



INVERELL
SHIRE COUNCIL



Inverell Shire Council has received a \$1.1M boost from the NSW Government's Stronger Communities Fund towards the Inverell Aquatic Centre Redevelopment.

Pictured are Deputy Mayor Kate Dight and Mr Brett McInnes, Director Civil and Environmental Services with the Hon. Adam Marshall MP who announced the funding on the 12th of January, 2023.

Business Paper
Special Meeting of Council
Wednesday, 25 January 2023

INVERELL SHIRE COUNCIL**NOTICE OF SPECIAL MEETING OF COUNCIL**

20 January, 2023

A Special Meeting of Council will be held in the Council Chambers, Administrative Centre, 144 Otho Street, Inverell on Wednesday, 25 January, 2023, commencing at **3.00pm**.

Your attendance at this Special 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 recorded. The 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 Code of Conduct and Office of Local Government
- **Non-pecuniary** – regulated by Code 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?

Code of Conduct

For more detailed definitions refer to Council's and Model Code of Conduct, Part 4 – Pecuniary Interests and Part 5 – Non – Pecuniary Conflicts of Interest.

Disclosure of pecuniary interests / non-pecuniary interests

Under the provisions of 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 [Disclosure of Pecuniary Interests form](#) or [Non-Pecuniary Interests 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

January 2023 – December 2024

Ordinary Meetings:

Time: 3.00 pm

Venue: Council Chambers

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed
No Meeting	22	22	26	24	^28	26	23	27	25	22	20

Major Committee Meetings:

Civil and Environmental Services - 9.00 am

Economic and Community Sustainability - 10.30 am

Venue: Committee Room

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed	Wed
No Meeting	8	8	12	10	14	12	9	13	11	8	No Meeting

Members of the public are invited to observe meetings of the Council.

Should you wish to address Council, please contact the Office of the General Manager on 6728 8206.

^ Meeting at which the Management Plan for 2023/2024 is adopted.



INTERNAL CALENDAR FEBRUARY 2023

SUN	MON	TUE	WED	THU	FRI	SAT
			Low Cost Loan Initiative Reimbursement claim period opens Expected third instalment of 2022-23 Financial Assistance Grants Lennons Circus 1.	Lennons Circus 2.	Lennons Circus 3.	Lennons Circus 4.
Sapphire City Markets Lennons Circus 5.			9am Civil & Environmental Committee Meeting 10.30am Economic & Community Sustainability Committee Meeting 8.			Youth Event: Sustainable Fashion Workshop 11.
12.	Reports for Ordinary Meeting due by 4.30pm 13.	Valentine's Day 14.	15.	16.	17.	Ashford Show 18.
Sapphire City Markets 19.	20.	21.	3.00pm Ordinary Council Meeting 22.	BROC Meeting 23.	Inverell Show 24.	Inverell Show 25.
Inverell Show 26.	Reports for March Committee Meetings due by 4.30pm NEJO Meeting 27.	Third quarterly rates instalments due Quarterly budget review statement to be submitted to Council 28.				

 Council office closed

- 1 APOLOGIES**
- 2 DISCLOSURE OF CONFLICT OF INTERESTS/PECUNIARY AND NON-PECUNIARY INTERESTS**
- 3 PUBLIC FORUM**

4 DESTINATION REPORTS

4.1 REFERRAL OF CONFIDENTIAL ITEMS

RECOMMENDATION:

That Council refer the items to Closed (Public excluded) meeting of the Council and that the press and members of the public be asked to leave the chambers whilst Council considers the following items:

Item: 7.1 *Inverell Aquatic Centre Replacement Design and Construction Procurement - Selective Tender*

Authority: *Section 10A (2) (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business*

Item: 7.2 *Inverell Aquatic Centre Redevelopment Funding Strategy*

Authority: *Section 10A (2) (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business*

COMMENTARY:

In accordance with the provisions of Section 9 (2A) Local Government Act 1993, the General Manager is of the opinion that consideration of the following item(s) is likely to take place when the meeting is closed to the public.

Item: *Inverell Aquatic Centre Replacement Design and Construction Procurement - Selective Tender*

Description:

This report has been initiated by the receipt of tenders for the design and construction of the Inverell Aquatic Centre Replacement. After considering the tender responses Council is being asked to determine a suitable course of action.

Reason: *Information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (s. 10A (2) (c) Local Government Act 1993)*

Item: *Inverell Aquatic Centre Redevelopment Funding Strategy*

Description:

This report has been prepared to recommend a funding strategy for the redevelopment of the Inverell Aquatic Centre (IAC).

Reason: *Information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (s. 10A (2) (c) Local Government Act 1993)*

4.2 USE OF EXISTING BUILDING AT THE INVERELL AQUATIC CENTRE**File Number: S5.9.29 / 23/1674****Author: Paul Henry, General Manager****SUMMARY:**

The consideration of tenders for the redevelopment of the pool at today's meeting may impact the following matters:

- a) Renewal of the current Lease Agreement with Nick King's Lifestyle Center, and
- b) The use of the redundant 'building space' that will result from the redevelopment of the Aquatic Centre.

Council is requested to authorise a course of action for these matters.

RECOMMENDATION:

That:

1. *That the lease agreement with Nick King Lifestyle Center be renewed for the period 1 January 2023 to 31 December 2024 (nominal completion date for construction of the Inverell Aquatic Centre). Further, that the expiration date of the lease be extended on a week by week basis to coincide with the actual date of completion of construction of the Aquatic Centre.*
2. *That Council call for Expressions of Interest for the future occupation of the redundant building space that will result from the redevelopment of the pool complex.*

COMMENTARY:

The decision that Council will take today on the tenders for the redevelopment of the Inverell Swimming Pool may impact a number of other matters. If Council resolves to proceed with the redevelopment, the following matters will be impacted:

- a) The existing Lease Agreement with Nick King's Lifestyle Center, and
- b) The opportunity that is made available to reuse the redundant building space when a new entrance and support facilities are constructed during the redevelopment.

Council is asked to determine these matters.

A. Lease Agreement

Since 2004, Mr King has occupied approximately 260m² of the existing amenities building of the Inverell Memorial Pool Complex. This area is referred to as the 'gym'. The existing lease expired on 20 December, 2022.

The key features of the lease are:

- i) Term – From: 21 December 2016
To: 20 December 2019
Option: A three-year option exercisable by Mr King. Option expired 20 December 2022.
- ii) Lease fee: Currently, \$32.69 per day (GST inclusive). Subject to annual CPI adjustment using the September index. Note: \$11,931.85 per annum.

- iii) Termination Clause: Clause 10 of the Agreement states: 'In the event that the lessor should in its sole discretion decide to substantially upgrade the Baths complex, during the term of this lease then the lessor reserves the right to terminate the Lease by giving one (1) month's written notice'.

Mr King runs a wide range of 'lifestyle activities' at the 'gym'. Some of the activities are karate, boxing, self-defence and fitness classes.

Mr King has requested that his Lease be renewed on similar terms and conditions as the current agreement.

The value to the community of the abovementioned activities run by Mr King has been attested to by 15 testimonies provided by various community groups. A copy of these testimonies will be tabled at today's meeting.

If the redevelopment of the Inverell Aquatic Centre is authorised, it is suggested that Mr King's lease agreement be renewed up to the end of the construction period of the Inverell Aquatic Centre. A lease of this duration will enable actioning of the resolution of Council dated 24 November, 2021 regarding future use of the existing 'Amenities Building', which will be made redundant following the construction of the new entrance to the Aquatic Centre (refer to item B below for more detail).

B. Expressions of Interest

The existing 'entrance and amenities building' has an area of approximately 670m² (including the 'gym').

To facilitate the most beneficial access arrangements to the new Aquatic Centre a new entrance/amenities building will be constructed. Once this new entrance is complete, the existing building will not be utilised for direct Aquatic Centre operations – in effect the existing building will be redundant and can therefore be utilised for other commercial opportunities.

Relevant matters affecting this issue are:

i. Existing Building

The existing pool entry building is approximately 670m² in area and includes the following spaces:

- Male/Female and Disabled Amenities
- Dry land activities area
- Manager's Office
- Entry Foyer and Kiosk
- Storage
- Commercial lease space

An alcove at the front of the building incorporates honour roles from various conflicts and forms part of the war memorial on the site.

The building is masonry construction, slab on ground with a low pitch metal roof.

A floor plan of the building has been included in **Attachment 1** of the report. It has been provided for diagrammatic purposes only and does not incorporate all modifications that have occurred.

The building was originally opened in 1958 and significant internal modifications were completed in 1995. The 1995 modifications included the consolidation of amenities at the eastern end of the building and the creation of a gymnasium space at the western end of the building.

Whilst the building has suffered from some cracking in the past due to foundation movement it is generally considered to be in good condition.

The building is connected to the existing pool enclosure via an enclosed walkway. Upon demolition of the existing pool enclosure it would be necessary to undertake some modification to enclose the rear of the existing building.

ii. Heritage Considerations

The Inverell Memorial Swimming Pool Complex is a local item of environmental heritage under the Inverell Local Environmental Plan 2012. The heritage listing includes the main pool building. Advice has been obtained from Council's Heritage Advisor, Mr Mitch McKay regarding heritage implications of any future modifications proposed for the building. A copy of Mr McKay's advice has been included in **Attachment 2** to this report. Key aspects of the advice include:

- Public access to the main honour roll area must be maintained.
- Any alterations or additions to the main building should respect and complement the existing built form character.
- No alterations or additions should protrude forward of the main building.

Clearly any future commercial or other use of the building would need to be appropriately separated from and respect the war memorial on the site. This would have implications for built form and things like advertising/business identification signs.

iii. Planning Matters

The subject site is currently zoned RE1 Public Recreation in accordance with the Inverell Local Environmental Plan 2012. The zoning allows for uses such as Recreation Facilities, Community Facilities and Information and Education Facilities. Given the building is heritage listed Council also has the flexibility to approve other uses considered to facilitate the conservation of this item.

Development consent would likely be required for any future use and this would include a detailed analysis of the relevant planning matters at the time.

On 24 November, 2021, Council considered what course of action to take in respect of the existing building once the construction of the new Aquatic Centre has been completed.

Whilst circumstances (uniqueness and past competitive process) may exist that would enable direct negotiations with one or more parties, this approach would likely give rise to probity issues and may not obtain the most beneficial community outcome for this prominent and important building.

As a result, Council considered an open competitive process should be undertaken where Council formally calls for expressions of interest - this would facilitate the most advantageous outcome for this prominent and important community building. Expressions of interest could include assessment criteria such as:

- i) Proposed lease fee and terms
- ii) Modifications and upgrades proposed by the proponent
- iii) Nature of proposed use and relationship to surrounding uses
- iv) Community benefit
- v) Synergies with the redeveloped Aquatic Centre etc.

As a result of the formal expression of interest process Council could then resolve to enter into further negotiations with one or more parties.

It is suggested that once a contract is signed between the selected construction firm and Council, that Expressions of Interest be called.

Note: Council's General Manager, Mr Paul Henry has declared a conflict of interest of an insignificant nature in relation to this matter. The nature of the interest is that Mr Henry is a member of Nick King's Lifestyle Center.

RISK ASSESSMENT:

Nil

POLICY IMPLICATIONS:

Nil

CHIEF FINANCIAL OFFICERS COMMENT:

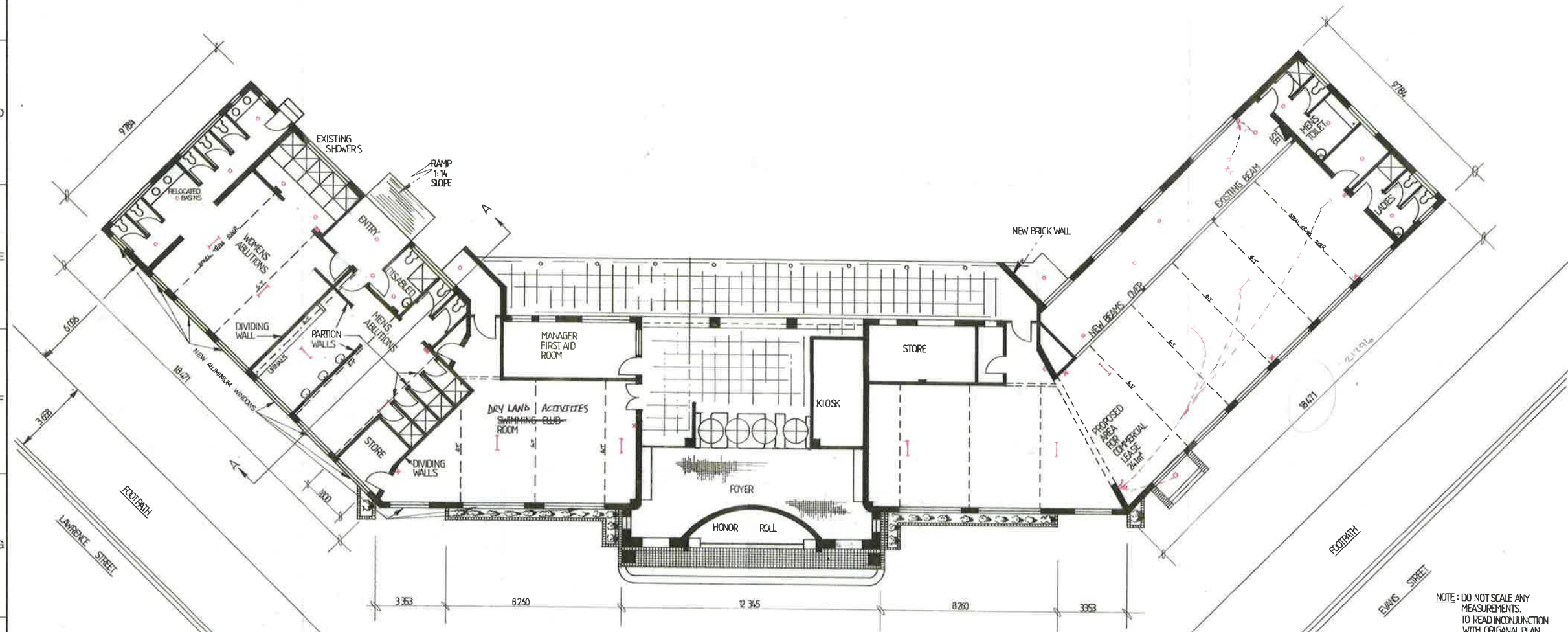
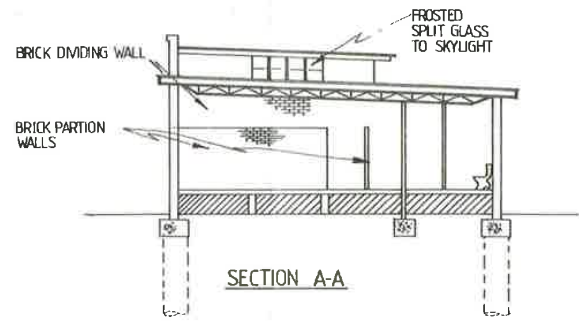
Nil

LEGAL IMPLICATIONS:

Nil

ATTACHMENTS:

1. Floor plan [↓](#)
2. Heritage advice [↓](#)



NOTE: DO NOT SCALE ANY MEASUREMENTS. TO READ IN CONJUNCTION WITH ORIGINAL PLAN DESIGN.

FLOOR PLAN

PLAN SCALES LONG. SECTION HORIZ. VERT.		PAVEMENT WIDTH FORMATION WIDTH PAVEMENT DEPTH		EXISTING POWER: ○ BATTEN LIGHT □ FLUORO LUMINAIRE x G.P.O.s ✓ SWITCHING	THESE DRAWINGS HAVE BEEN TAKEN TO THE SITE OF THE WORK AND ARE RECOMMENDED. DIVISIONAL ENGINEER DATE	APPROVED SHIRE ENGINEER DATE	INVERELL SHIRE COUNCIL PROPOSED ALTERATIONS AND ADDITIONS TO INVERELL MEMORIAL SWIMMING POOL CNR EVANS & LAWRENCE ST INVERELL	FILE No. No. OF SHEETS SHEET No.
DATUM SURVEYED BY FIELD BOOK LEVEL BOOK	DESIGNED CHECKED PASSED						Reg. No.	



research | interpretation | education | tours | project management

HERITAGE ADVISORY MEMO

No. 101

date: 20 October 2021

ITEM 1: Memorial Swimming Pool – cnr Evans and Lawrence Sts, Inverell

A request was made by Anthony Alliston (Council officer) on 15 October, 2021 to provide guidance on the possible adaptive reuse of or alteration and additions to the main building of the memorial swimming pool.

The request was for:

- Any principles, guidance or directions associated with the separation of the war memorial / honour rolls at the front of the building to facilitate an adaptive reuse of the residual building space.
- Any guidance or constraints around enclosure of the external envelope at the rear of the building to manage the void that will result when the covered walkway connecting the pool and existing entry building is demolished as part of the redevelopment.
- Any guidance or constraints in regards to possible future additions to the entry building.

The request was made outside of the normal Heritage Advisor's visit. Information was provided to the Heritage Advisor via emails and included, historical notes, inventory sheets and an extract from Inverell LEP 2012 for the swimming pool and war memorial, amenities plan (undated), sketch of original pool building, recent photographs and pool redevelopment concept plans.

In making the following comments no inspection of the property has been undertaken so the comments are general comments only.

The Memorial pool complex is identified as an item of environmental heritage in Inverell LEP 2012 (I107). This includes the pools, main building and associated buildings including plant room.

On the same property, in the vicinity of the pool entrance, is the war memorial which is also identified as an item of environmental heritage in the LEP (I108).

Neither item is within a Conservation Area, however, both are listed on the NSW War Memorials Register.

Brief History of the Memorial pool

The Memorial pool is a large swimming pool complex, with an entrance building facing Evans Street. At the front of the building is an alcove housing a number of honour rolls, including the Inverell Memorial Olympic Pool First World War Honour Roll.

The following is an extract from research undertaken by Ann Hodgens, 2008.

During the 1930s the Inverell Municipal Council investigated the building of a swimming pool, however, at this time they did not have sufficient funds and the people of Inverell voted against the idea. During the 1940s the matter was again under discussion with differing points of view regarding a suitable site. Early in 1953 several community minded citizens again proposed a pool and a committee was elected to raise funds. The official fund raising appeal opened in April that year with a broadcast on Radio 2NZ and the Inverell community well and truly became involved in the project. Some £1,350 was donated immediately.

By the end of 1954, the baths committee handed over to the Council a gift of £13,000. By this time the Council had obtained a grant of £10,000. It was almost another two years before the Council was able to borrow the remaining £50,000 needed to complete the project.

The RSL supported the project and the relocation of the War Memorial from Otho Street to create a new and larger memorial at the front of the pool. During 1956 names of service personnel who enlisted from Inverell and served during the First and Second World Wars were compiled for the memorial panels.

The pool was designed by Frederick John Madigan architect of Inverell (and later Sydney) and constructed by Reg Want Pty Ltd.

The pool was opened by Lt. Gen. H. Gordon Bennett on 1 November 1958, after the re-dedication of the World War 1 monument, the dedication of the new honour rolls and a wreath laying ceremony.

Statement of Significance

The following Statement of Significance is taken from the NSW State Heritage Inventory

The pool is an important reminder of World War 2 veterans and an important addition to the sporting and recreation facilities in the town.

GENERAL COMMENTS

Possible adaptive reuse of, or alterations and additions to, the main building or construction of any new building within the site of the swimming pool complex.

It should be noted that the **main building** referred to in the following comments is the existing main building of the swimming pool complex.

- Any alterations and additions to the main building or any new building to be behind, not in line with nor protrude forward of the main building so that the main building remains

- prominent and is not visually dominated by alterations and additions or any new building.
- The height of any alterations and additions to the main building to be no higher than the main building.
 - The height of any new building should not visually dominate the main building.
 - The form of the façade and brick surrounds of the main building to remain intact. The external brickwork should remain unpainted. Windows should not be widened, in-filled or consolidated.
 - Any original windows, doors, joinery and other internal features, including honour rolls, within the main building be retained in situ and conserved.
 - Existing entry tiles of the main building and honour roll area be retained. Missing or damaged tiles should be replaced to match existing. A possible source for tiles could be: The Discontinued Tile Factory 21 Stanley St, Peakhurst. NSW 2210.
 - Public access to the main building and honour roll area should be retained.
 - New uses, associated with any adaptive reuse of the main building, should be chosen for their suitability to the size of the building so that overwhelming changes are not required.
 - Any adaptive reuse or alterations and additions to the main building should respect and complement the built form character of the item in terms of scale, setback, siting, external materials, finishes and colour.
 - Additions which are obviously out of character with the original design of the main building may be removed.
 - Enclosure of the rear south facing later extensions to the main building, which have been partially enclosed by Perspex roller shutters, is acceptable. This is perhaps best done by replacing the shutters with glass panels designed to be uncomplicated and sensitive in scale and character to the main building. Consideration should be given to floor to ceiling glass panels that can be opened and closed and benefit from the natural light entering from the south.
 - Any new building should have good separation from the main building but be easily connected via pathways, atrium etc to the main building.
 - Service utilities such as water heaters, air conditioning ducts and units, exhaust vents, skylights, TV antennae, solar panels and satellite dishes must not be located on nor be visible on the main (street) elevation of a building.

A handwritten signature in green ink that reads "M. McKay".

5 INFORMATION REPORTS

5.1 UPDATE ON SIGNIFICANT DEVELOPMENT PROPOSALS

File Number: DA-162/2022 / 23/732

Author: Anthony Alliston, Manager Development Services

SUMMARY:

This report has been prepared to inform the Council in regard to three (3) significant development proposals which are currently being considered as part of the Development Application process. The development proposals include:

- DA-162/2022 – 31 Room Motel, 141 Otho Street, Inverell;
- DA-1/2023 – Bunnings Warehouse Development, 60 Jardine Road, Inverell; and
- DA-6/2023 – Administration Building, Bindaree Food Group, 7307 Gwydir Highway, Inverell.

COMMENTARY:

Council Development Services staff are currently in the process of assessing three (3) major Development Applications within the Township of Inverell. These development proposals (should they proceed) represent significant investment and are likely to provide many benefits to Inverell and the surrounding region.

Detailed information including design plans, reports and specialist studies can be viewed at Council's administration centre.

The following is a brief summary of each development proposal.

DA-162/2022 – 31 Room Motel – 141 Otho Street, Inverell

The proposed development is for the construction and operation of a motel. The proposed development specifically includes the following:

- Construction of a two-storey motel, including a total of 31 rooms and a separate manager residence, reception and office;
- 31 car parking spaces (including 2 accessible spaces) on the ground level;
- Ingress and egress driveway for access via Otho Street, and a separate egress driveway via County Lane; and
- Associated landscaping.

The application was prepared by SLR Consulting Australia on behalf of 777 Investments Pty Ltd. The estimated cost of development provided by the applicant is \$2.5M.

The application was advertised from 8 December, 2022 until 13 January, 2023 in accordance with Council's Community Participation Plan. One submission was received. The submission has been circulated to Councillors under separate cover.

Figure 1 is a graphic representation of the proposed motel development.



Figure 1 – 31 Room Motel, 141 Otho Street, Inverell.

DA-1/2023 – Bunnings Warehouse Development, 60 Jardine Road, Inverell

The proposed development is for the construction and operation of a new Bunnings Warehouse store to be located at 60 Jardine Road, Inverell. The development application also seeks consent to subdivide the existing site (Lot 1 DP825894) into 2 lots – one lot containing the proposed Bunnings store, with the remaining lot to be held as a residual rural property north of the Bunnings development site. This development application follows a planning proposal to rezone part of the subject site to B5 Business Development zone which was finalised in May 2022 to facilitate this proposed development.

In summary, the proposed Bunnings Warehouse will comprise the following key elements:

- **Bunnings Warehouse** comprising a new retail building with a total floor area of 8,497m² and consisting of the following elements:
 - main warehouse retail area of 3,770m²;
 - bagged goods canopy of 902m²;
 - outdoor nursery of 621m²;
 - timber trade sales area of 1,697m²;
 - building materials and landscape yard of 1,168m²;
 - goods inwards area of 285m²;
 - solar panels on the roof covering an area of some 1,400m²;
 - children's playground; and
 - toilets including separate toilets for males and females and a unisex accessible toilet facility.
- **Access, Carparking and Loading Facilities** - 198 car parks including 6 accessible parking spaces and 5 trailer bays; delivery service road; acoustic barrier north-east of the delivery service road turning circle; customer and service access via Jardine Road.

- **Extensive landscaping** throughout the open areas of the site, including bio-retention areas to manage and treat site runoff water; and tanks to capture rainwater from a portion of the roof, for irrigation and reuse in toilets and other non-potable purposes (in separate tanks).
- **Business identification signage** on the building and a 12m high Pylon Sign.
- **Orderly Product Display** areas in the vicinity of the key customer entry points (i.e. main customer entry icon and nursery/timber trade sales entries).

The application was prepared by Insite Planning Services on behalf of Bunnings Group. The estimated cost of development is \$15.785M.

The application is currently being advertised (from 19 January, 2023 until 16 February, 2023) in accordance with Council's Community Participation Plan. The proposed development is classed as "nominated integrated development" and requires referral to the following government agencies:

- Essential Energy;
- Transport for NSW; and
- NSW Department of Planning and Environment - Water.

Figure 2 is a graphic representation of the proposed Bunnings development looking in a north-easterly direction from the Gwydir Highway.



Figure 2 – Graphic Representation of the proposed Bunnings development.

DA-6/2023 – Administration Building - Bindaree Food Group, 7307 Gwydir Highway, Inverell

The development proposal at Bindaree involves:

- Demolition of three (3) office buildings;
- Removal of concrete carpark located in front of the 3 office buildings; and
- Construction of an administration building and associated 24 space concrete carpark including 2 accessible spaces.

Commentary within the application suggests that the administration building is a much-needed addition to the Bindaree Food Group processing plant site and will ensure the company provides its employees with facilities commensurate with livestock processing industry best practice standards.

The proposed administration building will be a two-storey, concrete tilt slab panel design, supported by concrete footings with facilities for employees including:

- **Ground Floor** - Training rooms, offices, meeting / board rooms, lockers, storeroom, accessible lift and amenities; and
- **First Floor** - Kitchens, dining / lunch / canteen rooms, meeting room, offices, computer room, covered outdoor area and amenities.

As part of the development proposal, Bindaree proposes (in the long-term) to employ an additional 200 FTE meat process worker and maintenance staff working on a rotating shift basis.

The application was prepared by Rural Plan Consulting on behalf of Bindaree Food Group. The estimated cost of development is \$2,826,968. At the date of writing this report, the application was being prepared for notification to adjoining property owners in accordance with Council's Community Participation Plan.

Figure 3 is a graphic representation of the proposed administration building.



Figure 3 – Graphic Representation of the proposed administration building.

ATTACHMENTS:

Nil

6 QUESTIONS WITHOUT NOTICE

7 CONFIDENTIAL MATTERS (COMMITTEE-OF-THE-WHOLE)**RECOMMENDATION:**

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with the reasons stated in the referral reports:

- 7.1** Inverell Aquatic Centre Replacement Design and Construction Procurement - Selective Tender
- 7.2** Inverell Aquatic Centre Redevelopment Funding Strategy