to be between 1.2 hectares to 2.1 hectares; for the overall period there will be demand for over 39 hectares of additional industrial land.

Providing land based on historic take up rates assumes that growth will continue at similar rates to that which has occurred in the past. As noted earlier however, a planning framework which is flexible enough to allow for significant additional development opportunities will maximise benefits to the local community and economy. The provision of a rolling reserve however, is a key component of a long term strategic planning approach. This rolling reserve provides for approximately 15 years supply. A land release strategy for this additional land will be provided in Section 6.

As noted earlier, there is a stock of existing industrial land which is currently vacant. A proportion of this is considered appropriate for industrial activity, however there is also a significant proportion which, for a range of reasons, is not considered likely to be taken up for industrial purposes.

The future land requirements and existing stock of appropriate industrial land are identified below.

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**Table 6: Additional Industrial Land Requirements**

Component	Period	Hectares
Industrial Land Requirements	2007 to 2031	39.0
Rolling Reserve	15 years beyond 2031	18.9
Total Industrial Land Required		57.9
Current Land Available for Infill		2.0
Rifle Range Site		11.1
Current Land Stock		13.1
Additional Industrial Land	2007 to 2031 plus rolling reserve	44.8

In terms of long term and short term land requirements, Table 7 provides an overview of the land requirements for Inverell. It is anticipated that zoning changes would address the needs for the period 2006 to 2031, and the requirement beyond that would be acknowledged within the strategic planning framework, but not necessarily as zoned land.

**Table 7: Summary of Future Land Requirements (Hectares)**

	2006 to 2031	Beyond 2031	Total 2006 to 2031 & rolling reserve
Industrial Land	25.9	18.9	44.8

It is important that these additional land requirements are located in a manner which maximises benefits to the community.

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**4 PLANNING FRAMEWORK**

The preparation of a planning framework for employment land in the Inverell Shire is guided by the principle of providing a pattern of land use and activity which offers the best opportunity for the Shire's economy to prosper. As indicated above, the major components of the employment profile in the Shire comprise the town centre, together with industrial and commercial activities outside the town centre.

Planning and management frameworks for each of these major activity areas are provided in the following section. The planning framework comprises the following major components.

- **Vision Statement.** This indicates the ideal yet tangible results which the Strategy aims to deliver, and provides an overall aim for the Strategy.
- **Objectives.** The objectives represent more detailed outcomes which will assist with the implementation of the major objective.
- **Principles for development.** The principles for development provide practical responses and methods for achieving the type of land use patterns and economic outcomes which are envisaged in the Vision Statement.

**4.1 TOWN CENTRE**

As noted earlier, the town centre is the focus for a range of social, economic and cultural interactions; the maintenance and development of a robust and diverse town centre has wide ranging benefits for the local and regional population, particularly employment activity. Indeed, the best opportunity to provide stable employment activity within the town centre is to ensure it continues to perform well from an economic perspective. Further, the most effective method of encouraging the economic success of a centre is primarily related to its overall attractiveness, together with range of services and facilities which are provided.

This will encourage visitation to the centre to occur on frequent basis from a wide catchment area. The Inverell town centre already provides a wide range of services and facilities and draws on a broad catchment area; the successful trading outcome of this has been described earlier. The focus of the Strategy is therefore to strengthen these existing characteristics and to ensure the development of the centre occurs in a way which contributes to the overall economy of the Shire.

**4.1.1 Vision Statement**

The Inverell Town centre should provide a vibrant and diverse range of activities and facilities, in an amenable and attractive setting.

**4.1.2 Objectives**

The major objectives of town centre development for Inverell are as follows.

- Strengthen the regional role and profile of the town centre.
- Reinforce attractiveness and accessibility of town centre.

**4.1.3 Principles and Outcomes**

The principles of development for the town centre, in order to achieve the Vision and Objectives, together with the outcomes each will achieve, are indicated below.

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Table 8: Town Centre Planning Framework

Objective	Outcome
New retail and commercial activity should be located within the Inverell town centre. Infill development should be encouraged to accommodate additional retail requirements	Contributes to development of retail, commercial and community focal point. Location of facilities in single location strengthens regional profile of Inverell.
Major new core retail stores should, where possible, be located at the rear of the main shopping streets, and be linked to the main shopping streets by high quality and well signed pedestrian links.	Encourages development of high quality public realm, particularly shopfront areas. Increases number of stores accessible from middle of town centre.
Development in the main shopping streets should comprise active and high quality store fronts.	Contributes to attractiveness and amenity of town centre. This subsequently encourages development of regional profile of the centre which will ultimately strengthen trading and economic performance of the centre.
Specialty stores should be predominantly located on main street.	Concentrates pedestrian movements in visible, safe and attractive location. Encourages development of high quality pedestrian and shopfront environment.

Table 8: Town Centre Planning Framework

Objective	Outcome
Bulky goods stores should be clustered in an appropriate location.	Allows for 'comparison shopping' trips, whereby goods are compared prior to purchase. This subsequently encourages visitation to Inverell as there are limited numbers of centres which can support a range of bulky goods stores.
The main shopping street should be connected to secondary areas, major anchor stores and nearby residential areas by a pedestrian network.	Encourages pedestrian activity within the town centre. Increases accessibility for those living near town centre.
The main shopping street environment should be further enhanced through landscaping and public realm improvements.	Increases attractiveness of the town centre and encourages development of high amenity environment. Ultimately this can encourage visitation to the centre from a broad area.

The framework plan for precincts for the town centre is provided in Figure 4. Whilst it is acknowledged that not all uses in the precincts are consistent with the overall characteristics of the precinct, precincts are a useful tool in establishing broad principles and locations for particular types of development. The Framework Plan indicates the following town centre precincts.

- **Town centre core area.** This is the preferred location for shopfront retail activity, including major new stores (excluding bulky goods) and is also the main pedestrian area within the town centre. Pedestrian movements should be prioritised in this area through the provision of high quality pedestrian links between major stores, car parking areas and other nearby uses.

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- **Community and services precinct.** This is the location of the major community facilities in the Township, together with some peripheral retailing, office and professional services and recreation facilities. This precinct fulfils an important role in the town centre, adding to the variety and diversity of facilities available in Inverell. This subsequently encourages visitation from a wide catchment area and the development of the centre's regional profile.
- **Bulky goods precinct.** A precinct is proposed to accommodate smaller format bulky goods stores or stores less than 1000 square metres GLA. The proposed precinct adjoins the town centre and is currently characterised by light industrial and commercial activities including trade services and some household goods retailing. Key components of bulky goods retailing include appropriate sized sites, main road visibility, car parking and co-location with other household goods and bulky goods stores.
- **Light industrial and commercial precinct.** This precinct currently encompasses a variety of uses and essentially functions as a link between the current town centre core area and the Brissett Street industrial precinct. It is intended that this precinct is maintained as it provides a central location for many businesses which rely on town centre visitation together with access to town centre facilities. In the longer term, as opportunities for relocation to new industrial areas is available and demand for town centre land increases, this precinct may have a higher degree of retail activity. This will stimulate the need for enhanced pedestrian access within this precinct.

## 4.2 POTENTIAL ENTERPRISE CORRIDOR

Inverell is an important district and sub-regional centre and services an extensive rural catchment area. There is an important need for the city to provide opportunities for space extensive businesses that are not industrial functions but extend well beyond the realm of core retailing and smaller format bulky goods retailing.

There are a number of space-extensive activities that regional service cities need to accommodate. Typically these require highway frontages with good access to the region and rural areas and adjoining towns and cities

The types of activities which require highway access and extensive sites include:

- larger format bulky goods stores;
- trade supplies, including timber yards and building materials and engineering supplies;
- automotive, boat and caravan sales;
- agricultural equipment and supply sales.

## 4.2.1 Principal Objective

The principal objective for the provision of a potential enterprise corridor is to provide an effective land supply and location to ensure the sustainable development of space extensive highway related uses in order to maximise the town's future business development and investment opportunities.

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**4.2.2 Supporting Objectives**

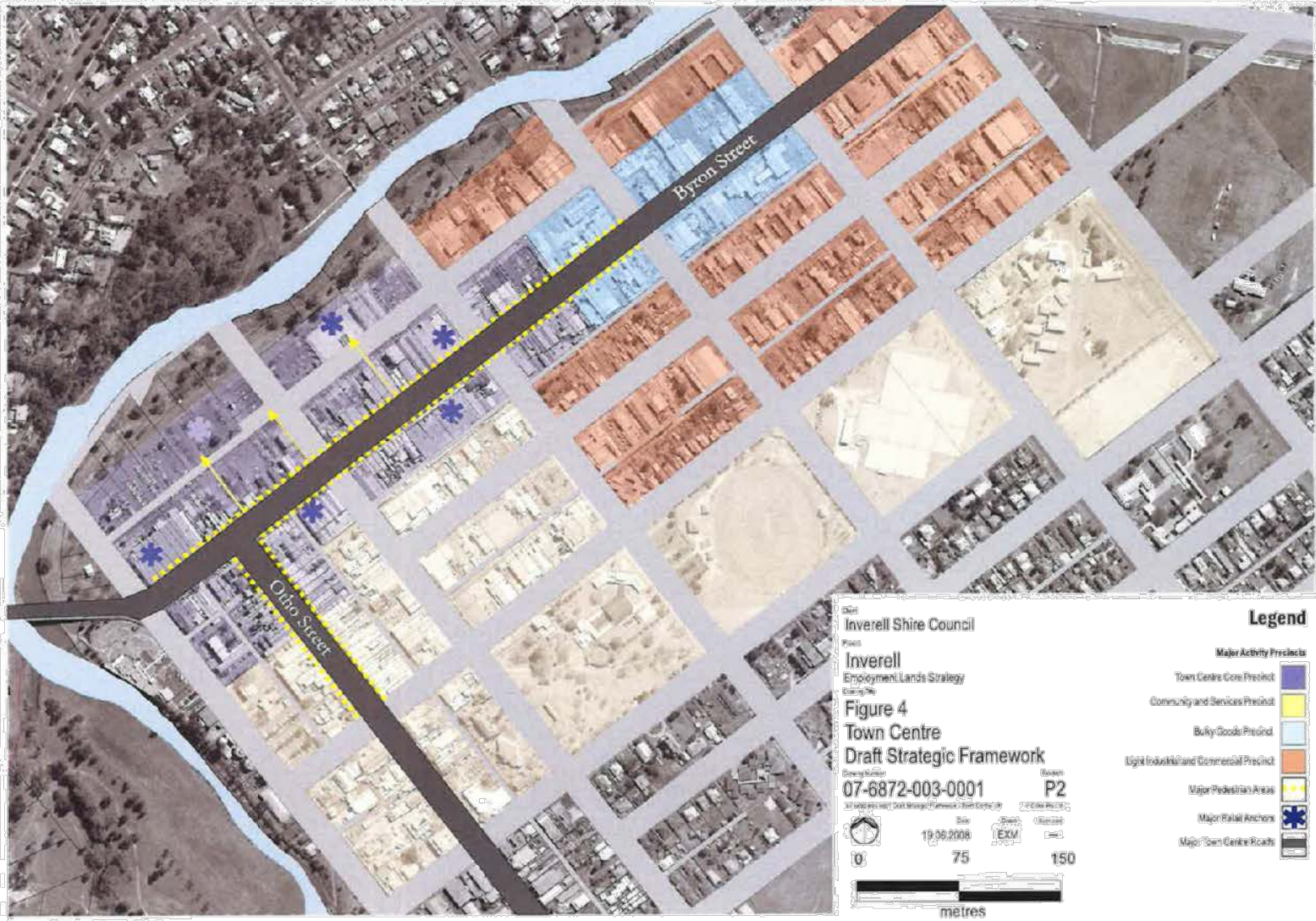
To achieve a sustainable land supply and location for space extensive highway uses through the location of a potential enterprise corridor that

- optimises available highway exposure;
- minimises through traffic in built up and inner areas
- ideally is located on a main cross route with easy access to the town's industrial areas and with easy access around the town;
- to provide an effective supply at a single location to meet the town's requirements for the foreseeable future.

**4.2.3 Principles for Development**

The development of the enterprise corridor will need to meet planning, design and traffic engineering standards to address the following principles:

- consistent and effective setback of all activities in the precinct from main road and secondary road locations;
- provision of a landscape buffer to road frontages and along the boundaries of the precinct adjoining other land uses;
- controlled access from the main road to the precinct and minimisation of crossing points;
- consistent and co-ordinated signage for the precinct;
- review of travel speed limits in the vicinity of the proposed enterprise corridor to provide a safe travel environment;
- provision of lighting and safe access measures, including provision for safe access that does not impede highway operations;
- application of water sensitive design for the enterprise corridor.



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**4.3 INDUSTRIAL LAND**

As noted earlier, the current industrial areas of Inverell play an important role in the supply of land used for employment purposes and subsequently an important role in local employment and economic activity. Many of these businesses will continue to play an important economic and employment role within the wider region, Municipality and Township; these strengths should be consolidated and reinforced, and opportunities for additional development and activity should be provided for. The primary method of providing for additional business, employment and economic activity is through the allocation of additional land for such purposes. In addition to ensuring an adequate supply of land for industrial purposes, it is important that industrial land has favourable location, access and physical characteristics; well located, attractive industrial land can contribute to a strengthening of the local economy through employment generation.

The planning and management of industrial land is an important component of developing a robust and diverse local economy.

**4.3.1 Principal Objective**

The principal objective for industrial land development is to encourage the development of a robust and diverse local economy which maximises economic and social benefits to local community.

**4.3.2 Supporting Objectives**

In order to achieve the major objective, it will be important that the planning and management of industrial land:

- contributes to the strengthening of the regional employment and rural / agricultural service role of Inverell;
- maximise opportunities for the development of new employment industries, and the subsequent development of a sustainable and diverse employment and economic profile.

In order to achieve these objectives, there are a series of land-use based principles which should guide industrial land use and development.

**4.3.3 Principles for Development**

The following principles provide the basis for the location and management of future industrial land in Inverell.

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**Table 9: Industrial Area Planning Framework**

Objective	Outcome
Industrial employment land should, to the greatest extent practicable, be located in a single broad precinct area.	Contribute to the development of a strong, regional-scale employment and industrial node.
Land designated for industrial purposes should be physiographically suitable for development; free from flooding and slope constraints	Ensure that industrial zoned land is appropriate for such development, and is likely to be utilised for this purpose. This will assist in avoiding fragmented land use patterns.
Land use conflict between industrial, residential and other activities, including retail, should be avoided.	Ensure certainty for both residential and industrial land owners, together with prospective investors to the Township, as the potential for industrial operations to be curtailed by residential activity will be minimised.
Industrial areas should be highly accessible to the existing and future main road network and proximate to existing industrial areas.	Improved accessibility will contribute to the development of a regional node, minimise amenity impacts of heavy vehicle access through residential areas and encourage further business / economic links and activity.
Planning for industrial areas should occur in the context of long term growth prospects and opportunities. Growth corridors with long-term potential should be identified and protected for future industrial purposes.	Potential for land use conflict in the future is limited and there will be opportunities to cater for unplanned or unforeseen events.

As noted earlier, the expansion of existing industrial and employment clusters is, to varying degrees, constrained by physiographic characteristics, land ownership, accessibility, residential and other activities. In this context, there are several potential options for the location of additional industrial land. An evaluation of each of these options, in the context of the principles outlined above, is provided in the following section.

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**5 INDUSTRIAL LAND USE OPTIONS**

The importance of the location and design of industrial areas has been identified in this report; the purpose of this section is to identify the best outcome for the Shire in terms of planning for industrial land.

**5.1 POTENTIAL LOCATIONS**

A series of potential locations for industrial expansion have been identified. These are illustrated in Figure 5, and can be broadly described as follows.

- Location 1: Ring Street expansion.

There is currently vacant land north west of the current Ring street precinct, between Bannockburn / Yetman Road, the disused rail line and south of Taylor Avenue. There is approximately 26 hectares of land located in this site, across three properties, several of which are currently used for residential purposes.

- Location 2: Burtenshaw Road.

Burtenshaw Road is located north of the town centre and current major industrial precinct. At present, a Council depot and landfill facility are located on the northern side of Burtenshaw Road, near Ashford Road. The proposed industrial expansion could be located further east of this.

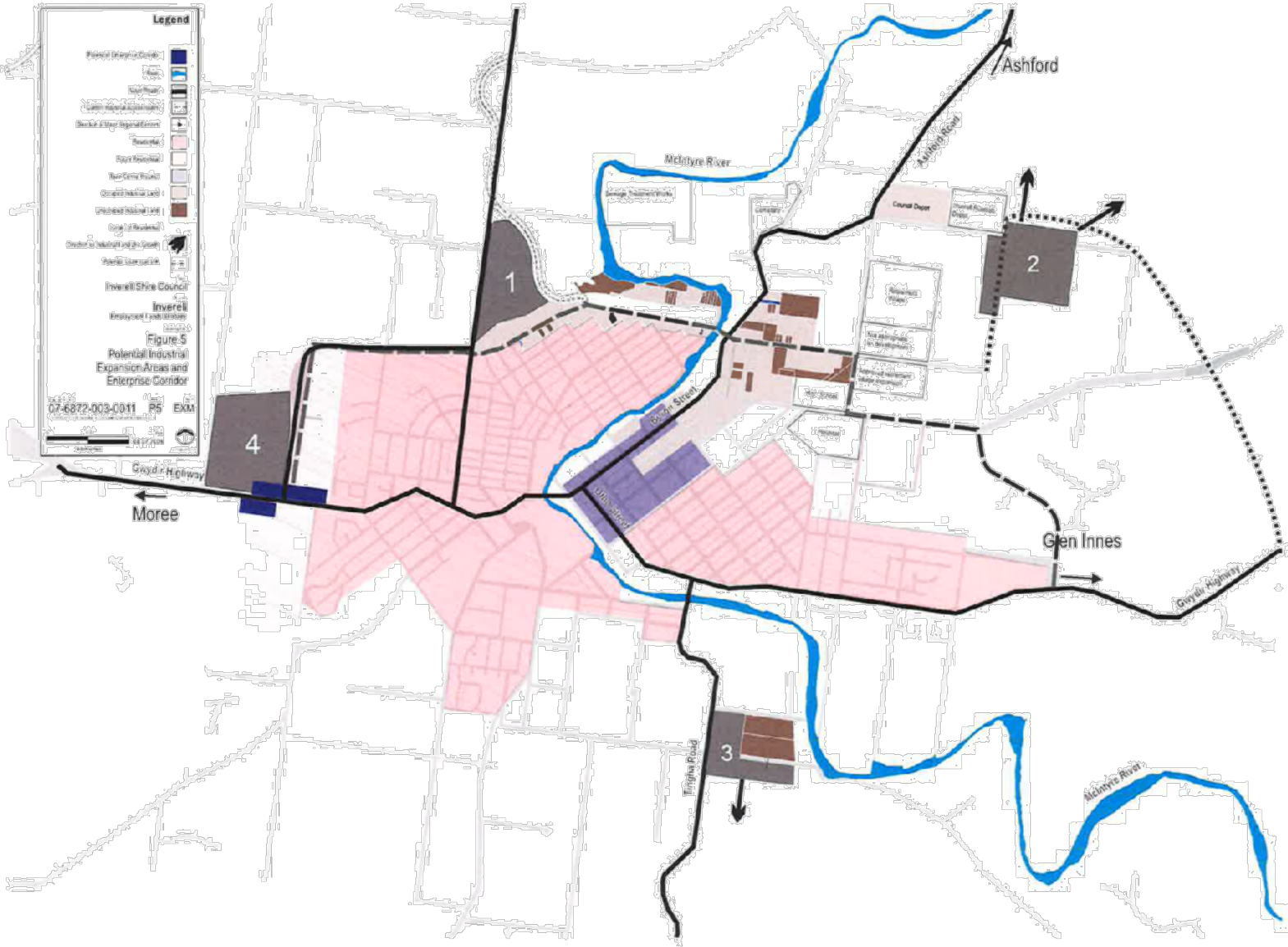
- Location 3: Rifle Range Road Precinct.

At present, there is a tract of vacant industrial land located south of the town centre near Tingha Road. At present, this precinct comprises approximately 11 hectares of industrial land including several subdivided lots.

- Location 4: Jardine Road Precinct.

The intersection of Jardine Road and the Gwydir Highway provides significant opportunities in terms of accessibility. Land north of the intersection currently comprises limited residential activity, and is currently earmarked for further residential development.

Each of these locations will be assessed on the basis of the principles identified in the previous section.



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**5.2 EVALUATION OF POTENTIAL SITES****5.2.1 Location 1 – Ring Street Expansion**

As noted above, Location 1 comprises the area bounded by Bannockburn / Yetman Road, Ring Street and the disused rail line.

**Table 10: Evaluation of Location 1**

Objective	Evaluation of Site Potential to Accommodate Industrial Development
Industrial employment land should, to the greatest extent practicable, be located in a single broad precinct area.	The area bounded by the disused rail line to the north would not have the capacity to accommodate long-term requirements for industrial purposes. There may be potential to expand the precinct to encompass the area north of the rail line however, in order to create a contiguous industrial area, the rail line land would need to be acquired and re-zoned. This is dependent on negotiations with relevant State Agencies. Should this be possible, there would be approximately 46 hectares in this location (including 26 hectares south of the rail line).
Land designated for industrial purposes should be physiographically suitable for development; free from flooding and slope constraints	There appears to be a tributary of the McIntyre River running across the southern portion of the precinct; the extent to which this would restrict industrial activity would need to be identified through a more detailed hydrological assessment. It does not appear that slope constraints would affect the site.
Land use conflict between industrial, residential and other activities should be avoided.	There is currently a series of low density rural residences located on the western side of Bannockburn Road. The potential industrial precinct would be separated from these residences by Bannockburn Road, however there is likely to be visual and noise amenity issues for these residents. In addition, there are several residences located on the eastern side of Bannockburn Road; these would need to be acquired. There are currently significant land use conflicts between properties located on the southern side of Ring Street and those with frontages to Prince Street. Additional industrial development in this location would reinforce these conflicts.

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Industrial areas should be highly accessible to the existing and future main road network and proximate to existing industrial areas.	<p>Bannockburn Road provides (although somewhat indirect) access to Ashford Road, alternatively access is available via Ring Street. With the significant additional traffic generation likely however, the Ring Street bridge would need to be assessed for its capacity to handle these additional trips. In addition, the resolution of the Ring Street, Ashford Road and Brissett street intersection would need to occur in order to allow access east.</p> <p>Bannockburn Road would provide access to the Gwydir Highway going west.</p> <p>In terms of access to the south, additional development in this area would reinforce existing access issues, in particular along Old Bundara Road or the Gwydir Highway / Campbell Road intersection.</p>
<p>Planning for industrial areas should occur in the context of long term growth prospects and opportunities.</p> <p>Growth corridors with long-term potential should be identified and protected for future industrial purposes.</p>	<p>Expansion beyond the land required for the period to 2031 and the rolling reserve would involve areas which are currently used for residential purposes. Beyond Taylor Avenue, expansion would involve development on land designated Rural Small Holdings</p>
<p>The main points to note in regard to Location 1 include the following:</p> <ul style="list-style-type: none"> <li>• industrial development in this area may exacerbate conflict with existing rural residences and other residential areas near Ring Street;</li> <li>• long term growth in this corridor would be hindered by the rail reserve and existing residences;</li> <li>• access to this precinct may require infrastructure upgrades, particularly the Ring Street bridge.</li> </ul>	
<p>RENAISSANCE PLANNING Pty Ltd</p> <p>29</p>	

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## 5.2.2 Location 2 - Burtenshaw Road

Table 11: Evaluation of Location 2

Objective	Evaluation of Site Potential to Accommodate Industrial Development
Industrial employment land should, to the greatest extent practicable, be located in a single broad precinct area.	Development in this location would consolidate the existing industrial precinct located north of the town centre.
Land designated for industrial purposes should be physiographically suitable for development; free from flooding and slope constraints	Land in this location can generally be described as undulating; the extent of slopes does not appear to be of a magnitude which would restrict development. This location does not appear to be constrained by flooding.
Land use conflict between industrial, residential and other activities should be avoided.	This precinct is not located in proximity to any activities which are likely to cause land use conflict; the McLean Retirement Village is located south west of the site and discussions with management indicated that any expansion is proposed to occur south of the existing village.
Industrial areas should be highly accessible to the existing and future main road network and proximate to existing industrial areas.	Access from this precinct to the existing major highway network would require significant investment in a ring road system, linking Burtenshaw Road with the Gwydir Highway. Such a development would also contribute to alleviating other transport issues- particularly those associated with access from the existing industrial area to the Gwydir Highway. In addition, the resolution of the Ring Street, Ashford Road and Brissett street intersection would need to occur in order to allow access west.
Planning for industrial areas should occur in the context of long term growth prospects and opportunities.	The site indicated in Figure 5 would accommodate up to 30 hectares, however further expansion beyond this site would be possible.
Growth corridors with long-term potential should be identified and protected for future industrial purposes.	This precinct is located in an area designated Rural Small Holdings; however it is anticipated that development beyond the designated site would be possible.

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The strategic context of location two can be summarised as follows:

- provides an opportunity to locate future industrial activity in a single precinct;
- there would be minimal amenity impacts and land use conflicts;
- would require significant investment in ring road however, such an investment would have ongoing benefits for existing and future industrial areas;
- site is linked to existing industrial areas.

### 5.2.3 Location 3 - Rifle Range Road

The Rifle Range Road precinct was re-zoned for industrial purposes relatively recently; uptake at the site has been limited.

**Table 12: Evaluation of Location 3**

Objective	Evaluation of Site Potential to Accommodate Industrial Development
Industrial employment land should, to the greatest extent practicable, be located in a single broad precinct area.	Further development of industrial activity at the Rifle Range Road site would result in a fragmented pattern of industrial activity within the Township.
Land designated for industrial purposes should be physiographically suitable for development; free from flooding and slope constraints.	The Rifle Range Road site is not affected by either flooding or slope constraints.
Land use conflict between industrial, residential and other activities should be avoided.	The Rifle Range Road site is located in proximity to the Inverell Race Course and Pioneer Village. These uses are unlikely to present any land use conflict issues. There is some existing rural residential development on the perimeter of the Rifle Range RD site.
Industrial areas should be highly accessible to the existing and future main road network and proximate to existing industrial areas.	The Rifle Range Road site has good access to Tingha Road, which provides access to Armidale. In addition, access to Glen Innes via the Gwydir Highway is relatively easy from the site. Access west to Moree and north to Ashford however, requires travel through the town centre or alternative routes; increased activity on these alternative routes is likely to have adverse amenity impacts to nearby land uses.
Planning for industrial areas should occur in the context of long term growth prospects and opportunities.	The Rifle Range Road site would allow development of the long term industrial land requirements in a single location.
Growth corridors with long-term potential should be identified and protected for future industrial purposes.	

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The strategic context of location three can be summarised as follows.

- Industrial land would be fragmented across the Township, however additional growth could be accommodated in a single precinct.
- Industrial activity would not result in land use conflicts with surrounding uses.
- Additional trip generation arising from industrial activity may intensify amenity impacts within residential and retail / commercial areas.
- There would be a need for construction of a southern ring road to link the Gwydir Highway with Tingha Road; the current route through Old Bundarra Road and Macintyre Street is not suitable for such a role within the current traffic and transport network.

#### 5.2.4 Location 4 - Jardine Road

This location provides a natural 'gateway' entrance to Inverell from the west, and also has the potential to provide access to both northern and southern areas, depending on the future transport network.

**Table 13: Evaluation of Location 4**

Objective	Evaluation of Site Potential to Accommodate Industrial Development
Industrial employment land should, to the greatest extent practicable, be located in a single broad precinct area.	This location would not contribute to the consolidation of existing industrial activities in the township.
Land designated for industrial purposes should be physiographically suitable for development; free from flooding and slope constraints.	Initial investigations indicate that the land would be suitable for development. Slope across the site is estimated to be within an acceptable range for industrial development. There appears to be a rivulet running across the north of the site; the potential for this to cause flooding on the site would need to be further investigated however, it would be anticipated that any potential for flooding could be mitigated by remedial measures.
Land use conflict between industrial, residential and other activities should be avoided.	Land south of the Gwydir Highway has tentatively been earmarked for future standard density development. Given this represents a logical extension of existing residential areas, the location of industrial land immediately north of the Highway may result in potentials for land use conflict.
Industrial areas should be highly accessible to the existing and future main road network and proximate to existing industrial areas.	This location provides direct access west on the Gwydir Highway, and access north is available via Jardine Road and Ring Street. Particular sections of this route would need to be upgraded in order to facilitate efficient access to the west and north.

**Table 13: Evaluation of Location 4**

Objective	Evaluation of Site Potential to Accommodate Industrial Development
Planning for industrial areas should occur in the context of long term growth prospects and opportunities. Growth corridors with long-term potential should be identified and protected for future industrial purposes.	This location would provide the capacity for long term growth of industrial activity.

The strategic context of location four can be summarised as follows:

- would result in a fragmented industrial land use pattern;
- may have conflict with future residential activity;
- provides access west and east, however access north would require upgrading of the Jardine Road / Ring street route;
- provides opportunity to locate all future industrial activity in a single location.

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## 5.3 PREFERRED LOCATION

As indicated above, there are positive and negative considerations associated with each potential site.

In summary:

- location one is not considered a feasible option, due to the restrictive nature of the rail reserve for long term growth;
- location two would provide long term opportunities for industrial growth, would contribute to consolidation of the broad northern industrial area but would require completion of a road link to the Gwydir Highway;
- location three is isolated from the existing industrial areas, and there are limited opportunities for linking it via a coherent access network;
- location four requires the formalisation of the northern component of the ring road system, provides opportunities for long term growth but may, in the future, have the potential to cause land use conflict with future residential activities.

In terms of a feasible and appropriate land use and transport integrated option; locations two and four represent the best opportunities as they provide long term opportunities for growth and are the most accessible for traffic coming from the west, north and east; the key transport links into the Township. Although location three has limited amenity implications, it is isolated from the existing industrial areas. Whilst links to the major highways would be possible in the long term, providing access to the existing industrial areas would be difficult.

Together with long term growth and traffic access, a key consideration in the future planning for industrial land is proximity with existing industrial activity. There are several benefits of encouraging additional industrial development in a location in proximity to existing industrial and commercial activities, including:

- efficiencies for delivery and despatch of goods; the need for couriers to travel across town is minimised;
- encourages ability to promote single, consolidated location for industrial development within and outside the region;
- minimises risk involved with development at an isolated location;
- provides opportunities for a range of uses consistent with industrial activity;
- minimises potential for amenity impacts and land use conflict, as 'edges' are minimised.

Therefore, the preferred location of industrial development is at the site located on Burtenshaw Road. The success of this location for industrial activity however, will largely depend on the construction of the road bypass providing access from the west from the Gwydir Highway, via Jardine Road, Ring Street, Brissett Street and back to the Gwydir Highway.

<b>DRAFT EMPLOYMENT LANDS STRATEGY</b>		<b>INVERELL SHIRE COUNCIL</b>
<b>6.1.3 Initiatives</b>		
<p><b>6 RECOMMENDATIONS</b></p> <p>The following section provides the recommendations for employment land use management in Inverell.</p> <p>The Strategy has examined the role and structure of commercial and industrial land use in Inverell, and assessed the long term requirements for the period 2007 to 2031 and beyond. In respect of commercial land use management, the recommended policies and priority initiatives are set out below for Inverell town centre and industrial land.</p> <p><b>6.1 TOWN CENTRE</b></p> <p><b>6.1.1 Role</b></p> <p>The Inverell town centre is a sub-regional centre, providing a wide range of retail, commercial and community facilities to a broad catchment area.</p> <p><b>6.1.2 Structure</b></p> <p>The Inverell town centre comprises two main shopping streets, Byron and Otho streets. The majority of retail and commercial floorspace is located on these two streets, and there is a need maintain and support an active and attractive shopping environment within this core area. In addition, it is important that attractive links to major stores located at the rear of the main streets are delivered, and future retail and commercial development, with the exception of major anchor stores and bulky goods stores, are located on the two main streets within the core area.</p>	<p>It is recommended that Council adopts a Vision Statement for the Inverell town centre that reflects its social, retail and commercial significance to Inverell and the wider district. The Vision Statement could form objectives for the future planning and management of the town centre and be incorporated in the Local Environmental Plan (LEP).</p> <p><b>(a) Draft Vision Statement for the Inverell Town Centre</b></p> <p>The Inverell town centre is the central place for the town and its Regional Catchment Area (RCA) encompassing a district with approximately 47,000 people (2006) and extending approximately 50 to 70 kilometres from the town. The town centre is the historic retail, commercial, professional services and administrative centre of the district. Council is committed to ensure that future planning and development of the town centre and surrounds:</p> <ul style="list-style-type: none"> <li>• maintains and consolidates the street based activity centre focussed on Otho and Byron Streets;</li> <li>• respects and maintains the network of open spaces along the McIntyre River;</li> <li>• protects the town centre's recognised heritage values;</li> <li>• reinforces the town centre's core retail district, supporting services area and civic precinct;</li> <li>• enables the diversity of retail, commercial and services needs to be accommodated within the precincts that constitute the town centre;</li> <li>• provides recognised areas for future development of smaller scaled bulky goods retailing that adjoin and reinforce the town centre;</li> <li>• maintains high levels of pedestrian amenity;</li> <li>• provides adequate on-street and off-street parking for visitors and employees.</li> </ul>	
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<p><b>(b) Preparation of Development Control Plan for the Inverell Town Centre</b></p> <p>It is recommended that Council prepare a Development Control Plan (DCP) for the Inverell town centre to achieve the Vision Statement. The DCP should address:</p> <ul style="list-style-type: none"> <li>activities based precincts for the town centre and surrounds;</li> <li>guidelines for future building development that is consistent with and respects the scale and character of the existing town centre;</li> <li>an integrated framework for vehicular and pedestrian access;</li> <li>a framework for future smaller scale bulky goods developments that will reinforce and consolidate the existing town centre;</li> <li>guidelines for landscaping and urban design improvements;</li> <li>guidelines for the provision and management of car parking within the town centre.</li> </ul> <p><b>(c) Rezone industrial land within the Inverell Town Centre</b></p> <p>It is recommended that land currently zoned for industrial purposes in the town centre is rezoned to a retail / business related zone, in order to encourage the development of a smaller scale bulky goods precinct in this area. In addition, rezoning would prevent the further development of industrial activity in the precinct. It should be noted that the purpose of the re-zoned industrial land within the town centre is primarily to accommodate additional smaller scale bulky good type stores. Other retail and commercial activity should be concentrated within the core town centre area.</p>	<p><b>6.2 FUTURE INDUSTRIAL ACTIVITY</b></p> <p>As noted earlier, the preferred location for additional industrial land is the Burlenshaw Road precinct.</p> <p><b>6.2.1 Role</b></p> <p>The role of future industrial activity is to provide opportunities for the development of a regional-scale industrial node in Inverell.</p> <p><b>6.2.2 Structure</b></p> <p>The structure of the industrial precinct is a key component of the potential of the site to develop into a regional scale node. The following principles should apply to the design and layout of the precinct:</p> <ul style="list-style-type: none"> <li>site visibility from main roads should be maximised;</li> <li>a range of sizes of sites should be provided;</li> <li>consolidated signage should be provided, indicating the location of the precinct from the northern and western approaches into town.</li> </ul> <p><b>6.2.3 Initiatives</b></p> <p>It is recommended that Council adopts a Vision Statement for future industrial activity that reflects its significance for the sustainability of Inverell's industry, employment, business development and future investment. The Vision Statement could form policy objectives for the future planning and management of industrial areas and be incorporated in the Local Environmental Plan (LEP).</p>
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A key requirement for transport and land use activity within Inverell is the development of a road extension linking the industrial area to the Gwydir Highway. This route is currently provided through Runnymede Drive however, this traverses residential areas. Increases to the number of trips generated from Burtenshaw Road would intensify these impacts.

In order to sustain Inverell's role as an important district and sub-regional service centre, it is important that the town provides a land use plan and strategy to ensure the continuing and long term provision of competitive, attractively sited and well planned industrial and business areas to meet the town's requirements for the foreseeable future. Council is committed to ensure that future planning and development of the town's industrial areas:

- takes full account of the industrial land use requirements for the town's needs, providing for a diverse range of sites and ensuring that there is sufficient stock of land to meet both predicted take up requirements and provide a reserve for future opportunities and to facilitate long term planning and management;
- recognises the fundamental importance of providing effective access for industrial and through traffic to ensure that current and future industry and business areas will be readily accessed to minimise amenity impacts on the town centre, residential uses and sensitive land uses including schools and hospitals;
- within the framework of a planned main road system that will provide effective access to industrial areas, Council will identify, plan and zone a strategically sited land reserve to meet the town's current, emerging and long term needs;
- ensures that new industrial development is proximate to existing industrial areas and fully utilises the planned main road network;

It is recommended that Council prepare a Development Control Plan (DCP) for Inverell's industrial areas to achieve the Vision Statement. The DCP should address:

- access, setback, landscaping and parking requirements and guidelines for existing and future industrial areas;
- an identified route for an Inverell Northern Ring Road to provide access for industrial and through traffic that will connect the major existing industrial areas, a planned future industrial area, and that will bypass the town centre, established and future residential areas and sensitive land uses;
- master planning, infrastructure development requirements and land release principles for a new major industrial area to be located proximate to the major existing industrial areas and to the Inverell Northern Ring Road. The planning for this area should identify buffer requirements, sufficient to take account of local climatic and topographic considerations and to enable the industrial area to operate without restriction for the foreseeable future; and to optimise environmental quality and liveability for existing and proposed residential areas and sensitive uses.

In addition, the resolution of the transport network is a key component of future industrial activity. The major initiatives for transport development in Inverell should prioritise the development of a road link between Brissett Street and Gwydir Highway and ensure heavy traffic can access Brissett Street from Ring Street (via Ashford Road intersection).

Together with the development of an industrial precinct, the transport network will contribute to the development of an environment conducive to long term employment and economic sustainability within the region.

### 6.3 ABATTOIR SITE

#### 6.3.1 Role

The abattoir site is recognised as important in the employment and economic context of the Shire, providing both direct and indirect employment. Abattoir operations have the potential

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to cause land use conflict with sensitive uses, it is therefore important that the amenity of existing land owners, together with the operations of the abattoir including the associated rendering operations, are upheld through the planning framework.

The delineation of buffers around the existing abattoirs facility to take account of local climatic and topographic considerations will enable this facility to operate without restriction for the foreseeable future. In addition, this approach will optimise environmental quality and liveability for existing and proposed residential areas and sensitive uses.

### 6.3.2 Structure

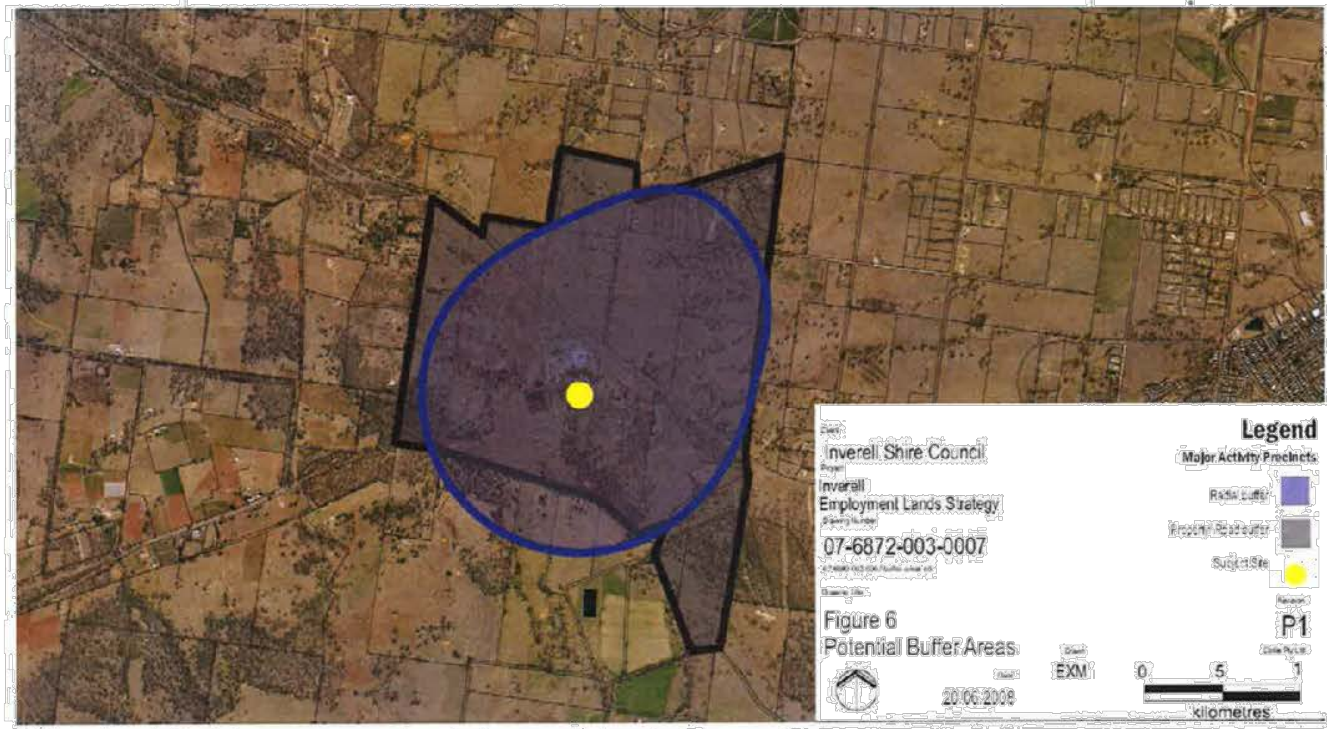
The abattoir site is located approximately five kilometres west of the Inverell town centre, on Wanilda Road. It processes approximately 4,500 head of cattle each week, and the site encompasses boning rooms, and a rendering plant for processing animal by-products into tallow and meat / blood / bone meal. In addition, land beyond the abattoir operation is used for low-intensity stock holding, grazing and fodder production; these activities have a much lower propensity to cause undue amenity impacts. Modelling undertaken for the abattoir site indicated that under 'worst case' conditions, properties within 1,000 metres of the site (and extending to 1,500 metres in a north easterly direction, due to a drainage line formed by topographical characteristics) would be at risk from experiencing odour impacts of the abattoir.

### 6.3.3 Initiatives

In light of the odour modelling undertaken regarding the abattoir site, it is proposed that activity within 1,000 metres (and up to 1,500 metres towards the north east) of the abattoir site is restricted to that which is rural in nature. The area which this encompasses is shown

in Figure 6. This illustrates the areas where residential development should be restricted, as sites are likely to experience adverse amenity impacts from the abattoir.

Figure 6: Abattoir Site Land Use Framework



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**6.4 EXISTING INDUSTRIAL AREAS**

The existing industrial precincts are illustrated in Figure 3.

**6.4.1 Town Centre Industrial area**

The town centre industrial area precinct currently provides for a range of commercial, light industrial and trade services. It essentially comprises an extension of the town centre, and acts as a buffer between the town centre core area and the Ashford Road industrial area.

The expansion of the town centre's commercial area, particularly for smaller scale bulky goods activity, is likely to result in land use changes in the northern town centre precinct. New developments in this precinct should contribute to the development of the area as an attractive and consolidated smaller scale bulky goods precinct.

In order to implement this, a series of detailed local plans should be prepared, covering:

- identifying sites which may be available for consolidation by Council and, in the longer term, development of bulky goods stores;
- opportunities to develop shared car parking areas for bulky goods development;
- pedestrian links between the existing commercial area and the bulky goods precinct.

**6.4.2 Brissett Street Precinct**

The Brissett Street precinct is currently a major focus for industrial activity in the Inverell Township. It has developed as a mixed use industrial, trade services and commercial area. The precinct is located between Arthur Street, Swanbrook Road, Kilean Street, McIvor Street and Ashford Road.

There are limited opportunities for development in the Brissett Street precinct, due to limited vacant sites. As the Burlenshaw Road precinct evolves however, it is anticipated that there may be a shift in land use activity within the Brissett Street precinct. In particular, it is likely that there would be demand for sites fronting Ashford Road for showroom and display purposes; this process has already begun to occur. Further re-development of these sites should occur with the objective of creating attractive presentations to the street, and designating the entrance to the Township from the north. Recommendations for the Brissett Street precinct include:

- encouraging re-development of attractive frontages for sites fronting Ashford Road;
- maintain the precinct as a hub for employment activity.

**6.4.3 Ring Street Precinct**

The Ring Street precinct comprises a range of trade services, peripheral sales, transport and logistics operators. The precinct is located in proximity to residences on its southern edge; this does not maximise amenity for residential activities, or opportunities for development and expansion for industrial and commercial uses. Transitioning of industrial and commercial activity may achieve some improvements to residential amenity however, these would occur over a significant time period. Recommendations for Ring Street precinct include:

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- limit and restrict development which reinforces land use and amenity issues for residences;
- maintain the precinct as a hub for employment activity which does not impact residential amenity.

**6.4.4 Rifle Range Road Precinct**

There has been limited activity at the Rifle Range Road precinct; the site is isolated from the Township and access routes from the north and west are not favourable. The remaining vacant land in the precinct has been included in the existing industrial land stock and the subsequent analysis of the quantum of future land required for industrial purposes. It is recommended that:

- the precinct retain its industrial zoning;
- Council undertake monitoring of development in the precinct, and in the longer term, assess the appropriateness of the site for industrial activity, given the benefits associated with development within a consolidated precinct.

**6.5 ENTERPRISE CORRIDOR / LARGE FORMAT BULKY GOODS**

Consistent with the principal and supporting objectives identified in Section 4.2 it is considered the area in the vicinity of the Gwydir Highway and Jardine Road is suitable for the future development of an enterprise corridor.

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**7 IMPLEMENTATION AND MONITORING**

The previous section has provided the recommendations for land use management and planning for the relevant employment land areas. The purpose of this section is to summarise the required actions of Council and other stakeholders in order to deliver an employment land network which provides opportunities for the long term economic prosperity of the Shire.

The major tasks required are as follows.

- rezone industrial land within the town centre to:
  - facilitate the development of a bulky goods precinct for smaller format bulky goods stores;
  - prevent additional industrial activities from developing in the precinct;
- rezone land currently designated S(a) Special Use (community) to more appropriate town centre zone;
- prepare a DCP for the town centre precinct, including the former industrial area, identifying major activity precincts, guidelines for appropriate activities and development within these precincts, vehicle and pedestrian movement networks, sites for bulky goods developments, land for community use and landscaping improvements;
- rezone land located north of Burtenshaws Road and east of the Rubbish Depot to industrial land and concurrently prepare a DCP for the precinct, in order to ensure a coherent and effective development;
- reserve additional land (potentially further south of this and Burtenshaw Road) for longer term supply;
- identify and develop an appropriate location for a road link between Brissett Street and the Gwydir Highway;
- resolve the intersection near Ring Street, Ashford Road and Brissett street to the extent that it becomes appropriate for large vehicles;

- investigate potential for road link linking Gwydir Highway (near Jardine Road) to form a southern bypass route, linking with South Street;
- rezone strategically identified land on an as required basis in the vicinity of Gwydir Highway and Jardine Road to facilitate establishment of an Enterprise Corridor / Large Format Bulky Goods Precinct.

The preparation of the relevant DCPs, together with rezoning and transport network improvements will contribute to the development of an integrated and coherent employment land context for the Inverell Shire.

In addition to these implementation requirements, a monitoring framework should also be established to track the uptake of retail, commercial and industrial land and floorspace. The monitoring framework should provide an ongoing register and summary of approved development applications, indicating the intended use, floorspace and land take up, together with an indication of the proportion of approved development applications which are acted on. The monitoring framework will provide an indication of the long term take up patterns as compared to the forecasts prepared for this report, and in doing so will indicate the likely timing required for a review of future land requirements.

**10.12 2019 YOUTH OPPORTUNITIES PROGRAM**

**File Number:** S15.8.92 / 20/5617

**Author:** Christy Galbraith, Corporate Support Coordinator

**SUMMARY:**

This report summarises Council's year-long youth programs funded by NSW Government's Youth Opportunities Program. The project concluded in January 2020.

**COMMENTARY:**

As a recipient of a \$41,172 Youth Opportunities grant, Council launched a 12-month calendar of events in January, 2019. The project engaged 3,443 youth in free educational, recreational and vocational training throughout the year. The final six months of the project included the following:

- **Radio Youth Program**  
Delivered in partnership with StaFM 91.9.  
Youth aged 14 years and over received training in microphone technique, voice training, music selection, recording and production techniques.
- **Street Art Workshop**  
Delivered in partnership with street artists Damon Moroney, Iknografix, and James Moulton at Inverell Skate Park. This event also installed a mural at the entrance of the park.
- **3D Computer Aided Drafting**  
Andrew Blake, qualified engineer and robotics technician led three tech/STEM workshops in 3D CAD, Introduction to Mechanical Design & CNC Machining and Industrial Robotics.
- **Manual Handling Course and White Card Course**  
Delivered in partnership with TAFENSW, youth aged 15 years+ received job-ready qualifications in Manual Handling and Working Safely in the Construction Industry.
- **Indoor Sports**  
Delivered at InSports Arena, over 100 youth participated in 'come and try' indoor sports sessions.
- **Cooking Classes**  
Three classes delivered by local chef, Karen Whitton at the Town Hall, youth aged 14 and over learned about health and safety in the kitchen and gained skills to follow a recipe.
- **Youth BBQ - Ashford**  
Delivered in partnership with Ashford Lions Club, this event provided the official opening to the much anticipated skate park in Ashford.
- **"Don't Mess with our Shire" - Art Competition**  
Students across our shire in years K – 6 were invited to participate in the "Don't Mess with Our Shire" art contest. The competition asked students to illustrate a litter prevention message, with finalists displayed for public voting at Inverell Library.
- **Movie Nights**  
Two movie nights were held in 2019, one (1) at Gilgai in conjunction with their annual Spring Fete and one (1) in Inverell following the lighting of the Christmas tree. Both

events attracted record numbers and the addition of the movie screening was well received by the community.

- **Art Workshops**

Delivered by Inverell based artist and teacher, Nadia Kliendanze, over 100 participants aged 5 – 16 years were involved in the October school holiday classes.

- **Free Pool Entry**

At the start of the December school holidays, youth were treated to free entry to the Inverell and Ashford pools, which attracted over 500 participants.

- **Mud Clay Workshop**

Delivered by Inverell Art Gallery during Eat Drink Live in November 2019, youth learned sculpting, mould making and 3D carving.

- **Mountain Biking**

Delivered in partnership with Inverell Mountain Bike Club, youngsters participated in introductory mountain bike training by tackling the see saws, balance beams and off-drops.

- **Action Education**

Youth aged 4 – 20 years gained skills in acrobatics, gymnastics and developed an understanding of theatre staging acrobatic performances and workshops with Sydney based entertainers, Action Education.

The project received widespread positive feedback from stakeholders, project partners and the general community, which is reflected in media opportunities, participation rates and in comments on social media.

Attachments:

**Nil**

**10.13 STATUS OF TOWN WATER SUPPLIES****File Number:** S32.15.19 / 20/5795**Author:** Michael Bryant, Manager Environmental Engineering**SUMMARY:**

The purpose of this report is to update Council on the status of all town water supplies with the extended drought impacting water resources in the region over the past two (2) years.

**COMMENTARY:**

At the November 2019 Ordinary Meeting of Council, it was confirmed that a Status Report on Council water supplies will be provided to monthly Council meetings whilst the drought continues.

Council operates three (3) treated (potable) town water supplies and two (2) raw water supplies. The current status of all water supplies is summarised in the table below. Monthly daily usage trends for the Copeton Scheme are also displayed in a graph.

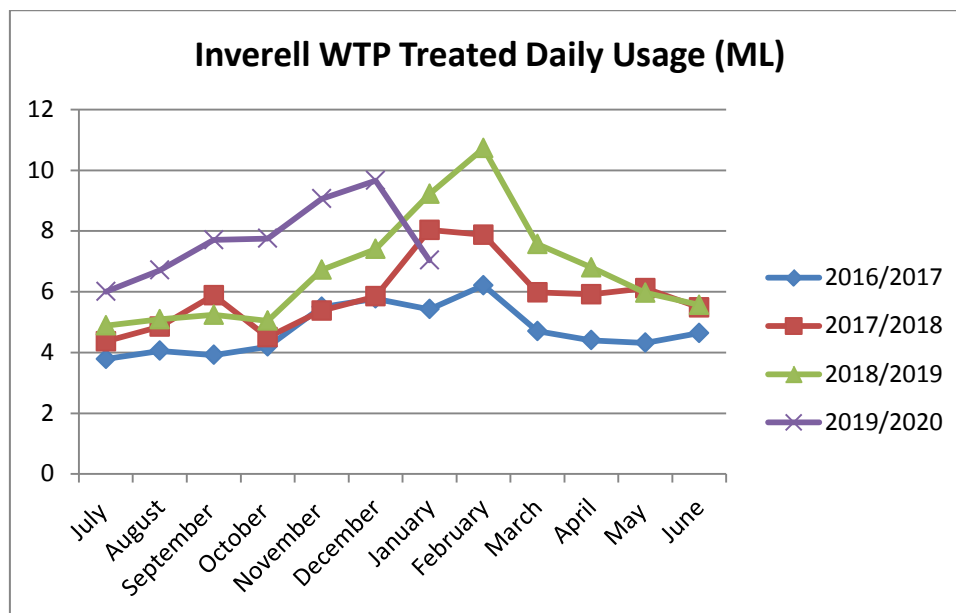
The extended drought during 2019, combined with ongoing hot dry weather increased demand moving into summer. Most residents not connected to a town water supply and running low on rainwater and bore water were relying on access to the town water supply standpipes.

Above average rainfall during January and February 2020 has reduced demand and increased Copeton Dam and Pindari Dam storage levels.

WaterNSW is in the early planning stages of replacing the two (2) main outlet valves at Pindari Dam and tentatively proposing autumn 2020. Council staff are in discussion with WaterNSW staff regarding the management of Severn River flows to the Ashford water supply intake while the works are being undertaken.

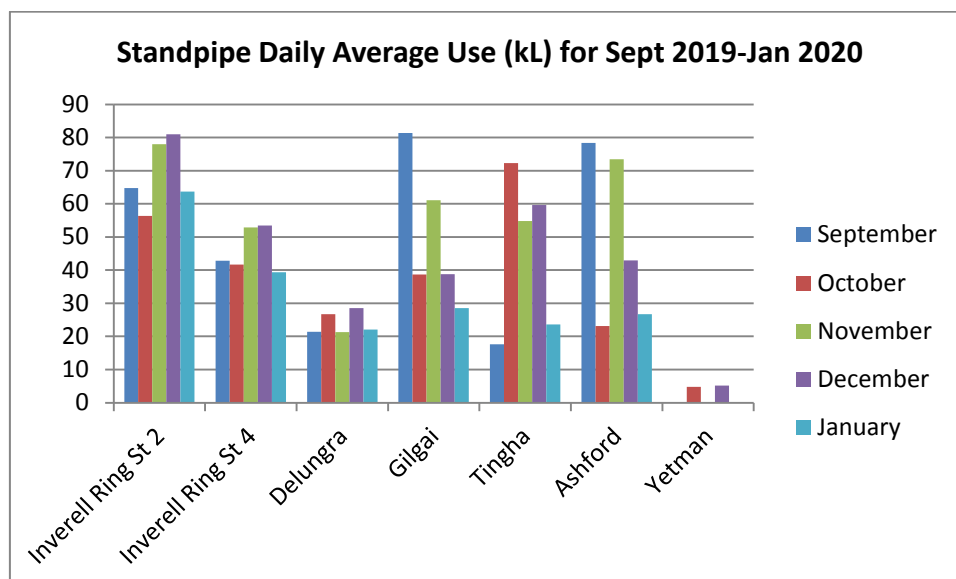
<b>Status of Water Supplies – 18 February 2020</b>			
<b>Name of Water Supply</b>	<b>Source of Water</b>	<b>Comments on Status of Supply</b>	<b>Remedial Action</b>
Copeton Scheme Treated water supply. Supplies Inverell, Gilgai, Tingha, Mt Russell & Delungra.	Copeton Dam. Storage Capacity 1,364,000ML. Storage level 9.3% and rising. 143,000ML Raw water pumped from dam outlet (no transmission losses).	Full allocation under WSP for 2019/2020. January 2020 average consumption 7.43 ML/day Above average rainfall during January and February 2020 has reduced demand and increased Copeton Dam storage level.	Continue monitoring.
Ashford Treated Water	Pindari Dam. Storage Capacity 312,000ML. Storage level 7.2% and rising. 23,000ML Raw water pumped	Full allocation under WSP for 2019/2020. Water NSW currently maintaining 10ML/day flow in Severn River. January 2020 consumption 0.53 ML/day	Poor quality raw water in Severn River associated with storms being closely monitored and treated accordingly. Continue monitoring.

	from Severn River to Ashford WTP.		
Yetman Treated Water.	Ground water – two (2) bores in alluvial aquifer on Macintyre River floodplain.	Full allocation under WSP for 2019/2020.  January 2020 consumption 0.082 ML/day	Continue monitoring ground water levels.  Bore pump No 2 has been lowered to accommodate any future drop in water table.
Bonshaw Raw Water – non potable.  Restricted flow supply suitable for internal non potable domestic use only, mainly toilet flushing.	Ground water – One (1) bore in alluvial material on Dumaresq River floodplain.	Bore was stressed in 2019 with demand outstripping supply and users requested to limit usage to 100L/person/day.  Significant flows in the Dumaresq River have resulted in the aquifer being recharged.	Continue monitoring.
Graman Raw Water – non potable. Restricted flow.	Ground water – one (1) bore adjacent Graman Creek.	Bore was stressed in 2019, however now meeting reduced demand following good rainfall.	Continue monitoring.



### Public Standpipes – Potable Water

Council has standpipes accessible to the public located at Inverell, Gilgai, Tingha, Delungra, Ashford and Yetman. The standpipes provide the opportunity for members of the community to access potable water. The graph and table below summarises standpipe usage. There have been peaks and troughs in daily usage associated with rainfall temporarily reducing rainwater tank demand, plus bushfire related activities. Total Copeton Scheme standpipe usage of 177kL/day for January 2020 is 34% less than the November/December 2019 usage of around 265kL/day.



Copeton Scheme Standpipe Usage kL/day	
September 2019	210
October 2019	236
November 2019	268
December 2019	261
January 2020	177

### Water Conservation

The December 2019 roll out of the ISC Drought Management Plan adopted at the November 2019 Council meeting, including permanent water conservation measures has assisted in managing demand going forward.

### Conclusion

All treated water supplies within the Council area are improving following above average rainfall during January and February 2020 with demand predicted to fall over autumn and winter.

Copeton Dam and Pindari Dam catchments are primed with storage levels increasing prolonging the drought security of the Copeton and Ashford town water supplies. Flow in the Macintyre Valley will also improve the ground water supply at Yetman.

The Copeton treated water supply scheme supplies around 94% of all water supplied by Council and is the mainstay providing a high level of security.

Bonshaw and Graman raw water supply bores have been stressed; however the situation has improved with recent rainfall and reduced demand.

The town water supplies will continue to be closely monitored.

### RISK ASSESSMENT:

It is important that the town water supplies are closely monitored to ensure there is potable water available for the community.

The ISC community is very much dependent upon the judicious management of regional water resources by the NSW Government in ensuring that sufficient water reserves are retained in Copeton Dam and Pindari Dam for town water supplies during extended drought sequences.

**POLICY IMPLICATIONS:**

Council has a Drought Management Plan in place to manage town water supplies.

**CHIEF FINANCIAL OFFICERS COMMENT:**

Nil

**LEGAL IMPLICATIONS:**

Nil

**ATTACHMENTS:**

Nil

**10.14 BUSH FIRE RECOVERY FUND****File Number:** S15.8.16 / 20/6130**Author:** Brett McInnes, Acting General Manager**SUMMARY:**

Council has been advised it will receive an additional \$275,000 to support bushfire recovery.

**COMMENTARY:**

A report was prepared for the February 2020 Economic and Community Sustainability Committee advising that Council is eligible for \$1M funding under the Federal governments Bushfire Recovery Fund. It has subsequently been recommended to Council that:

- a) The information be noted; and
- b) The General Manager prepares a program of works for financial assistance from the Bushfire Recovery Fund.

Since that report Council has received further correspondence from the National Bushfire Recovery Coordinator, Mr Andrew Colvin APM OAM. Mr Colvin has advised of the decision to provide Council with an additional \$275,000 from the Bushfire Recovery Fund. It was stated "The severity of the impact of the bushfires on the Inverell Shire Council has been considered in determining the quantum of this payment".

It is intended that the \$275,000 will be used to supplement the program of works to be identified for the Bushfire Recovery Fund.

As previously indicated in the report to the Committee a program of works is to be submitted by 31 March, 2020 and approved works completed by 31 December, 2020.

A letter of thankyou has been forwarded to the National Bushfire Recovery Coordinator.

**ATTACHMENTS:**

Nil

**10.15 NSW BUSHFIRE INQUIRY****File Number:** S3.16.18 / 20/6191**Author:** Brett McInnes, Acting General Manager**SUMMARY:**

The NSW Government has commissioned an independent expert inquiry into the 2019-20 bushfire season.

**COMMENTARY:**

The NSW Government has recently announced it has commissioned an independent expert inquiry into the 2019-20 bushfire season to provide input to NSW ahead of the next bushfire season.

The Inquiry welcomes submissions from bushfire affected residents, emergency and support personnel, organisations and the general public.

The terms of reference for the inquiry can be accessed via the following web site link:

<https://www.nsw.gov.au/improving-nsw/projects-and-initiatives/make-a-submission-to-the-bushfire-inquiry/nsw-independent-bushfire-inquiry-terms-of-reference/>

It has been advised that the Inquiry will be travelling to bushfire affected communities to meet with and hear directly from people who have been affected. The schedule for community visits was not finalised at the time of writing with the only nominated visit scheduled for Lithgow on 25 February, 2020.

Submissions are able to be made online, via email, by post, over the phone or in-person at a Service NSW service centre.

Council will promote links to the Inquiry through its normal mediums. Those residents that previously made submissions in response to the Gilgai/Tingha Plateau fire will also be made aware of the Inquiry.

**ATTACHMENTS:**

Nil

**11 GOVERNANCE REPORTS**

Nil

**12 CONFIDENTIAL MATTERS (COMMITTEE-OF-THE-WHOLE)**

Nil