



To Avoid Delay when
Replying or Telephoning

Please Quote:

All Correspondence to be addressed to:
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MINUTES OF THE WEDDIN SHIRE COUNCIL ORDINARY MEETING HELD THURSDAY, 17 NOVEMBER 2016 COMMENCING AT 8.00 AM

10 November 2016

Dear Councillor,

NOTICE is hereby given that an **ORDINARY MEETING OF THE COUNCIL OF THE SHIRE OF WEDDIN** will be held in the Council Chambers, Grenfell on **THURSDAY NEXT, 17 NOVEMBER, 2016**, commencing at **8.00 AM** and your attendance is requested.

Yours faithfully

GLENN CARROLL
GENERAL MANAGER

BUSINESS

1. APOLOGIES
2. CONFIRMATION OF MINUTES - Ordinary Mtg 20 October 2016
3. QUESTIONS FROM THE PUBLIC
4. DECLARATIONS OF INTEREST
5. CORRESPONDENCE (As per Precis attached)
6. MOTIONS WITH NOTICE
7. MAYORAL MINUTE
8. REPORTS: (a) General Manager
(b) Director Corporate Services
(c) Director Engineering
(d) Director Environmental Services
(e) Delegates
9. MINUTES - Sesquicentenary Ctee Mtg, 27/10/2016
- Local Emergency Management Ctee Mtg, 1/11/2016
- Weddin Local Traffic Ctee Mtg, 2/11/2016
- Planning & Development Ctee Mtg, 14/11/2016
- Australia Day Ctee Mtg, 15/11/2016
- Manex Mtg, 15/11/2016
10. INSPECTIONS, MEETINGS AND DEFERRED ACTIVITIES
11. TENDERS AND QUOTATIONS
12. QUESTIONS
13. CLOSED COUNCIL
14. REPORT ON CLOSED COUNCIL
15. CLOSURE

PRESENT: The Mayor Cr M Liebich in the Chair, Crs J Niven, C Brown, P H Best, S McKellar, C Bembrick, P Diprose and S O’Byrne.
General Manager (G Carroll), Director Engineering (W Twohill), Director Environmental Services (Brendan Hayes) and Director Corporate Services (L Gibson).

APOLOGY: Nil

CONFIRMATION OF MINUTES:

213 **RESOLVED:** Cr O’Byrne and Cr Bembrick that the Minutes of the Ordinary Meeting, held on 20 October 2016 be taken and read as **CONFIRMED**

QUESTIONS FROM THE PUBLIC

Council has resolved that a ten minute “question time” be allowed at the beginning of each meeting, where members of the public can put their concerns before Council for discussion on the following basis:

Requests to speak to be submitted in writing at least ten (10) days prior to the meeting.

Requests to be accompanied by a copy of any questions.

Each speaker to be allowed three minutes.

The following requests have been received:-

Nil

DECLARATIONS OF INTEREST

A Declaration of Interest form has been forwarded with the Business Paper, for completion prior to the meeting.

Completed forms may be declared and handed in at this point.

Councillor	Item No.	Nature of Interest	Type	Left the Room
Cr Liebich	Correspondence Item 2	Managing Director of Bromar Engineering	Pecuniary	Yes
Cr Best	Correspondence Item 4	Member of Association	Pecuniary	Yes
Cr Bembrick	Correspondence Item 3	Coach of Rugby Union Team	Non-Pecuniary	Yes
Cr Brown	Director Engineering Report Item 10	Close Friend	Non-Pecuniary	No

CORRESPONDENCE TO BE PRESENTED TO THE ORDINARY MEETING OF THE WEDDIN SHIRE COUNCIL HELD, 17 NOVEMBER 2016.

SECTION A - Matters for information

- A1. Local Government NSW, A3.9.1: Forwarding Weekly Circular numbered 41/2016.
- A2. Forestry Corporation, C2.8.1: Referring to your letter of 30 September 2016 that advised of a Notice of Motion from the August Council Meeting regarding the fencing issues of State Forest along Mary Gilmore Way.
- A3. Central Tablelands Water, U1.6.7: Advising the Members of Central Tablelands Water County Council re-elected Cr David Somerville, representing Blayney Shire Council as Chairman and Cr Kevin Walker, representing Cabonne Council, as Deputy Mayor for the next 12 months.
- A4. Parkes Shire Council, C2.9.7: Confirming that Council at its last Meeting held on Tuesday, 11 October 2016 resolved that Mayor KJ Keith OAM (with Deputy Mayor BF Newton as the alternative representative) be appointed as Council's representative(s) on the Mid Lachlan Alliance.
- A5. Grenfell Lions Club Inc, H1.1.2: Advising the Grenfell Lions Club is extremely concerned about the lack of adequate primary health care in our community.
- A6. Local Government NSW, A3.9.1: Forwarding Weekly Circular numbered 42/2016.
- A7. Office of Local Government, A3.9.3: Advising the Office of Local Government has issued an updated edition of the Councillor Handbook.
- A8. The Hon Katrina Hodgkinson MP, A3.19.2: Member for Cootamundra Katrina Hodgkinson has welcomed the successful passage of the NSW Government's landmark 10-cent Container Deposit Scheme legislation through Parliament this week.
- A9. Jeff Stien, Bland Shire Council, R2.8.2: Please find attached a copy of the Newell Highway Task Force (NHTF) Committee minutes from the Dubbo meeting held on 5 October, 2016.
- A10. Office of Local Government, A3.9.3: Advising Councils are required to complete a survey of candidates and Councillors for the 2016 Local Government elections.
- A11. The Henry Lawson High School, C1.1.3/C1.8.3: On behalf of the staff and students of The Henry Lawson High School, thank you for your generous donation made by Weddin Shire Council towards our Presentation Day for 2016.
- A12. Grenfell Bowling Club Limited, E2.9.6: Writing following a recent Board meeting in which the condition and growth of grass, shrubs and small trees in Emu Creek and I imagine the whole of the creek in Grenfell is a concern.
- A13. Local Government NSW, A3.8.2: Advising the NSW Government has introduced the Crown Land Management Bill 2016.
- A14. Office of Environment and Heritage, G2.2.5: Advising the 2017/2018 NSW Heritage Grants funding round has now opened.
- A15. Local Government NSW, A3.9.1: Forwarding Weekly Circular numbered 43/2016.

- A16. Sydney Water, E3.4.6: Advising Sydney Water biosolids fertiliser has been used to return nutrients like phosphorous and nitrogen to NSW broad acre farms for over 20 years.
- A17. Health Western NSW Local Health District, T3.4.4: Advising following recent changes in the delivery of stores and linen to the Grenfell MPS, the Grenfell Health Service Work Health and Safety Committee, in consultation with the Central Linen Service have conducted a joint risk assessment regarding an increased risk of injury due to increased manual handling.
- A18. Grenfell Public School, C1.1.3/C1.8.2: Advising our schools Annual Presentation Day is fast approaching and is scheduled for Tuesday 13 December, 2016.
- A19. NSW Environment Protection Authority (EPA), A3.6.17: Advising you of the NSW Government's decision to continue the Environment Protection Authority's (EPA) Waste Less, Recycle More initiative to 30 June 2021.
- A20. The Hon Katrina Hodgkinson MP, A3.19.2: Thank you for your recent correspondence in which you express your concerns about the current medical services situation in the Weddin Shire.
- A21. Grenfell Lions Club Inc, H1.1.2: Writing on behalf of the Grenfell Lions Club and the concerned citizens of Grenfell and the Weddin Shire.
- A22. Local Government NSW, A3.9.1: Forwarding Weekly Circular numbered 44/2016.
- A23. Office of Emergency Management, E1.9.5/R2.70.3: Please find attached the Recovery SITREP No.02 for the current NSW inland flooding event.
- A24. NSW Environment Protection Authority (EPA), A3.6.17: Writing to notify you that the Protection of the Environment Operations (Clean Air) Amendment (Solid Fuel Heaters) Regulation can into effect on 1 November 2016.
- A25. Regional Arts NSW, G2.7.1: Advising that Arts OutWest and the State CASP Panel have approved a grant of \$3,000 towards your project 'Weddin Workshops Weekend' – Celebrate Henry Lawson's 150th Birthday.
- A26. NSW Environment Protection Authority (EPA), A3.6.17: Advising you of the NSW Government's decision to continue the Environment Protection Authority's (EPA) Waste Less, Recycle More initiative to 30 June 2021.
- A27. Grenfell Lions Club, C1.3.7: The Grenfell Lions Club invites Weddin Shire Council to a "thank you" BBQ for your outstanding support Sunday afternoon, 27 November, 2016.
- A28. Department of Environment and Heritage, A3.6.63: Advising the Biodiversity Conservation Bill and Local Land Services Amendment Bill were introduced into NSW Parliament on 9 November, 2016.

SECTION B Matters for Report

- B1. Keith Davies, R1.2: Advising I would like to see any ratepayers in the Shire, with multiple landholdings and rate notices in the same name, formally given the opportunity to consolidate their holdings for rating purposes.
- B2. Phyllis Page, T5.43.2016: Advising it is encouraging seeing historically and economically significant infrastructure within the shire being revitalised, as in the case of the Grenfell Silo site.
- B3. Brad and Elizabeth Robinson, T5.39.2016: Thanking you for informing us of the above development application for a new dwelling and bus depot.
- B4. Christine and Ken Schaefer, R2.10.006: Requesting that Arramagong Road be placed on the Works Programme list as a matter of urgency.
- B5. T Hazell, T5.43.2016: Advising I am the current owner of the property situated at 39 Brundah Street, Grenfell. I have occupied this residence for over 60 years. I make without prejudice, objection to the above mentioned proposed Development Application.
- B6. John Ridley, E2.9.1: Requesting that in conjunction with Forbes, Bland and Weddin Shires that river flow and river heights measuring stations be installed along the Bland Creek – 2 sites and 1 site each on the Lignum, Back Creek and Manna Creek.
- B7. Essential Energy, U1.3.11: Advising Essential Energy recognises the amenity value of trees and other vegetation and their importance to our environment.
- B8. Anthony and Helen Carpenter, R2.10.156: Brining to your attention 2 issues which are facing us as rate payers of the Weddin Shire.

214 [RESOLVED: Cr McKellar and Cr O'Byrne that Correspondence sections A and B be noted.](#)

SECTION C - Matters for consideration

1. Senator the Hon Fiona Nash, H11.7: Thank you for your letter of 5 October 2016 regarding funding opportunities for the construction of a Medical Centre in Grenfell.

Copy forwarded to Councillors

For Information

Noted

Cr Parlett entered the meeting at this point 8.02am.

2. Lleiton Purdie, President of the Grenfell Rodeo Committee, C1.1.3: Advising we are a small group of members formed to organise the running of the inaugural Bromar Engineering Grenfell Rodeo on Saturday 25 March 2017.

Copy forwarded to Councillors

RECOMMENDATION:

For Council's Consideration

The Mayor Cr Liebich previously submitted a written declaration of interest and left the room.

The Deputy Mayor Cr Best took the Chair.

- 215 RESOLVED:** Cr Parlett and Cr Diprose that Council donate \$1,000 with the funding to be sourced from the economic development reserve.

Cr Liebich returned to the room and resumed the Chair.

3. Grenfell Rugby Union Club Inc, C1.1.3/C1.2.4: Writing on behalf of the Grenfell Rugby Union Club to request a contribution towards our annual rates, which we have recently paid. Any reduction possible would greatly benefit our club.

On behalf of the club and committee I would like to thank you for your consideration in these important matters.

Your valued support is vital to our club.

RECOMMENDATION: that the request be approved as per Council Policy.

Cr Bembrick previously submitted a written declaration of interest and left the room.

- 216 RESOLVED:** Cr McKellar and Cr O'Byrne that the request be approved as per Council Policy.

Cr Bembrick returned to the room.

4. Grenfell Town & District Band Inc, C1.1.3: Would it be possible for Council to consider increasing their generous annual subsidy to the Grenfell Town & District Band?

The rates for the band hall have increased from \$550.91 in 2012 to \$855.98 in 2016.

The band is a non-profit organisation and Council's generous subsidy is greatly appreciated to maintain the Grenfell Town & District Band throughout the year.

Note: 2015 Donation \$500, 2016/2017 Budget \$500.

RECOMMENDATION:

For Council's Consideration

Cr Best previously submitted a written declaration of interest and left the room.

- 217 RESOLVED:** Cr Brown and Cr Parlett that Council donate \$500 and advise the Town Band that Council will consider an increase in the 2017/2018 estimates process.

Cr Best returned to the room.

5. Grenfell Lions Club Inc, C1.3.7: Advising the combined services' club Christmas carnival will be held Friday December 2016.

We seek approval from Council to conduct the carnival in Vaughn Park as in previous years. The time involved would be between 6pm – 10pm.

We also seek Council's assistance in providing extra Otto bins as well as barricades to block off the park side of Melyra Street to accommodate the SES vehicle etc.

Could we also ask that the toilet facilities remain open until 10pm?

Thanking you in anticipation.

RECOMMENDATION: that approval and assistance be granted as requested and the Grenfell Lions Club be advised accordingly.

- 218 RESOLVED:** Cr O'Byrne and Cr Brown that approval and assistance be granted as requested and the Grenfell Lions Club be advised accordingly.

- 219 RESOLVED:** Cr Best and Cr Niven that the Correspondence be noted except where otherwise resolved.

NOTICE OF MOTION

1. NBN Co, fibre to the premises (FTTP), C2.8.1

I hereby give notice of the following motion at the November 2016 Council Meeting:

"that Council make representations to NBN Co targeted at fibre to the premises (FTTP) enabling infrastructure being put in place at Council's vacant lots in the industrial estate; and to access points at land zoned for future development."

Signed: _____ Cr Phillip Diprose _____

Comments: A key message from the community out of the long term planning, done a few years back is that they want the area to progress and grow.

NBN Co is presently in the advanced planning stages for the installation of various hubs throughout Grenfell that will allow residents to improve internet access via fibre to the node capability. It is the ideal opportunity to take a major additional step by getting NBN Co to put fibre to the premises infrastructure in place now to support the attraction of new businesses to the area. Cowra Council is doing this with its vacant industrial lots near the airport, as an example.

220 **RESOLVED:** Cr Diprose and Cr O'Byrne that Council make representations to NBN Co targeted at fibre to the premises (FTTP) enabling infrastructure being put in place at Council's vacant lots in the industrial estate.

2. Item A 20 W.C. 6 October 2016, Letter from Bimbi residents, C2.8.1

I hereby give notice of the following motion at the November 2016 Council Meeting:

"that Council write to the Minister for Primary Industries the Hon Niall Blair MP requesting that the fencing of the Burrangong Creek at Bimbi be removed immediately."

Signed: _____ Cr John Niven _____

Comments: Weddin Shire is in receipt of a letter from the residents of Bimbi explaining how T.S.R fencing of the Burrangong creek at Bimbi has acted as a retention barrier and exacerbated flooding of the village.

When this fencing was erected two years ago Weddin Shire on behalf of the Bimbi community raised these concerns with Central West Local Land Services and had two meetings with Directors and staff to request removal of the fence. Other concerns that have eventuated is that the fencing would also cause large mobs of cattle through the village which have broken sheep fences and trampled shrubs planted in front of houses.

Any inspection of the site after two years quite clearly demonstrates the reasons given for the erection of the fence are nonsense and the Weddin Shire on behalf of the community of Bimbi requests that the fencing be removed immediately.

221 **RESOLVED:** Cr Niven and Cr McKellar that Council write to the Minister for Primary Industries the Hon Niall Blair MP requesting that the fencing of the Burrangong Creek at Bimbi be removed immediately and advise that there was further extensive damage on the Grenfell-Bimbi Road caused as a result of the fencing in comparison to past flood events.

10 November 2016

The Mayor and Councillors
Weddin Shire Council
GRENFELL NSW 2810

Dear Councillors

I wish to report as follows: -

1. Local Government NSW (LGNSW) Annual Conference, A3.18.3

The Local Government NSW (LGNSW) Annual Conference was held in Wollongong from the 16 – 18 October 2016 and Council was represented by Cr Liebich, Cr Niven and myself.

The conference provided attendees the opportunity to discuss significant issues affecting the Local Government Sector.

Matters of significance that occurred or were raised at the conference are as follows:

- The conference was officially opened by the president of LGNSW Cr Keith Rhodes.
- The Premier of NSW the Hon Mike Baird MP addressed the conference reviewing the Local Government reform process and advising of the many benefits the process is bringing to communities.
- Address by the Minister for Local Government the Hon Paul Toole MP with his main message being that reform in Local Government will continue in future years.
- Mr Peter McKinlay Executor Director, McKinlay Douglas Ltd addressed the conference in regards to re-thinking the role of Local Government.
- Tracey Spicer conducted a Local Government reform panel in regards to Local Government Reform challenges and achievements at various Councils.
- Kitty Chiller, Chef de Mission for Australian Olympic Team, Rio 2016 delivered a keynote presentation in regards to resilient leadership through cultural change in a challenging environment.
- Albury City Council won the A.R Bluett Award for the City and Regional Councils category while Parkes Shire Council won the award for the Rural Councils category.
- Various motions were considered and dealt with by the conference in the business sessions.

There was a big improvement at this year's conference in regards to various procedural matters such as dealing with motions. The content of the conference was excellent and certainly well worth while attending.

**For Information
Noted**

2. Local Government Reform – Future Direction, C2.10.9

As Councillors are aware Councils 'Fit for the Future' (FFTF) proposal was resubmitted to the Office of Local Government by the due date of Friday, 29 July 2016.

It was anticipated Council would be advised of the outcome of the reassessment by 30 September 2016 however at this stage we are still awaiting the outcome.

A copy of the resubmission is available on Council's website: <http://www.weddin.nsw.gov.au>

**For Information
Noted**

THE GENERAL MANAGER'S REPORT

3. Local Government Reform – Innovation Fund, C2.10.9

Reference is made to the report to the October 2016 Council meeting in regards to the above whereby it was reported that grant funding has been approved under the Innovation Fund for two projects as follows:

1. To deliver a Fiscal Responsibility Action Plan (FRAP) ensuring that each of the Councils adopt sound financial principles, are fiscally responsible and meet the NSW Government's Financially sustainable requirements, particularly in regard to submitted FFTF proposals and the new legislation set out in the recent Local Government Act, 1993 amendments. The outcome of this will assist the Government in determining challenges and opportunities for smaller Councils that are capable of being implemented in other organisations.
2. Complete two comprehensive efficiency and service reviews on two of the Council's largest recurrent operational programmes being Roads Infrastructure Maintenance and Parks and Gardens Infrastructure Maintenance.

Project Agent Mr Stephen Sykes in collaboration with Mr Alan McCormack held a Mid Lachlan Alliance (MLA) inception project team meeting at Parkes on Tuesday, 25 October 2016 with Council represented by Mr Lachlan Gibson.

The meeting essentially outlined the roles and responsibilities of the Project Agent, Weddin Shire as the lead Council and other Councils roles to assist Councils become fiscally responsible and provide services in an efficient and cost effective manner. It was also recognized that it is vital to ensure other agencies such as the NSW Auditor General, Office of Local government and T-Corp are all engaged to ensure that our goals, objectives and outcomes from the program are aligned to theirs.

A brief will now be prepared by the Project Agent to facilitate the tender process associated with the two projects.

For Information

Noted

4. Annual Report 2015/2016, C2.3.1

The 2015/2016 Annual Report is required to be submitted to the Division of Local Government by 30 November 2016.

The report has been finalised in draft form and a copy will be on display at the Council meeting as well as being forwarded to Councillors. A copy of the final Annual Report will be provided to Councillors after adoption.

The supplementary State of Environment Report has been prepared as an Appendix to the Annual Report. The Financial Statements for 2015/2016 have also been prepared as an Appendix.

Copies of the State of Environment Report and the Annual Statements will be available on request.

THE GENERAL MANAGER'S REPORT

RECOMMENDATION: that the Annual Report for 2015/2016 including the State of Environment Report be adopted, with the Annual Statements to be separately considered.

222 **RESOLVED:** Cr Diprose and Cr Bembrick that the Annual Report for 2015/2016 including the State of Environment Report be adopted, with the Annual Statements to be separately considered.

5. Weddin Regional Health Hub Operation, H1.1.7/P2.12.17

Proposals to operate the Weddin Regional Health Hub closed on Thursday 20 October, 2016.

The proposal/s are currently being evaluated and Mr Stephen Sykes plans to address Council at the December 2016 Council Meeting in this regard.

Proponent/s have been advised of the receipt of their proposal and that they will be further advised in due course.

RECOMMENDATION:

Confirm Proposed Action

223 **RESOLVED:** Cr Brown and Cr O'Byrne that the proposed action be confirmed.

6. Weddin Regional Health Hub Funding, H1.1.7/P2.12.17

A meeting was held in Canberra on Tuesday 8 November, 2016 with Senator the Hon Fiona Nash Minister for Rural Health, the Hon Michael McCormack Federal Member for Riverina and the Hon David Gillespie Assistant Minister for Rural Health. The Chair and CEO of Centroc Mr Bill West and Ms Jenny Bennett also attended and Council was represented by the Mayor and myself. The following matters were discussed:

- The Mayor outlined Councils current predicament and stressed how critical the construction of a new Medical Centre is to the Weddin Shire particularly not only from a health perspective but an economic and social perspective. It was also detailed how important the new Medical Centre will be in attracting and retaining health professionals in the future.
- Senator Nash advised they are aware of the difficulties being experienced by the Grenfell community at the moment and referred Council to the Building Better Regions Fund (BBRF) which will replace the National Stronger Regions Fund (NSRF). The (BBRF) will be applicable to projects outside capital cities and applications will be assessed in three (3) different categories depending on the size of the project. This will reduce competition and increase Councils chances of obtaining the grant. Council at the October 2016 Council meeting resolved to submit a grant funding application under the (BBRF) program.
- The Hon David Gillespie MP advised that there are generous financial incentives for GP's to practice in rural areas and also advised that an infrastructure grant funding program will be also announced in the near future.
- Mr Bill West advised that the Weddin Regional Health Hub is the No.1 project on Centroc's infrastructure priority list and as such the project is fully supported by Centroc on a regional basis.

THE GENERAL MANAGER'S REPORT

It was an excellent meeting and certainly worth while attending as we continue to endeavour to source funding for the Regional Health Hub.

It is recommended that Council write to the Members of Parliament as well as the Centroc representatives who attended the meeting thanking them for their support and assistance to Council.

RECOMMENDATION: that Council write to the Hon Fiona Nash MP, the Hon Michael McCormack MP, the Hon David Gillespie MP and to Centroc Members Cr Bill West and Ms Jenny Bennett thanking them for their support and assistance to Council.

224 **RESOLVED:** Cr Parlett and Cr Bembrick that Council write to the Hon Fiona Nash MP, the Hon Michael McCormack MP, the Hon David Gillespie MP and to Centroc Members Cr Bill West and Ms Jenny Bennett thanking them for their support and assistance to Council.

7. Meeting with Health Representatives, H1.1.7

A meeting was held on Tuesday 1 November 2016 with Dr Estrella Lowe from the NSW Rural Doctors Network, Sonya Berryman and Nik Todorovski from the Western NSW Primary Health Network with the following issues discussed:

- it was enquired whether or not the incoming GP has fellowship with either the Royal Australian College of GPs (RACGP) or Australian College of Rural and Remote Medicine (ACRRM) and if he is registered with APHRA as assistance is available if the GP is not.
- advised that management of patient's records is required to be administered in accordance with the Health Records and Information Privacy Act 2002 and Health Practitioner Regulation 2010. This process is currently being undertaken whereby a patient is required to obtain a medical records request form from their treating doctor which is then forwarded to the Medical Officer responsible for the Medical Records to authorise before the records are released. It is planned to advise the public of the process required to obtain their medical records as per the relevant legislation.

All the health representatives advised they are quite prepared to work with and assist Council and the local medical practitioners in the provision of health services to residents of the Weddin Shire.

For Information

Noted

8. December Council Meeting, C2.8.1

Councillors are reminded that it was previously resolved that the December Meeting be a morning/day meeting.

Commencement of the meeting in the morning will allow Councillors still involved in harvesting to make best use of the day. It will also allow Council staff to complete their administrative requirements emanating from the Council meeting prior to the office closing on Christmas Eve.

THE GENERAL MANAGER'S REPORT

The meeting will commence at 8.00 am on the 15 December, 2016 and the change will be advertised accordingly.

For Information

Noted

9. Council Photograph, C2.2.1

It is planned to have a photograph taken of the current Council.

It is proposed the photograph be taken prior to the February 2017 Council meeting at 4.30 pm. It would be appreciated if gentlemen could please wear a jacket.

RECOMMENDATION:

Confirm Proposed Action

225 **RESOLVED:** Cr Brown and Cr Bembrick that the proposed action be confirmed.

GLENN CARROLL
GENERAL MANAGER

226 **RESOLVED:** Cr Best and Cr Diprose that except where otherwise dealt with the General Manager's Report be adopted.

THE DIRECTOR CORPORATE SERVICES' REPORT

10 November 2016

The General Manager
Weddin Shire Council
GRENFELL NSW 2810

Dear Sir

I wish to report as follows: -

1. Statement of Bank Balances as at 31 October 2016:

Bank Account	
Westpac	\$3,495,910.58
Investments	
Westpac	<u>5,250,000.00</u>
Total Investments	<u>\$5,250,000.00</u>

CERTIFICATE OF RECONCILIATION

I certify that the Cashbook for each Bank Account has been reconciled with the appropriate Bank Statement as at 31 October 2016.

The investments shown above are made with the Westpac Bank. I certify that these investments have been made in accordance with the Local Government Act, 1993, the Regulations and Council's investment policies.

For Information

Noted

2. A Summary of Income for The Month of October follows:

Rates Receipts	34,725.58
Credit Union Agency Commission	607.20
Block Grant Instalment	178,750.00
RMS Works	521,423.65
Development & Building Application Fees	10,090.00
CTC Income	5,900.20
Caravan Park Income	7,621.00
Other	11,326.78
Total	<u>\$770,444.41</u>

For Information

Noted

THE DIRECTOR CORPORATE SERVICES' REPORT

3. Roads and Other Expenditure 2016/2017:

Following are the up to date maintenance figures as at 31 October 2016.

Item	Vote	Expenditure
Rural Roads Maintenance	652,498	230,726
Grenfell Town Streets Maintenance	190,605	59,176
Village Maintenance - Caragabal	6,000	3,566
Village Maintenance - Greenethorpe	6,000	2,540
Village Maintenance - Quandialla	6,000	2,478
Garbage / Recycling Collection	130,000	46,679
Quandialla Recycling Station	8,000	1,687
Greenethorpe Collections	8,000	1,603
Commercial Waste Collection	18,000	4,459
Grenfell Waste Depot Manning / Plant Hire	135,000	41,678
Tips Working Expenses	63,000	12,928
Grenfell Tip Green Waste Processing	20,000	0
Cemetery Maintenance & Operating Expenditure	69,000	21,329
Cemetery Sites etc. income	(49,000)	(14,545)
Noxious Plants	84,500	22,617
Noxious Plants - Extra	20,000	2,143
Parks & Gardens	218,262	61,385
Library Expenditure	98,900	35,825
Baths Income	(25,000)	0
Baths Expenditure	174,000	44,458
Caravan Park Income	(65,000)	(20,353)

RTA Grant Works		
Item	Vote	Expenditure
2016/17 State Roads (SH6)	177,413	131,003
2016/17 National Roads (SH17)	308,909	351,251
2016/17 Regional Roads Block Grant	791,000	225,032

2016/17 Rural Local Roads (FAG)	Vote	Expenditure
GREENETHORPE BUMBALDRY ROAD	191,202	0
BLACKS BRIDGE	464,347	16,195
GRAVEL RESHEETING	28,524	0
GRENFELL STREETS - FOOTPAVING	55,722	0
SUCKER REMOVAL/SHOULDER GRADING/SPRAYING	21,852	0
FORBES STREET BEAUTIFICATION	95,055	39,745
INDUSTRIAL AREA SUB DIVISION ROAD CONSTRUCTION	43,703	0
QUANDIALLA FOOTPATHS RECONSTRUCTION	43,703	0
Total	944,107	55,940

THE DIRECTOR CORPORATE SERVICES' REPORT

2016/17 Roads to Recovery	Vote	Expenditure
RESEALS (R2R)	352,353	0
GRAVEL RESHEETING	100,000	1,164
KEITHS LANE	300,000	115,473
BEWLEYS ROAD	200,000	11,176
GREENETHORPE BUMBALDRY ROAD	425,000	26,001
HEAVY PATCHING - PINNACLE & DRIFTWAY ROAD	100,000	0
Total	1,477,353	153,814
Item	Vote	Expenditure
Flood Damage – Regional Roads	0	31,592
Flood Damage – Urban Roads	0	157
Flood Damage – Rural Roads	0	21,222

For Information

Noted

4. Debt Recovery – Rates and Debtors, A1.7

Debt recovery activity for October is as follows:

Continued liaison with Council's Debt Recovery Firm Outstanding Collections.

12 that were referred to Outstanding Collections

- 3 no response
- 3 paid in full
- 3 arrangements
- 3 part payments

14 day reminder letters sent

Continued monitoring of existing payment arrangements, following up with further action where required

Other debt collection activity has been of routine nature.

For Information

Noted

5. Quarterly Budget Review Statement (QBRS) – 30 September 2016, A1.6

The QBRS is a financial reporting system that presents a summary of Councils financial position at the end of each quarter of the financial year.

The QBRS consists of the following statements:

1. Responsible Accounting Officers Statement
2. Income and Expenditure Budget Review Statement – By Type

THE DIRECTOR CORPORATE SERVICES' REPORT

3. Income and Expenditure Budget Review Statement - By Activity
4. Capital Budget Review Statement
5. Cash and Investments Budget Review Statement
6. Contracts and other expenses Budget Review Statement

The QBRS is designed to:

- Facilitate progress reporting against the original and revised budgets at the end of each quarter
- Provide explanations for major variations
- Enable the responsible accounting officer (RAO) to indicate if council will be in a satisfactory financial position at the end of the financial year.

RECOMMENDATION: that the Quarterly Budget Review Statement to the 30 September 2016 be adopted as presented.

227 **RESOLVED:** Cr Parlett and Cr Diprose that the Quarterly Budget Review Statement to the 30 September 2016 be adopted as presented.

6. Grenfell Library, C2.8.15

Activities by the Librarian over the last month included the following:-

As part of Mental Health Month kits containing the general and medical professionals' User Guides to the **Books on Prescription** collection and an explanatory covering letter were given to Dr Patrick and to Grenfell Community Health for distribution as appropriate.

The librarian undertook an online **webinar training** session on using the new e-book database now available through NSW.net on 17th October. An outline of how to use the database was published on Facebook and the library blog.

The **Collection Development Policy** and **Procedures Manual** were **updated** during the month.

Statistics for the 2015/16 **Public Libraries Statistical Return** were compiled and will be submitted online early in November. The per capita statistics for 2014/15 have been received and show that this library ranks highly in such areas as expenditure and stock holdings. (Ranking out of 101 libraries for: expenditure per capita 38th (63rd in 2013/14), expenditure on library materials 23rd (40th), quantity of stock 13th (15th), acquisitions 27th (33rd), discards as % of total stock 55th (61st), circulation 74th (88th), and stock turnover 92nd (93rd.)

Consultation is continuing regarding installing one or more computers with **Magic Desktop software** in the children's area, to be funded from this year's Local Priority Project/s grant. If this does not eventuate the grant funding will be directed towards purchasing additional audio books.

The librarian will be **absent on leave** for a month from 11th November. During that time the library will be managed by Ms Christine Cuddihy.

Otherwise activities were of a routine nature.

For Information

Noted

THE DIRECTOR CORPORATE SERVICES' REPORT

7. Economic Development, C2.8.13

Council's Economic Development Officer has been involved in the following activities:

Grenfell Go Card has been working well. There has been \$11,750 loaded onto the cards and \$7,888 has been redeemed. The cards are being used in 28 of the 49 registered stores.

Continued work on the development of the new Economic Development Strategic Plan including a review of the DRAFT plan.

Attended Weddin Development Committee AGM.

Distributed funding opportunities to interested community groups.

For Information

Noted

8. Tourism/Promotions, C2.8.11

Council's Tourism Officer has been involved in the following activities:-

Staffed the Grenfell Accredited Visitor Information Centre as required.

Prepared minutes for October tourism committee meeting and required correspondence.

Updated hub booking form to better specify responsibilities when using the room. Recorded community hub bookings, distributed and collected paperwork from clients.

Researched and recorded 4 radio interviews.

Attended October Sesquicentenary Committee meetings. Prepared and distributed thankyou letters for people involved in the Sesquicentenary celebrations.

Liaised with Hilltops Council and prepared advert for new Hilltops visitor guide as regional collaboration.

Prepared AVIC marketing plan.

Prepared draft brief with which to seek proposals for a new Grenfell visitor guide.

Prepared a draft membership document for Grenfell Tourism to encourage a collaborative approach to tourism in the shire.

Liaised with Elite Energy over revising the date of the Grenfell Active Festival in 2017 due to a busy events calendar in the region.

Assisted with the preparation of the application for Incubator Event Fund of the 2017 Regional Flagship Events Program for the Grenfell Rodeo including seeking letters of support and quotations.

THE DIRECTOR CORPORATE SERVICES' REPORT

Finalised Railway Station interpretive signage after seeking input from TASAC, Laurance Ryan and Council's Heritage Advisor.

Prepared agendas and minutes for October Festival meeting and AGM.

Assisted with the coordination of a Central NSW Tourism Media visit to the region to promote being 'open for business' after the floods.

Prepared a tourism rates notice insert and arranged for it to be included in the rates notices being sent out.

For Information

Noted

9. Arts/Tourism, C2.8.11

Council's Arts/Tourism Officer has been involved in the following activities:-

Art & Art Gallery

- Arranged letter of payment for previous exhibitor
- Arranged bump out of exhibition 'Our Heritage, Our History' with Chris Lobb
- Arranged bump in of 'Shades of Light' exhibition with Roslyn Elms
- Organised letter of payment to Joan Bolton for her works sold in the Sesqui exhibition
- Sent event details to Arts Outwest for their enewsletter
- Arranged replacement volunteers when rostered volunteers were not available
- Liaised with potential 2017 exhibitors
- Designed and sent Gallery exhibition opening invitation to 42 volunteers, art gallery committee, Mayor, GM and other interested parties – email and post
- Arranged for quote for dust board above community curtain
- Liaised with Lisa Schaefer about an exhibition with Emily Hunters winning dress and fascinator to be on display in Hub hallway with other dresses she has worn to various functions since winning
- Prepared August/September report for Gallery meeting and action plan
- Sent out draft volunteer roster for January to May 2017. Asked for volunteers to confirm their December/January rostered shifts
- Designed and delivered gallery exhibition poster to businesses
- Arranged letter of thanks to gallery volunteers for help with frosting and to Chris and Joan for organising the 'Our Heritage, Our History' exhibition

Tourism

- Updated business listings on Grenfell.org.au
- Added and updated event listings on Grenfell.org.au
- Updated Sesquicentenary information on Grenfell.org.au
- Updated ATDW listings for visitnsw.com.au and created new listings
- Replied to visitor enquires
- Manage Facebook account
- Manage Instagram account
- Sent out visitor guides to VIC's
- Requested visitor guides and event programs as released
- Liaised with designers for Railway Station sign
- Made changes to Railway Station flyer
- Sent information to Deidre Carrol for Wednesday radio segment
- Weekly staff meeting with Director of Corporate Services
- Arranged for domains to be renewed

THE DIRECTOR CORPORATE SERVICES' REPORT

- Arranged WIN interview for gallery while they were in town for other stories
- Sent Seaton's photo and brief editorial to Grenfell Record from Sesquicentenary weekend
- Forwarded on grant information to Girl Guides for Essential Energy Community Halls Grants
- Contacted Cartoscope maps about updating their map in the back of the Canberra Visitor Guide to include the Henry Lawson Way from Young to Grenfell and Grenfell to Forbes
- Liaised with V3 to get book now button put on grenfell.org.au and Grenfell Halls websites
- Arranged for museum research for new town walk
- Sent accommodation guide to bowling club to be use in packs they send out
- Drafted brochure brief for new design and printing of the Grenfell Visitor Guide
- Reordered souvenirs
- Drafted Grenfell Tourism Membership Program booking form
- Arranged update of Grenfell area slideshow on visitnsw.com website as well as images at bottom of page
- Arranged for stall at next Breakfast Table markets
- Finished drafted Tourism Marketing Plan for EDO officer
- Contacted Destination NSW with feedback on proposed additions/amendments for locations
- Sourced quotes to help Grenfell Rodeo funding application
- Our 'Have you Been' TV campaign has been running well. It has been in some prime spots such as the premium break straight after the Melbourne Cup race. We have received \$7,704 value for \$1,831 investment so far

Visitor Information Centre

- Greeted visitors at VIC and handled enquiries
- Sent weekly email requesting information from business in the Shire about their availability, offers, news etc. and collated the replies
- Ran red carpet day for VIC as part of sesquicentenary celebrations
- Organised staff and their weekend tasks. Replied to their enquiries
- Worked on museum and Iandra Castle flyers with weekend staff member. Sent the flyers to the respective operators to get their approval and ask for feedback
- Contacted surrounding VIC's about our tourism strategic plan of strengthening relationships. Sent out weekly email to surrounding VIC's outlining our weekend's events
- Updated Walk of Fame brochure. Chased location of 2015 and 2016 plaque locations
- Assisted with the movie in the community hub
- Moved all of the furniture out of the hub hallway for the Little Picasso Exhibition
- Provided a report to Director of Corporate Services about communications during the flooding for the VIC
- Finished accreditation documents and arranged meeting with new accreditors, The Tourism Group
- Organised staff roster for Christmas/New Years period and full 2017 roster
- Research option of a new souvenir for VIC

Henry Lawson Festival

- Managed Facebook account
- Made contact with 2017 Official Guest regarding travel and the festivals requirements
- Made copies of receipts for stall holder from 2015 and 2016 and sent to them
- Emailed previous stall co-ordinator to update database with Sesquicentenary details
- Made contact with other potential Official Guests for 2017

Sesquicentenary

- Worked at VIC over the long weekend
- Managed setup of stalls at the celebrations in Taylor Park

For Information

Noted

10. Grenfell Internet Centre, C2.8.14

Council's Internet Centre Officer has been involved in the following activities:-

Conducted services and repairs for 44 residential customers and 9 business customers.

Sold software, parts and accessories to 36 residential customers and 9 business customers.

Sold ink and toner cartridges to 13 residential customers.

Delivered 1 individual lesson.

For Information

Noted

11. 2015/2016 Financial Statements, A1.6

The 2015/2016 Financial Statements have been completed and audited with the reports sent to the Division of Local Government. A copy of the audit report has been forwarded separately for Councillors information with a copy of the Annual Statements being tabled at the meeting.

Section 418 of the Local Government Act (1993) requires that as soon as practical after Council receives a copy of the audit report it must fix a date for the meeting at which it proposes to present its audited financial reports together with the audit report to the public. Furthermore, Council must give notice of the date fixed. The Financial Statements have been advertised in the Grenfell Record with the date of the presentation to the public being 17 November 2016.

Mr John O'Malley of Intentus Chartered Accountants will be in attendance at the meeting to deliver a presentation in regard to the reports and answer any queries Councillors may have.

RECOMMENDATION: that Council formally adopt the Auditors Report and present the 2015/2016 Financial Statements to the public.

228 **RESOLVED:** Cr Diprose and Cr Bembrick that Council formally adopt the Auditors Report and present the 2015/2016 Financial Statements to the public.

At this point the Mayor on behalf of Council congratulated the staff on the outstanding result and thanked them for their efforts.

12. Service NSW, A3.24.4

Work on the electrical and IT fitout of the Service NSW counter in the Council chambers commenced on Sunday 6 November with Service NSW appointed contractors on site completing the work.

THE DIRECTOR CORPORATE SERVICES' REPORT

It is planned for this work to be completed by Thursday 10 November 2016 and for the Service NSW Grenfell agency to open on Friday 11 November 2016.

This is an exciting development for the residents of the Weddin Shire with services provided to include: Driver licenses, Vehicle registrations, Driver testing, boating licences and registrations, contractor applications, birth certificate applications, Seniors Cards and more.

It is also a positive move by Council to work collaboratively with other government agencies to ensure our residents have access to services that would be otherwise lost to the shire.

I would like to acknowledge the time and effort put in by Lisa Bernard and Freuin Forsyth in undertaking the training to enable us to take on this service, the admin staff team who have undergone an extended period with additional workloads due to staff absences whilst training and the outdoor staff who have assisted with the fit out.

For Information

Noted

LACHLAN GIBSON
DIRECTOR CORPORATE SERVICES

229 **RESOLVED:** Cr McKellar and Cr Brown that except where otherwise dealt with the Director Corporate Services' report be adopted.

10 November 2016

The General Manager
Weddin Shire Council
GRENFELL NSW 2810

Dear Sir

I wish to report as follows:

1. Works Report (7 November 2016)

1.1 Classified Roads Maintenance

Routine maintenance such as slashing, patching and guide-posting has continued on a majority of classified roads during the month

- | | | |
|-------|---|--|
| SH6 | - | general maintenance |
| | - | clear fallen trees |
| | - | closed road for accident Cleary's Creek |
| | - | carried out extra maintenance due to Newell Highway road closure from 31/10/16 – 4/11/2016 |
| SH17 | - | general maintenance |
| | - | major heavy patching flood restoration |
| | - | re-opened road 4 November 2016 |
| MR398 | - | general maintenance |
| | - | major heavy patching conducted due to wet road and detoured traffic |
| MR236 | - | general maintenance |
| | - | removed fallen tree |
| | - | extra maintenance due to detoured traffic |
| MR237 | - | general maintenance |
| | - | excess patching due to wet weather and detoured traffic |
| MR239 | - | general maintenance |
| | - | removed fallen trees |
| | - | extra patching maintenance due to wet conditions and major detoured traffic |
| | - | erected guardrail |

1.2 Rural Local Roads Programme

Routine maintenance such as slashing, patching and guide posting has continued on a majority of roads during the month

- general maintenance
- works delayed due to flooding
- repaired Kangaroooby and Yambira Roads

THE DIRECTOR ENGINEERING'S REPORT

- conducted temporary repairs on many roads in the shire as a result of 5 months of wet weather
- repaired Adelargo Road
- graded MacDonald's Lane
- started Stage 2 of Greenethorpe-Bumbaldry Road

1.3 Rural Maintenance

Routine maintenance such as slashing, patching and guide posting has continued on a majority of roads during the month

- general maintenance
- extra maintenance needed on all roads – patching, drainage and signs
- removed several fallen trees

1.4 Urban Maintenance/Construction

- general maintenance
- prepared and sealed Walshs Lane
- secured culvert collapse in Wood Street
- removed dumped rubbish from Company's Dam
- covered diesel spill in Weddin Street
- sealed cul-de-sac in Huckel Close

At this point Cr Diprose left the room.

For Information

Noted

At this point Cr Diprose returned to the room.

At this point Cr Niven left the room.

At this point Cr Niven returned to the room.

2. Other Works

- Quandialla drainage continuing
- constructed new fence at Commonwealth Bank Building
- rebuilt walkway at Caragabal

2.1 Parks & Ovals Report

Routine maintenance has been carried out during the month such as gardening, weeding, mowing and spraying

- general maintenance
- continuing new toilet block construction at Henry Lawson Oval
- repaired a broken water pipe Taylor Park

2.2 Cemeteries

THE DIRECTOR ENGINEERING'S REPORT

The following graves have been prepared from: 10 October 2016 to 7 November 2016:-

Grenfell Lawn	–	2
Grenfell	–	1
Bimbi	–	Nil
Caragabal	–	Nil

The following maintenance has been carried out in the last month:

- topped up graves
- attached plaques to the Lawn Cemetery
- mowed Lawn Cemetery

2.3 Sewer Mains

Nine (4) sewer chokes have been attended to during the last month, none in the relined section. Insituform continuing to carry out lateral relining.

2.4 Private Works

- sold gravel to ratepayers
- cleared a sewer choke for ratepayer
- waterproofed grain shed for ratepayer

2.5 Village Maintenance

- general maintenance
- repaired fence at Quandialla Pool

2.6 Vandalism

Urban - Nil

Rural - Nil

Total Cost: \$0.00
Progressive Cost Urban: \$1,450.00
Progressive Cost Rural: \$0.00
(from 1/7/2016 to date)

For Information

Noted

3. Future Works

3.1 Rural

- general maintenance
- continue Greenethorpe – Bumbaldry Road upgrade (Stage 2)
- continue repairs to flood damaged roads

THE DIRECTOR ENGINEERING'S REPORT

- commence Warraderry Grain entrance works (subject to ground conditions)

3.2 Urban

- general maintenance
- continue Forbes Street beautification
- complete toilet construction Henry Lawson Oval
- widen and complete road access and cul-de-sac in Industrial area
- complete Lawson Estate private works
- repair West Street stormwater pipe

For Information

Noted

4. Plant Report

Significant plant and vehicle maintenance, in accordance with the details as listed below, was carried out during the last month:-

Plant No	Plant Item	Maintenance
	General Plant	General Maintenance
PI4070	Grid Roller	Supply and fit new stater motor
BFO2229	Glenelg	Remove and strip pump motor for rebuild by others.
PI3952	Kenworth Truck	Remove motor, make transport cradle, send to firm to reconfigure reconditioned motor.
	Quandialla Pool	Carry out preseason start up repairs
BFO 4396	Emu Creek	Annual service

For Information

Noted

5. RMS RMCC Contract, R2.54.4

Routine maintenance on SH6 and SH17 continues.

The Newell Highway was closed to traffic in our Shire from 15 September 2016 until Friday 4 November 2016 which forced all Newell Highway traffic at various times along the Bimbi Quandialla Road, Mary Gilmore Way, Young Road, Mid Western Highway, MR236 Forbes Road, New Forbes Road, MR237 Gooloogong Road and unofficially along a number of Shire roads.

Due to the saturation of the roads in Weddin Shire significant damage was sustained to the roads in question. The repairs on these roads are claimable under the Flood Damage Claim.

Council has received an Instant Response Number from RMS to supply 24 hour manned traffic control for the 6 weeks of the close of the Newell Highway and for urgent repairs on both the Newell Highway and Mid Western Highway.

Subsequent to the water receding from the Newell Highway on Thursday 27 October 2016, Council was directed to carry out major heavy patching on its section of SH17 from Monday 31

THE DIRECTOR ENGINEERING'S REPORT

October until Thursday 3 November 2016 so as to allow the Newell to open on Friday 4 November 2016.

All work was completed to RMS satisfaction. RMS publicly acknowledged the professional approach taken by Weddin Shire Council during the flood emergency on SH17 at the last RMS Regional Consultative Committee Meeting in Dubbo.

Council will now have to assess, in conjunction with RMS, the flood damage repair works on SH6 and Sh17 (if necessary).

Council will also reassess the heavy patching on SH6 for 2016/2017 and also the reseal works.

For Information

Noted

6. Flood Damage, R2.

Following Council being declared a natural disaster area in September 2016, Council staff have carried out a detailed assessment of the repairs required to bring the local and regional roads back to the condition they were prior to the 5 months of rain, and the damage caused by the detours enacted when the Newell Highway was closed.

The Flood Damage Restoration Proposal has now been submitted to RMS for assessment. It is anticipated that the proposal will be finalised shortly so that Council can claim for repairs that have commenced.

Representations have been made to local State Member the Hon Katrina Hodgkinson MP to source additional funds for improvement works which other Shires have received. The extra funding will allow Council to carry out further upgrade works on our roads, culverts and causeways so as to withstand future flood events and make us more resilient. The normal flood damage grant only allows us to restore flood damaged roads to the previous condition with no improvements.

For Information

Noted

7. Noxious Weed Report – October, C2.8.12

The Noxious Weeds Officer has carried out the following works in the last month:-

- Weeds sprayed – African Boxthorn, Bridal creeper, Wild radish, Blackberry, St Johns wort
- Areas sprayed Melyra, Warraderry, Brundah, Bungalong, Cudgymaguntry, Bumbaldry, Yambira, Bogalong, Eualdrie, Yuline, Bolungerai, Wheoga, Barbingal, Pullabooka, Caragabal, Tirranna, Berrigan, Marowrie, Bimbi, Maudry & Grenfell town area
- Chartis Technology - Roam program – the mapping system is being used daily with a lot of information being stored. Uploads to DPI to begin early November
- Attended RNWAC at Dubbo – finalise a priority weeds list for Central West region.
- Training – chemical reaccreditation & chemical training for noxious weeds extra person

- Inspected high risk roadsides, TSRs, Council owned land, Rail & other high risk sites

For Information

Noted

8. Arramagong Road, R2.10.006

Christine and Ken Schaefer have requested that Arramagong Road be placed on the Works Programme for gravelling and sealing, due to large amounts of traffic using the road.

It is proposed to place a traffic counter on the bitumen section of the road near the intersection with the Young Road, and at the intersection with Birchs Lane.

RECOMMENDATION: that Council consider the gravelling and sealing of Arramagong Road in the FAG Programme as part of the 2017/2018 estimates process.

230 **RESOLVED:** Cr O'Byrne and Cr Niven that Council consider the gravelling and sealing of Arramagong Road in the FAG Programme as part of the 2017/2018 estimates process.

9. Riverflow & River Height Measuring Stations, E2.9.1

A request has been received for Council to request State Water NSW to install riverflow and river height measuring stations along the Bland Creek and Lignum Creek so as to allow downstream farmers up to date flood information. A similar request has been sent to Forbes and Bland Shires.

No objection is raised to the proposal in principle subject to the project being funded by State Water NSW.

RECOMMENDATION: that Council offer no objection to the proposal to install riverflow and river height measuring stations on Lignum and Bland Creek in Weddin Shire subject to the project being funded by State Water NSW.

231 **RESOLVED:** Cr Niven and Cr McKellar that Council offer no objection to the proposal to install riverflow and river height measuring stations on Lignum and Bland Creek in Weddin Shire subject to the project being funded by State Water NSW.

10. Wongarra Lane and Private Property right of carriage way, R2.10.156

Anthony and Helen Carpenter have requested that Council:

- a) Maintain the causeway on Wongara Lane
- b) Consider resuming the right of carriageway on private land through their property and converting it to a Council road due to the amount of traffic using it.

Council regularly maintains Wongara Lane and the causeway as part of its maintenance programme.

THE DIRECTOR ENGINEERING'S REPORT

With respect to the right of way carriageway over private land, it is the owner's responsibility to manage the use of the right of carriageway. The entitlement of any right of carriage way would require consent of both incumbent and beneficiary of the right of carriage way.

Council maintains other roads in the area which offer suitable alternate access to properties in the area. It would not be fiscally responsible for Council to create and maintain an extra road in the area as a short cut.

It is noted that the Carpenters allow access to a number of people along their private road.

There is no need for Wongara Lane or the causeway to be subject to a weight limit as it is capable of supporting legal traffic loads (excluding B-Doubles) under normal conditions.

RECOMMENDATION: that Council advise Mr and Mrs Carpenter that:

- a) it maintains Wongara Lane and the causeway under its maintenance budget.
- b) that Council declined the offer in taking over and maintaining a right of way through their property as it would not be financially responsible and suitable alternative roads are available.
- b) Wongara Lane and the causeway not be subject to a weight limit as is able to carry legal traffic loads (excluding B- Doubles) under normal conditions.

232 **RESOLVED:** Cr Best and Cr McKellar that Council advise Mr and Mrs Carpenter that:

- a) it maintains Wongara Lane (1.1kms) and the causeway under its maintenance budget.
- b) that Council declined the offer in taking over and maintaining a right of way through their property as it would not be financially responsible and suitable alternative roads are available.
- b) Wongara Lane and the causeway not be subject to a weight limit as it is able to carry legal traffic loads (excluding B- Doubles) under normal conditions.

11. **Bushfire Management Committee, E1.3.8**

Cr Stuart McKellar and Mylvaganam Nirupan attended the 6 monthly Bushfire Management Committee meeting in Forbes on 9 November, 2016 Cr Liebich and Director Engineering were apologies.

The following matters were discussed:

- Hazard reduction:
 - a) Quandialla Tip – need to do a fire break prior to burning the grass
 - b) Council can claim \$30,000 once completed the fund (not wait until the close of period)
 - c) All the Councils behind the schedule of the hazard reduction programme due to the wet weather
- Heavy plant register – Council to register with RFS database
- Grain Harvesting table is on trial
- Quandialla and Bimbi to be grazed soon

For Information

233 **RESOLVED:** Cr Brown and Cr O'Byrne that Council write to John Holland Rail regarding Hazard reduction management plans for the disused railway line between Grenfell and Koorawatha.

THE DIRECTOR ENGINEERING'S REPORT

WILLIAM TWOHILL DIRECTOR ENGINEERING

- 234** **RESOLVED:** Cr Diprose and Cr Bembrick that except where otherwise dealt with the Director Engineering's report be adopted.
- 235** **RESOLVED:** Cr Niven and Cr Brown that Council break for morning tea 10.29am.
- 236** **RESOLVED:** Cr O'Byrne and Cr Niven that the meeting resume 10.45am.

10 November 2016

The General Manager
 Weddin Shire Council
 PO Box 125
 GRENFELL NSW 2810

Dear Sir,

I wish to report as follows:-

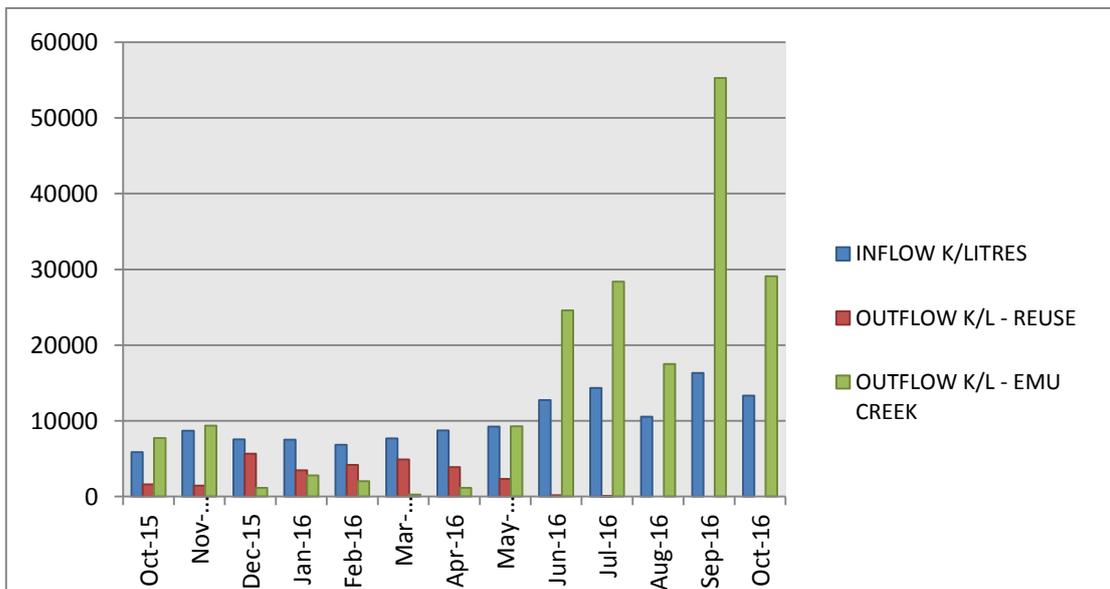
A. Public Health and Environmental Matters

1. Sewerage Treatment Works, S1.1.1

Total inflow through the Works during October 2016 was 13,338 kl with the daily average of 430.25 kl. Outflow for irrigation for reuse was 0kl and discharge to Emu 29,088.4 kl.

The highest daily recording of 661 kl occurred for the 24 hours ending 6.30 am on 1 October 2016 and the lowest of 314 kl for the 24 hours ending 6.30 am on 31 October 2016.

A total rainfall of 66 mm was recorded for the month.



For Council's Information

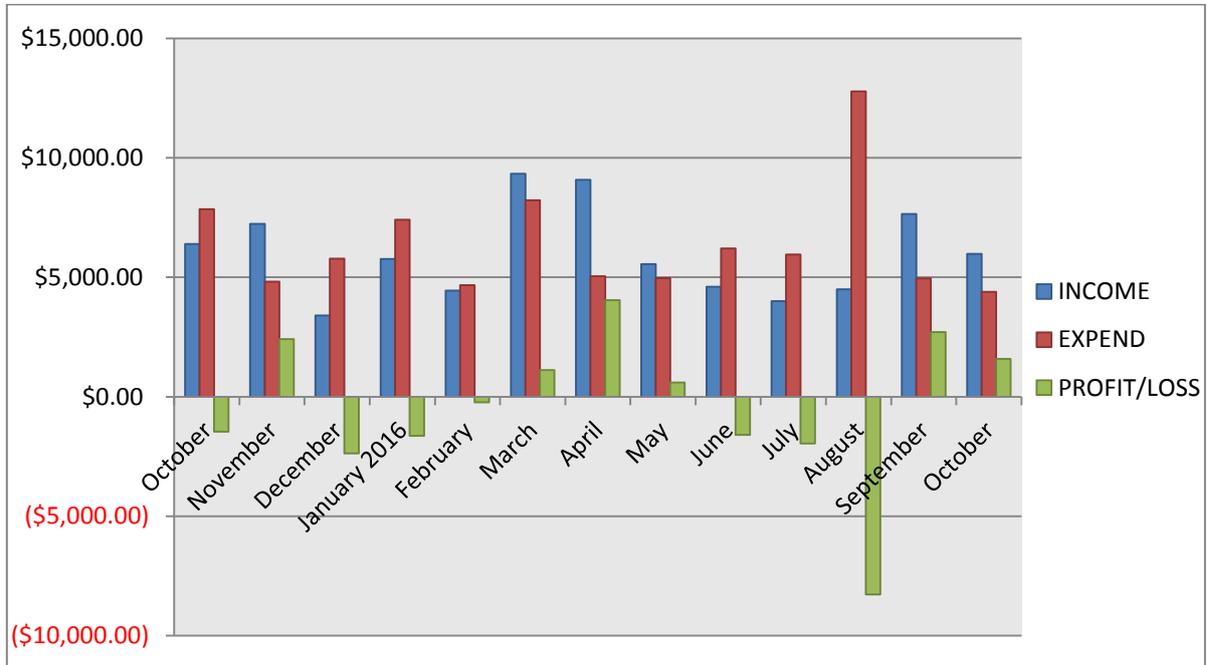
Noted

THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

2. Caravan Park Operations, P2.3.3

Income for the month of October 2016 was \$5,982.00 with expenditure of \$4,396.95 resulting in an operational profit of \$1,585.05 the month.

There were 177 sites occupied for the month of October 2016.



For Council's Information

Noted

3. Animal Control, A4.4.4

a. Companion Animals

Animals Seized & Impounded due to Dog Attack:	1	Animals Destroyed:	0
Animals Returned to Owners:	0	Animals Released:	4 (Dogs)
Animals Straying & Impounded:	3 (Dogs)	Animals Rehomed:	1
Animals Sold:	0		
Animals Surrendered:	1		

Other activities carried out by the Ranger:

Companion Animals

- Communication with Outdoor Overseer, Depot Storeman in relation to new approved designated “off leash area”, old signs to be removed, dog tidy dispenser removed, new signage ordered, rubbish bin to be provided, dispenser relocated to new area.
- Communication with ACES (Animal Care & Equipment Services)
- Assistance requested from RSPCA Orange branch
- Assistance given to elderly Quandialla resident – catching of a 15 escaped poultry

THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

Media Releases

- Article prepared and photograph taken for Grenfell Record regarding new approved designated “off leash” area, benefits of exercising your dog regularly
- Notice prepared for Grenfell Record regarding cessation of off leash area at Henry Lawson Oval

Environmental – Overgrown Blocks

Vegetation letters issued to private property owners from the Director Engineering, Bill Twohill with the option of giving Council permission to enter land and slash overgrown vegetation at a nominated fee.	20
Property owners that responded giving Council permission to enter land and slash.	3
Owners that advised block has been attended to	3
Remaining persons/companies on list handed to Department of Environmental Services for “Notices of Intentions” to be issued.	14
Initial investigation by Ranger revealing properties that had been mowed and maintained so as no further action was required at this time.	5
Notice of Intention to serve an order under Local Government Act issued by Ranger	9
Sale Street – (6 parcels of land) - Communication between Ranger/property owner and consultation with private contractor. Works undertaken. Compliance met.	
Persons yet to comply	3

Complaints lodged to Environmental Services Department regarding overgrown blocks

Huckle Close - (8 parcels) -	Communication with Ranger/local property owner. Compliance met. 1 NOI issued. Compliance met.
Stan McCabe Drive (5 parcels) -	2 local property owners complied after phone advice. 3 NOI'S issued, 2 compliance met
Sullivan Street- (1 parcel) -	1 NOI issued. Yet to comply.
Talbot Street - (1 parcel) -	To reinspect
Third Street – (1 parcel) -	To reinspect
Order issued to property owner from Bumbaldry.	Awaiting asbestos inspection.

Recycling

- Photograph to be taken by Grenfell Record – National Recycling Week.

For Council's Information

Noted

4. Quandialla Swimming Pool, P2.3.2

Council has completed making alterations to the pool in preparation for the 2016/17 Season.

All work involving re-grouting of tiles, chemical bunding areas, removal and replacement of starting blocks and concreting around the concourse areas have been completed. In addition Council were able to paint the female change room floor and provide paint to the reconfigured starting blocks

The pool opened on Saturday 29th October 2016.

For Council's Information

Noted

5. Disability Inclusion Action Plan (DIAP), H1.11

In August 2014 the NSW Disability Inclusion Act 2014 was passed. This Act requires Council to develop a Disability Inclusion Action Plan to help remove barriers and enable people with a disability to participate fully in their communities. This covers not only access but also include services and employment.

This Disability Inclusion Action Plan needs to be developed through a community consultation and research process.

To this effect, Council has prepared a survey to be completed by community representatives and organisations to assist Council with developing this plan. Council staff will also be involved.

The DIAP will be a standalone document but will relate to Councils plans under its IP&R regime.

There are four main focus areas within actions and goals require development:

- 1) Positive community attitudes and behaviours
- 2) Liveable Communities
- 3) Supporting access to meaningful employment
- 4) Improving access to services through better systems and processes

RECOMMENDATION: that Council commence its consultation for development of its Disability Inclusion Action Plan (DIAP).

237 **RESOLVED:** Cr Bembrick and Cr Brown that Council commence its consultation for development of its Disability Inclusion Action Plan (DIAP).

6. Contaminated Lands Policy, E3.2.1

Council resolved at its Ordinary March 2016 meeting:

“That Council place the document on exhibition from 26/3/16 until 25/4/16 with the draft policy made available on its website and hard copies available at the Administration Centre. Submissions made during the public exhibition period will be provided to Council at the next scheduled Council meeting following the exhibition period where the draft policy will be considered for adoption.”

There were no submissions made after exhibition.

THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

RECOMMENDATION: that Council adopt the Weddin Shire Council Contaminated Land Policy 2016.

238 RESOLVED: Cr Diprose and Cr O'Byrne that Council adopt the Weddin Shire Council Contaminated Land Policy 2016.

7. Grenfell Sewerage Treatment Plant Redevelopment, S1.1.5

Council has been successful in gaining funding under the Water Security for Repairs Program for the redevelopment of the Grenfell Sewerage Treatment Plant.

The redevelopment is a particularly large project and will require extensive external specialist consultation throughout the stages.

An overview of the process is as follows:

Stage	Outputs	Indicative time
Investigation (AKA Options report)	<ul style="list-style-type: none">• Determining capacity (including staging if applicable) and process requirements (influent and effluent)• Assessing options for site, process, hydraulics and other design parameters (including recommendations)• Preliminary cost estimates• Preliminary implementation timetable	3 months
Decision (Council)	Select option(s) – recommended in investigation or change.	Depending of council
Concept design	Development of the selected option to a concept level: Site layout, hydraulic profile, process design, control philosophy. Updated cost estimates and program. The concept design includes about 10 drawings + report.	7 months
Environmental assessment	Can be done in parallel with the concept design. If on the existing site, probably REF. A new site may trigger EIS.	9 months
Detailed design	Detailed drawings and specification, control narrative (AKA functional specification)	9 months
Construction	May include the detailed design (ie D&C contract)	14 months
Commissioning	Getting the plant working and training staff. Often done by the contractor, but if not D&C may be better done by the designer.	3 months
Consultation	Providing information to the community and stakeholders, keeping the community informed on stages, decisions etc.	Throughout the project

Project Management

Council may also require the engagement of an external Project Manager.

The role of the project manager is:

- Prepare briefs for the above stages and/or coordinate
- Assist Council in tendering and tender evaluation
- Liaise with DPI Water and ensure compliance with subsidy requirements
- Ensure regulatory compliance

THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

- Maintain a project timeline and budget and report to Council
- Assist Council in making decisions, process selection, D&C or separate design and construction contract
- Manage consultants/contractors who are carrying the tasks above
- Manage the consultation/information process
- Manage disputes

Initially, Council needs to prepare a brief for the Investigation Phase, and has received a quote from WaterOz for \$9,400 (Excl. GST).

Council has worked previously with the principle and is considered appropriately experienced with local knowledge.

RECOMMENDATION: that Council engage WaterOz Pty Ltd to prepare a brief for the investigation Phase of Council's STP Redevelopment at \$9,400 (Excl GST).

239 **RESOLVED:** Cr Parlett and Cr Bembrick that Council engage WaterOz Pty Ltd to prepare a brief for the investigation Phase of Council's STP Redevelopment at \$9,400 (Excl GST).

THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

B. Planning and Development Matters:

1. Development Applications

The undermentioned applications were received and determined subject to specified conditions, by the General Manager under delegated authority issued on 21 March 2013 (Res. No. 368):

DA NO.	Applicant	Construction	Value (\$)	Address
40/2016	Steadfast Homes	New Dwelling	\$379,000	LOT: 132 DP: 1081488 (Proposed Lot 11 of new subdivision) Lynch's Lane GRENFELL NSW 2810
42/2016	Mr MS & Mrs FA Aspin	Swimming Pool and 160,000L Water tank	\$50,000	LOT: 394 DP: 754578 35 Murrays Lane GRENFELL NSW 2810
44/2016	Graincorp PL	Site Upgrade, Relocate Weighbridge, Sample Stands, Extend Internal Roadways (+ stormwater)	\$500,000	LOT: 10 DP: 819708, LOT: 20 DP: 1021581 & LOT: 2 DP: 875158 Quandialla – Bimbi Road QUANDIALLA NSW 2721
45/2016	Ms KE Perrott	Garage	\$8,000	LOT: 2 SEC: A DP: 6820 39 South Street GRENFELL NSW 2810
46/2016	Mittons Superannuations PL	Subdivision	\$8,000	LOT: 185 DP: 752939 Holy Camp Road GRENFELL NSW 2810
47/2016	Mr FL & Mrs JA Birch	New Dwelling	\$100,000	LOT: 2 DP: 1063500 25 Simpson Drive GRENFELL NSW 2810
51/2016	Mr A Joyce	Shed	\$5,000	LOT: 1 DP: 972564 13 Tyagong Street GRENFELL NSW 2810

For Council's Information

Noted

2. Weddin Aquatic Centre, P2.3.1

The program of concrete pours continues with the second pour incorporating the middle portion of the main pool set down for Friday 11 November 2016. It is still programmed to have all water bodies and plant room to be completed by Christmas break (envisaged to be 2 weeks).

The tiling has been set to commence after the Christmas break and will take up to 12 weeks.

Progress has been made in the following areas;

- Swimming Club has been requested for input in relation to starting blocks and lane ropes.
- Tiles have been ordered
- Shade Structures have been designed and minor amendments requested to suit the site requirements
- Lighting design has been approved

- Electrical design is in discussion.

For Council's Information

Noted

3. Planning Proposal – WSC Local Environmental Plan 2011 & Draft Rural Settlement Project, T2.1.10

A Planning Proposal to amend Weddin Local Environmental Plan 2011 (Amendment 2) to provide additional Zone R5 Large Lot Residential and Draft Rural Settlement Project and Addendum documentation has been developed by Council.

The process has progressed to a point where documentation has been approved by Planning NSW for Council to engage in public consultation. Agency consultation has been completed.

To this effect, Council has placed these documents on public exhibition for 28 days seeking comments. The documents are available on the Council website or Administration Building for review.

Due to these proposals directly affecting landowners, a community consultation evening is to be held on Tuesday evening at 7.30pm in the Conference/Cinema Room at the HUB on 22 November 2016. Affected landowners as well as the general public are invited with the evening outlining Councils proposal and future direction on its R5 land.

In addition, submissions on the documents will be received up to 4pm 7th December 2016 after which Council will assess prior to further determination.

For Council's Information

Noted

4. Proposed Modification to Development Application, DA 10/2015

Proposed 13 Lot Subdivision of Existing Lot 132 DP 1081488, Huckel Close, Stan McCabe drive and Walsh's Lane, Grenfell.

PURPOSE

The purpose of this report is to provide the comprehensive consideration and assessment of the following Modification to Development Application 10/2015 including supporting documentation in accordance with the relevant matters to be considered as outlined under 79C of the Environmental Planning and Assessment Act 1979, (as amended).

Development Application: 10/2015

Applicant: Mark Crutcher

Owner: Crutcher Constructions P/L

Site: Huckel Close, McCabe Drive and Walsh's Lane

Proposed Development: 13 Lot Subdivision of existing Lot 132 DP1081488

Proposed Use: Residential and large lot residential living

Current Use: Vacant residential land

INTRODUCTION

The modification to development application as lodged comprises the following information:

- Plan of subdivision and related Services prepared by Land Development Consultants P/L (See Attachments)
- Statement from Mark Crutcher

This report provides the consideration and assessment of the proposed development in accordance with the Environmental Planning and Assessment Act, 1979 (as amended) prepared for determination of the subject modified development application.

BACKGROUND

Development consent was granted on 19th April 2004 for DA 61/2004 to permit an 80 Lot Subdivision at Lot 7 in DP 855481 Henry Lawson Way, Grenfell.

The Applicant of DA 61/2004 was Midji Developments Pty Ltd.

- Approval was granted for the subdivision in 3 Stages as follows:
 - Stage 1: Lots 101 — 131 (31 lots);
 - Stage 2: Lots 201 — 235 (33 lots, lots 207 and 233 were excluded); and
 - Stage 3: Lots 301 — 316 (16 lots).
- The lots proposed varied in size between 1019m² (lot 114) to 1983m² (lot 313).
- DA 61/2004 also included the development of access roads, stormwater, sewer, power and water supply infrastructure.
- Construction Certificate was issued on 27 July in respect of DA 61/2004 certifying that the plans were in accordance with S81A (5) of the Environmental Planning and Assessment Act 1979.
- Subsequently works began on the site including the provision of the services and roads as part of Stage 1 and the subdivision of the lots within Stage 1.
- The approved lots within Stage 1 and residual development lot know as Lot 132 in DP 1081488 (encapsulating Stage 2 and 3 of the development) were registered with NSW Land and Property Information on the 23rd March 2005.
- Council determined to approve DA 10/2015 for the subdivision of Lot 132 DP 1081488 subject to conditions specifically relating to development envelopes and restricting development within these areas to allow for future subdivision.

SUBJECT SITE

The subject site comprises the Lot 132 in DP 1081488 and is located south of Grenfell CBD near the intersection of the Henry Lawson Way and Stan McCabe Drive. It occupies a position at the end of the newly formed Huckel Close and at the end of Stan McCabe Drive via Guy Crescent.

The site itself is irregular in shape and has an area of approximately 7.032 hectares. It has a frontage of approximately 301.95 metres to Walsh's Lane to the south although it is currently accessed via Huckel Close and Stan McCabe Drive to the north.

THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

The site adjoins the Koorawatha / Grenfell Railway land to the east which is Council owned land and is currently not utilised. The north eastern portion of the site borders Lot 133 in DP 1081488 which is approximately 3.001 hectares and is a public reserve.

The site itself is not developed without any substantial vegetation. There is an existing boundary fence enclosing the site which is open to the Stan McCabe and Huckel Close access points.

The land has an undulating topography and falls from a contour of 392 metres at the south eastern corner to 383 metres at the north western corner of the site

The area is characterised by the residential subdivision of Henry Lawson Estate and a mixture of large lot residential subdivision. There are areas of open space nearby including playing fields, parks and a cemetery and some rural land uses to the east and south.

The site and the land surrounding it are zoned R1 General residential and Large Lot Residential creating a combination of lot sizes and densities in the immediate vicinity.

PROPOSED DEVELOPMENT

The subject modification to the development application seeks to keep the subdivision pattern with the same number of lots however delete the requirement to have development envelopes placed on the lots to allow for future subdivision. The current envelopes require a minimum of 2000m² with 10m setbacks between each envelope on each specific block.

In addition the applicant is requesting deletion of the need for landscape buffers to the allotments.

The proposal includes the subdivision of the land into the following lots.

Lot Number:	Lot Area (m2)	Access from:
1	2039	Huckel Close
2	1513	Huckel Close
3	1531	Huckel Close
4	1819	Huckel Close
5	1222	Huckel Close
6	2288	Walsh's Lane
7	7212	Walsh's Lane
8	8331	Walsh's Lane
9	8042	Walsh's Lane
10	8041	Walsh's Lane
11	8523	Walsh's Lane
12	8746	Guy Crescent (Stan McCabe Dr)
13	10130 (1.013ha)	Guy Crescent (Stan McCabe Dr)

STATUTORY FRAMEWORK

Consideration of the relevant statutory planning controls applicable to the proposed development is provided below:

1. Environmental Planning and Assessment Act, 1979 (as amended)

The Environmental Planning and Assessment Act, 1979 in conjunction with its Regulation 2000 and Model Provisions 1980 establishes the framework for the environmental planning system within NSW

Development requires the relevant development consent from an appropriate determining authority in accordance with the provisions of Part IV of the Act.

The subject development application has been lodged as a Local development

2. State Environmental Planning Policies

All appropriate SEPPs shall be considered

State Environmental Planning Policy No. 55 - Remediation of Land

SEPP 55 includes state-wide planning controls for the remediation of contaminated land. SEPP 55 requires that contaminated land be remediated before it is developed in accordance with the provisions of the policy.

It is relevant to consider SEPP 55 as this application proposes to change the use of the land from rural land to residential land. Any potential contamination of the land has been assessed as part of DA 61/2004 which approved the subdivision of land for residential land use. Accordingly no further assessment is required.

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (infrastructure) 2007 (SEPP 2007) applies to all development within NSW which affects the provision or existence of infrastructure.

The following clauses within SEPP 2007 apply and are addressed below.

The subject land is located adjacent to a rail corridor land in keeping with the definition as per Clause 78 of SEPP 2007 as follows:

"Clause 78 Rail corridor means land:

- (a) that is owned, leased, managed or controlled by a public authority for the purpose of a railway or rail infrastructure facilities, or*
- (b) that is zoned under an environmental planning instrument predominantly or solely for development for the purpose of a railway or rail infrastructure facilities, or*
- (c) in respect of which the Minister has granted approval under Part 3A or Part 5.1 or (before its repeal) Division 4 of Part 5 of the Act, or consent under Part 4 of the Act, for the carrying out of development (or for a concept plan for a project comprising or including development) for the purpose of a railway or rail infrastructure facilities."*

THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

As the site is adjacent to "rail corridor" land Clause 85 of SEPP 2007 applies:

"85 Development immediately adjacent to rail corridors

- (1) *This clause applies to development on land that is in or immediately adjacent to a rail corridor, if the development:*
 - (a) *is likely to have an adverse effect on rail safety, or*
 - (b) *involves the placing of a metal finish on a structure and the rail corridor concerned is used by electric trains, or*
 - (c) *involves the use of a crane in air space above any rail corridor_*
- (2) *Before determining a development application for development to which this clause applies, the consent authority must:*
 - (a) *within 7 days after the application is made, give written notice of the application to the chief executive officer of the rail authority for the rail corridor, and*
 - (b) *take into consideration:*
 - (i) *any response to the notice that is received within 21 days after the notice is given, and*
 - (ii) *any guidelines that are issued by the Director-General for the purposes of this clause and published in the Gazette"*

The proposal will not have any adverse effect on rail safety and will not involve any work which would impact upon the rail corridor land. Accordingly, it will not be necessary for the chief executive officer of the rail authority be notified.

Division 18 pertaining to Sewage Systems refers to sewage reticulation which has the following definition under Clause 105:

"a facility for the collection and transfer of sewage to a sewage treatment plant or water recycling facility for treatment, or transfer of the treated water for use or disposal, including associated: (a) pipelines and tunnels, and

Clause 106 requires that *"development for the purpose of sewage reticulation systems"* may be carried out with development consent.

Accordingly, development consent is sought from Weddin Shire Council in this development application.

Clause 111 pertaining to Stormwater Management permits the development of stormwater management systems without development consent and states that *"development for the purpose of stormwater management systems may be carried out by or on behalf of a public authority without consent on any land,"*

3. Weddin Local Environmental Plan 2011

The Weddin Local Environmental Plan 2011 is the principal local planning instrument applicable to the proposed development upon the subject site. The site is zoned R1 General residential and maintains the following objectives. Any application must be consistent with the objectives and permissible within the zone.

Councils Land Use Table

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provides facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations

3 Permitted with consent

Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Food and drink premises; Group homes; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Waste or resource transfer stations; Water recycling facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Car parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Public administration buildings; Recreation facilities (major); Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies

2.6 Subdivision—consent requirements

Clause 2.6 (1) of the WLEP 2011 permits the subdivision of land as follows:

“(1) Land to which this Plan applies may be subdivided, but only with development consent;

1 If a subdivision is specified as exempt development in an applicable environmental planning instrument, such as this Plan or State Environmental Planning Policy

THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

(Exempt and Complying Development Codes) 2008, the Act enables it to be carried out without development consent_

- 2 *Part 6 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provides that the strata subdivision of a building in certain circumstances is complying development."*

The subject site will be adjacent to land occupied by a disused rail corridor, which is zoned SP2 (Infrastructure). The objectives of the SP2 zone are:

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

It is considered the subdivision will not conflict with the rail corridor land adjacent and will not impinge upon the future use of that land for "infrastructure and related uses.

Consultation in respect of Development Application

Public Exhibition- Not required

Internal Assessment

Engineering Assessment – Not required

ENVIRONMENTAL ASSESSMENT

Section 79C(1) of the Environmental Planning and Assessment Act, 1979 outlines the statutory requirements to be considered in the determination of a development application. Based on the findings of the Section 79C assessment, site inspection(s) and comments from consultation, the following matters are highlighted as being particularly relevant in the assessment of the proposed development.

79C (1)(a) (i) any Environmental Planning Instrument

Weddin Local Environmental Plan 2011

S79C(1)(a) (ii) any Draft Environmental Planning Instrument that has been publicly exhibited.

Nil

S79C(1)(a) (iii) any Development Control Plan (DCP)

Detailed consideration of relevant Council Codes and Development Control Plans was carried out with no comments required.

S79C(1)(a) (iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F

The applicant has not offered, nor is it necessary for the applicant to enter into any form of planning agreement to accommodate the proposed development.

S79C(1)(a) (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

Consideration has been given to the Environmental Planning and Assessment Regulations including Model Provisions. Nothing in the Regulations or Model Provisions prevents assessment and approval of the subject application.

S79C(1)(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

The potential environmental impacts of the proposed development upon the both the natural and built environment and social and economic impacts are minimal and do not warrant specific detailed consideration.

Environmental Impacts – Natural

The subject site shall require inter allotment stormwater control

Environmental Impacts – Built Environment

A traffic impact assessment has been not been prepared in support of the proposed modified development as the original approval was assessed and impacts regarding internal traffic movements have been reduced and impacts on major intersections dealt with and put in place with the previous approval.

Social and Economic Impacts

The proposal is considered as beneficial and positive in relation to the social and economic impacts.

S79C(1)(c) the Suitability of the Site for the Development

The site is considered suitable for the development subject to conditions and development envelopes being applied.

S79C(1)(d) any Submissions Made in Accordance with this Act or the Regulations

Nil

S79C(1)(e) the Public Interest

The proposal is seen to be in the public interest.

CONCLUSION

This modified development application proposes to delete the requirement for development envelopes to be placed on the lots to allow for future subdivision.

The applicant has indicated that:

“After the fences were staked out on the 7 two acre (approx.) blocks on the subdivision it has become evident the restrictions incurred by having building parcels placed on the blocks and the easement these parcels create, especially in the middle of the blocks, make it difficult for prospective purchasers.

***Point 1** – being that the development envelopes and in particular the 10m easement in the centre of the block restricts the ability of purchaser to put sheds, pools and even dwellings in the centre of the block. As one prospective buyer said it means that even though they may purchase a 2 acre block they are restricted in putting in a pool or shed at the rear of their house.*

THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

Once walking the block, I totally agree. I have had two purchasers withdraw because of this single restriction.

***Point 2** – purchasers of the new estate are looking for lifestyle blocks. Larger acreage with single dwellings. With the envelope at the moment a purchaser could build a dream house on a large block only to find their neighbour has subdivided their block and had 2 or 3 dwelling established next door, which is not keeping within a lifestyle block.*

Initially I understood Council's requirements as it opened up more opportunity for further subdivision, but after seeing first hand restrictions and the objections of prospective purchasers I firmly believe the development envelopes as they stand hinder and devalue the property. I would ask the following amendments be made to make the blocks one development envelop each. This would simply remove the ten meter easement in the middle of the blocks.

This would also give purchasers the ease of mind that their neighbour would not cut up their two acre blocks into two or three smaller developments.

I have significant interest in the seven two acre blocks and the removal of the easement will allow three pending sales to proceed. As stated before this is the first subdivision of our company in Grenfell and we have plans for further subdivisions in Grenfell. Obviously, the ability to move these blocks in a timely manner can be of great benefit to our Company and Council.

The amendment and deletions are requested as follows:

- 1. Page 8 of DA Consent point 2 to be amended to: the applicant place one (1) development envelope on each block. These envelopes will be a minimum of 4000m².*
- 2. Page 8 of DA Consent. Delete point 3 regarding landscape buffers.*
- 3. Page 8 of DA Consent. Delete point 4 regarding dedicated road on Lots 12 and 13.*
- 4. Page 8 of DA Consent. Delete point 6 regarding domestic services."*

While the deletion of the setback between the development envelopes provides less formal subdivision potential the larger development envelope still provides appropriate setbacks ,areas for continuity of residential living and connectivity between dwelling house and outdoor recreation and garaging/storage facilities. It has been indicated that the demand for the unrestricted blocks is high and lack of development interest with the lots encumbered.

The modification also allows the deletion of the proposed road extension of Guy Place, the requirement for landscape buffers (these can be applied to separate development applications when lots are developed) and the requirement for service location.

RECOMMENDATION:

- 1) That Modified Development Application 10/2015 for the subdivision of Lot 132 in DP 1081488 into 13 allotments of various sizes be approved subject to the following conditions:

Division required *Local Government and Planning Legislation Amendment (Political Donations) Act 2008.*

1. MANDATORY GENERAL

- (1) Development is to take place in accordance with the attached stamped plans (Ref No. P1 – P12). Documentation submitted with the application and subject to the conditions below, to ensure the development is consistent with Council's consent.

*NOTE: Any alterations to the approved development application plans must be clearly identified **WITH THE APPLICATION FOR A CONSTRUCTION CERTIFICATE**. The Principal Certifying Authority (PCA) for the project may request an application for modification of this consent or a new application in the event that changes to the approved plans are subsequently made.*

Reason: Statutory requirement and Public interest

- (2) That an original plan of subdivision be submitted for Council's registration.

Reason: Statutory requirement and Public interest

-
- (3) Prior to the commencement of works, the applicant shall install and maintain adequate sediment and soil erosion controls.

Reason: Statutory requirement and Public interest

-
- (4) The applicant is to submit to Council, at least two (2) days prior to the commencement of any works, a notice of commencement of building or subdivision works and Appointment of Principal Certifying Authority.

Reason: Public interest

2. WATER SUPPLY, SEWAGE & STORM WATER DRAINAGE WORK

- (1) All Plumbing and Drainage works are to be carried out in accordance with Australian Standard 3500 – Plumbing and Drainage. It is noted that all plumbing and drainage work must be inspected by Council prior to backfilling.

Reason: to ensure compliance with Australian Standard 3500 – Plumbing and Drainage.

- (2) Prior to the commencement of plumbing and drainage works, a notice of work is to be submitted to Council.

Reason: to ensure compliance with the Plumbing and Drainage Act 2011.

3. NOISE

- (1) Construction or demolition work must only be carried out within the following times:
 - (c) Monday to Friday – 7:00 am to 7:00 pm;
 - (d) Saturday – 8:00 am to 1:00 pm if audible on other residential premises, otherwise 7:00 am to 5:00 pm;

- (e) No work to be carried out on Sunday or Public Holidays if it is audible on other residential premises.

Note: The principal contractor shall be responsible to instruct and control their sub-contractors regarding the hours of work.

Reason: Statutory requirement and Public interest

4. PLUMBING - BUILDING

- (1) The construction of a sewer extension to serve the development.

NOTE 1: The developer is to construct a 150 mm sewer riser at each property junction; each riser is to be constructed so that riser cap finishes 150 mm above the finished surface level of each allotment created.

NOTE 2: This work will be carried out at full cost to the developer either by Council or the developer.

Reason: Statutory requirement and Public interest

5. DRAINAGE – SUB-DIVISION

- (1) The developer is to construct inter allotment drainage to drain all lots not draining naturally to a public road. The drainage system is to include grated inlet pits with a 100 mm diameter pipe connection to all such lots. All drainage works are to comply with the provisions of AS/NZS 3500.

Reason: Statutory requirement

- (2) Road and inter allotment drainage is to be conveyed to:

- (a) a legal point of discharge,

Reason: Statutory requirement and Public interest

6. PLUMBING – SUB-DIVISION

- (1) The construction of sewer mains such that there is a separate and distinct sewer connection wholly within the boundary of each proposed residential lot, in accordance with the Local Government (Approvals) Regulation 1999.

NOTE: The developer is to construct a 150 mm sewer riser at each property junction; each riser is to be constructed so that riser cap finishes 150 mm above the finished surface level of each allotment created.

Reason: Statutory requirement and Public interest

THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

- (2) Plumbing work is to be carried out so that each lot has a separate and distinct house drainage service connected to Council's sewer main within the boundaries of that lot, in accordance with the Local Government (Approvals) Regulation 1999.

Reason: Statutory requirement and Public interest

- (3) The construction of water and sewerage reticulation to serve each residential lot and, where required, each open space lot. NOTE: The developer is to construct a 150 mm sewer riser at each property junction; each riser is to be constructed so that riser cap finishes 150 mm above the finished surface level of each allotment created.

Reason: Statutory requirement and Public interest

7. PLANNING GENERAL

- (1) The applicant is to surrender Notice of Determination No. 61/2004 dated 19/04/2004 to Council pursuant to Section 80A of the Environmental Planning and Assessment Act, as amended, together with a copy of Form 6 in the Regulations of the same Act signed by the owner(s) of the land.

Reason: Statutory requirement

8. SUB-DIVISION GENERAL

- (1) Prior to release of the subdivision certificate the applicant is required to fence the boundaries of the newly created Lot(s) and road reserve to a stock/dog proof standard.

Reason: Public Interest

- (2) Water services are to be provided to each allotment prior to the issue of the Subdivision Certificate. All costs are to be met by the applicant.

Reason: Statutory requirement

9. EASEMENT

- (1) Where a sewer main and stormwater lines cross private land, the creation of an easement under Section 88B of the Conveyancing Act 1919, will be required. The easement will be in favour of Council, it will have a minimum width of 3 metres and be centrally located over the sewer main.

Reason: Statutory requirement

- (2) The applicant will meet any costs associated with connection of the dwelling to the electricity supply. Documentary evidence from the Power Authority is to be submitted detailing connection.

Reason: Public Interest

THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

- (3) The applicant is to obtain a subdivision certificate pursuant to Section 109C of the Environmental Planning and Assessment Act 1979, as amended from Council. The final survey plan and two paper copies are to be submitted to Council along with the application for the subdivision certificate prior to its lodgement with the Lands Titles Office.

NOTE: Council will only consider issuing a subdivision certificate in relation to this subdivision when it is satisfied that all conditions of development consent have been complied with and the appropriate fee paid.

Reason: Statutory requirement and Public interest

10. ENGINEERING GENERAL

- (1) The applicant is to obtain a compliance certificate pursuant to Section 109C of the Environmental Planning and Assessment Act 1979, as amended, from either Council or an accredited certifying authority, certifying that the engineering work has been constructed in accordance with the approved plans.

NOTE: Where Council is the Certifying Authority in relation to engineering works fees will be payable in accordance with Council's Revenue Policy.

Reason: Statutory requirement and Public interest

- (2) The applicant is to submit to Council an electronic copy of the works as executed plans for all service works required.

OPTIONAL NOTE

The provision of a table on the works as executed plan which details: the distance from the centre of the downstream manhole/pit to each sideline, house connection, and dead end; the depths to invert; and the length of such sidelines.

THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

OPTIONAL NOTE

The provision of information on the works executed plan which details: road levels, road crossfalls & longitudinal grades

Reason: Statutory requirement and Public interest

- (3) The applicant is to arrange an inspection of the:
- (a) development
 - (b) subdivision

works by Council's Engineering Department at the following stages of the development.

This condition applies notwithstanding any private certification of the engineering works.

	COLUMN 1	COLUMN 2
A	Road Construction	<ul style="list-style-type: none"> * Following site regrading, and prior to installation of footway services; * Excavation and trimming of subgrade; * After compaction of subbase; * After compaction of base, and prior to sealing; * Establishment of line and level for kerb and gutter placement; * Subsoil Drainage; * Road pavement surfacing; * Pavement test results (compaction, strength).
B	Drainage	<ul style="list-style-type: none"> * After laying of pipes and prior to backfill; * Pits after rendering openings and installation of step irons.
C	Sewerage	<ul style="list-style-type: none"> * After laying of pipes and prior to backfill; * Main - air pressure testing; * Manhole - water test for infiltration, exfiltration.
D	All Development & or Subdivision Works	<ul style="list-style-type: none"> * Practical completion.

Reason: Statutory requirement and Public interest

- (4) Gravel 150mm thick and seal Walsh's Lane 7m wide from Young Road to Railway land, including a Cul de Sac on eastern end of Walsh's Lane min 12.5m Radius and construct table drains along Walsh's Lane (Laneway to be constructed in Walsh's Lane near Western end).
- (5) Huckel Close – Construct Cul de Sac min 12.5m radius with Kerb and Gutter.
- (6) Guy Crescent – Construct Cul de Sac min 12m dia with Kerb and Gutter.
- (7) Access from Huckel Close to Lots 1 to 5 – to be gravelled 150mm thick and min 3m wide.
- (8) Access from Guy Crescent to Lots 12 and 13 – to be gravelled 150mm thick and min 3m wide.
- (9) Access from Walsh's lane to Lots 7 to 11 – to be gravelled 150mm thick and min 3m wide.
- (10) Sewer, Stormwater as detailed in proposal.

Reason: Statutory requirement and Public interest

11. CONTRIBUTIONS

- (1) That the applicant contributes \$44,760 towards sewer head works pursuant to the Grenfell Sewer Contribution Plan (Section 64). The amount applicable will be dependent upon the date on which payment is made and will be as per Council's adopted fees and charges for the financial year in which payment is made.

Reason: Statutory requirement and Public interest

12. OTHER

- (1) Unless the development is deemed as exempt, the applicant is to obtain a construction certificate pursuant to Section 109C of the Environmental Planning and Assessment Act 1979, as amended from either Council or an accredited certifying authority certifying that the proposed works are in accordance prior to any subdivision works commencing.

NOTE 1: No building, engineering or excavation work is to be carried out in relation to this development until the necessary construction certificate or certificates have been obtained.

NOTE 2: YOU MUST NOT COMMENCE WORK UNTIL YOU HAVE RECEIVED THE CONSTRUCTION CERTIFICATE, even if you made an application for a construction certificate at the same time as you lodged this development application.

NOTE 3: It is the responsibility of the applicant to ensure that the development complies with the provision of the Building Code of Australia in the case of building work and the applicable Council Engineering Standards in the case of subdivision works. This may entail alterations to the proposal so that it complies with these standards.

Reason: Statutory requirement and Public interest

- (2) The applicant is advised that a single development envelope be placed on the lots to allow for future planned development of the sites as set out in the attached plans identified on Sheet 2 of 2 Surveyors Ref 18021. These envelopes will be a minimum of 4000m². Appropriate restrictions as to user shall be applied to title.
- (3) A minimum Building setback of 12m shall be applied to all buildings in Walsh's Lane relating to Lots 7, 8, 9, 10 & 11 and appropriate restriction as to user attached to title.

Reason: Statutory requirement and Public interest

240 **RESOLVED:** Cr Niven and Cr McKellar that Modified Development Application 10/2015 for the subdivision of Lot 132 in DP 1081488 into 13 allotments of various sizes be approved subject to the above conditions.

Division required Local Government and Planning Legislation Amendment (Political Donations) Act 2008.

FOR: Crs Liebich, Best, Parlett, Diprose, Niven, Bembrick, O'Byrne, McKellar and Brown.

AGAINST: Nil

**5. Development Application – Proposed New dwelling and Home Business (Bus Storage - 3 Buses, 2 Operational)
Lot 2 DP 1142374 164 - Quondong Road Grenfell, DA 39/2016**

PURPOSE

The purpose of this report is to provide the comprehensive consideration and assessment of the following Development Application including supporting documentation in accordance with the relevant matters to be considered as outlined under 79C of the Environmental Planning and Assessment Act 1979, (as amended).

Development Application: 39/2016

Applicant: GD and L Sinclair

Owner: GD and L Sinclair

Site: Lot 2 DP 1142374 - 164 Quondong Road Grenfell

Proposed Development: New Dwelling and use of existing shed as Bus storage

Proposed Use: Residential/Home Business

Current Use: Residential/Rural site and Existing Shed

INTRODUCTION

The development application as lodged comprises the following information:

- Statement of Environmental effects prepared by Andy's Design
- Architectural Plans

This report provides the consideration and assessment of the proposed development in accordance with the Environmental Planning and Assessment Act, 1979 (as amended) prepared for determination of the subject development application.

BACKGROUND

Development Application No. 10/2012 for the erection of two storage sheds and associated earthworks on Lot 2 DP 1142374, 164 Quondong Road Grenfell was granted consent on 13 May 2012. A Section 96 Modification Application was lodged on 5 October 2012, proposing to modify the plans approved under Development Consent No. 10/2012 by enclosing the western end of shed one with metal wall sheeting and enclosing the western end and one side bay wall (south-west corner) of shed two with metal wall sheeting.

SUBJECT SITE

The subject site comprises the Lot 2 in DP 1142374 and is located to the south-east of Grenfell CBD.

The site itself is irregular in shape and has an area of approximately 17.45 Hectares 550m². It has a road frontage of approximately 550m to Quongdong Road and is serviced by an unsealed rural access.

THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

The site itself is undeveloped with the exception of the storage sheds. It also maintains open agricultural land and an identified housing site.

The area is characterised by a mixture of agriculture and large lot residential living. The site and the land surrounding it are mixed zoned R5 Large lot Residential and Primary Production RU1. There are several homes are located in this area.

PROPOSED DEVELOPMENT

The subject development application seeks to gain approval for the construction of a single storey dwelling and the use of the existing shed buildings for the use as a home business (Bus Storage).

STATUTORY FRAMEWORK

Consideration of the relevant statutory planning controls applicable to the proposed development is provided below:

3. Environmental Planning and Assessment Act, 1979 (as amended)

The Environmental Planning and Assessment Act, 1979 in conjunction with its Regulation 2000 and Model Provisions 1980 establishes the framework for the environmental planning system within NSW.

Development requires the relevant development consent from an appropriate determining authority in accordance with the provisions of Part IV of the Act.

The subject development application has been lodged as a Local development

4. State Environmental Planning Policies

All appropriate SEPPs shall be considered

State Environmental Planning Policy No. 55 - Remediation of Land

SEPP 55 includes state-wide planning controls for the remediation of contaminated land. SEPP 55 requires that contaminated land be remediated before it is developed in accordance with the provisions of the policy.

It is relevant to consider SEPP 55 as this application proposes to change the use of the land from Commercial/Industrial to the same use. Accordingly no further assessment is required.

3. Weddin Local Environmental Plan 2011

The Weddin Local Environmental Plan 2011 is the principal local planning instrument applicable to the proposed development upon the subject site. The site is zoned R5 Large lot Residential and maintains the following objectives. Any application must be consistent with the objectives and permissible within the zone.

Councils Land Use Table

Zone R5 Large Lot Residential

THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

1 Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home-based child care; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Dwelling houses; Food and drink premises; Home industries; Kiosks; Neighbourhood shops; Roads; Roadside stalls; Waste or resource transfer stations; Water recycling facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Attached dwellings; Boarding houses; Boat building and repair facilities; Car parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Dairies (pasture-based); Depots; Dual occupancies; Entertainment facilities; Extractive industries; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Hostels; Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mortuaries; Multi dwelling housing; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Pubs; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Residential flat buildings; Restricted premises; Rural industries; Rural workers' dwellings; Semi-detached dwellings; Seniors housing; Service stations; Sewerage systems; Sex services premises; Shop top housing; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies

It is noted that Transport depots are a prohibited use in the zone:

transport depot means a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking.

THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

It is noted however that the land use table does permit the use of the land for Home Industry/
Business:

home industry means a dwelling (or a building ancillary to a dwelling) used by one or more permanent residents of the dwelling to carry out an industrial activity that does not involve any of the following:

- (a) the employment of more than 2 persons other than those residents,
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,
- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter,
- (d) the exhibition of any signage (other than a business identification sign),
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building,
but does not include bed and breakfast accommodation or sex services premises.

home business means a business that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve:

- (a) the employment of more than 2 persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or
- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter, or
- (d) the exhibition of any signage (other than a business identification sign), or
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building,
but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

In addition to these definitions Clause 5.4 of the instrument outlines the development standards for these miscellaneous uses.

5.4 Controls relating to miscellaneous permissible uses

(2) Home businesses

If development for the purposes of a home business is permitted under this Plan, the carrying on of the business must not involve the use of more than 50 square metres of floor area.

(3) Home industries

If development for the purposes of a home industry is permitted under this Plan, the carrying on of the home industry must not involve the use of more than 50 square metres of floor area.

These standards would be applied as conditions of the approval.

COUNCIL CODES AND DEVELOPMENT CONTROL PLANS

1. Weddin Shire Council, Development Control Plan 2014

An assessment of Councils Development Control Plan has been carried out and the proposal is generally in accordance with the provisions of the policy.

CONSULTATION IN RESPECT OF DEVELOPMENT APPLICATION

Public Exhibition

The development application was placed on public exhibition in accordance with Councils Development Control Plan Chapter 15, immediately adjoining property owners of the development site were notified of the proposed development and an advertisement placed in the Grenfell Record for duration of the exhibition period.

Council received one objection in respect of the application. The submission raised the following concerns.

Transport depot is a prohibited use within the R5 Zone.

Assessment Response: Agreed, however the application is for Dwelling and Home Industry which is permissible with consent

Definition of Home Industry does not cover this use due to employing more than two people and interference with the amenity of the neighbourhood by reason of noise, smell, fumes, dust or traffic generation.

Assessment Response: The applicant has indicated compliance with the provisions of the definition of home industry.

Impact upon adjoining residential homes regarding hours of operation.

Assessment Response: Consent conditions may be applied to restrict the hours and non-compliance can be monitored.

Impact upon adjoining residential homes regarding noise dust and pollution.

Assessment Response: Consent conditions may be applied to restrict the impacts from these issues.

Internal Assessment

Engineering Assessment

Council's Director of Engineering has advised a condition relating to the sealing of the access road from Quondong Rd to the Entrance gate be applied.

ENVIRONMENTAL ASSESSMENT

Section 79C(1) of the Environmental Planning and Assessment Act, 1979 outlines the statutory requirements to be considered in the determination of a development application. Based on the findings of the Section 79C assessment, site inspection(s) and comments from consultation, the following matters are highlighted as being particularly relevant in the assessment of the proposed development.

79C (1)(a) (i) any Environmental Planning Instrument

Weddin Local Environmental Plan 2011

S79C(1)(a) (ii) any Draft Environmental Planning Instrument that has been publicly exhibited.

Nil

S79C(1)(a) (iii) any Development Control Plan (DCP)

Consideration of relevant Council Codes and Development Control Plans was provided earlier in this report.

S79C(1)(a) (iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F

The applicant has not offered, nor is it necessary for the applicant to enter into any form of planning agreement to accommodate the proposed development.

S79C(1)(a) (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

Consideration has been given to the Environmental Planning and Assessment Regulations including Model Provisions. Nothing in the Regulations or Model Provisions prevents assessment and approval of the subject application.

S79C(1)(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

The potential environmental impacts of the proposed development upon the both the natural and built environment and social and economic impacts are appropriate and any impacts can be controlled by appropriate conditions.

Environmental Impacts – Natural

The subject site shall require stormwater control

Environmental Impacts – Built Environment

A traffic impact assessment has been not been prepared in support of the proposed development as the proposal was assessed and impacts regarding internal and external traffic movements are minimal and no impacts on major intersections.

Social and Economic Impacts

The proposal is considered as beneficial and positive in relation to the social and economic impacts

S79C(1)(c) the Suitability of the Site for the Development

The site is considered suitable for the development subject to conditions.

S79C(1)(d) any Submissions Made in Accordance with this Act or the Regulations

Nil

S79C(1)(e) the Public Interest

The proposal is seen to be in the public interest.

CONCLUSION

The application proposes the construction of a dwelling house and home industry.

There has been no submission regarding the dwelling house and as this part of the application complies with Councils requirements no further assessment is required and it is recommended for approval.

The closest dwelling is approximately 200m from the sheds. A site inspection has revealed that the dwelling house is situated at a lower level to the sheds and the rear of the dwelling has interrupted views of the sheds.

As part of the previous approval extensive planting between the existing sheds and western boundary to assist with screening has been completed and will continue to assist with noise attenuation and dust control.

In relation to the home Industry portion of the application the following is noted.

The proposal for the home industry is permissible under Council Local Environmental Plan 2011. Specific considerations regarding impacts on amenity of adjoining neighbours such as noise, dust traffic generation have been raised.

The applicant has indicated that the entire access road from the entrance gate shall either be sealed with bitumen or a blue metal base provided so as to eliminate the dust factor of travel on the unsealed internal road.

In relation to noise, it is considered that the hours of operation from 7.15am to 9.00am and 3.00pm to 5.00pm five days a week excluding school holidays is appropriate. It is considered that four vehicle movements in the area is not excessive and will have minimal impact on the adjoining development maintaining an appropriate level of amenity.

The shed in which the buses will be stored is fully enclosed with the doors orientated to the east. This will also assist with noise attenuation.

In relation to possible pollutant Council will address this issue through conditions regarding the storage of fuels/oils and appropriate bunding in and around these areas. This will assist in controlling any spill incidents.

The provision for consideration of a home industry requires the council to consider the following does not involve:

- (a) the employment of more than 2 persons other than those residents,

The applicant has indicated this will not occur; they have only two buses operating and will comply with this employment provision. This will form part of council's approval.

THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

- (b) interference with the amenity of the neighborhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,

With the treatment of the road area, restrictions on hours of operation, existing landscaping treatment and planting and bunding requirements the development will be controlled to have minimal impact on the amity of the adjoining neighbour.

- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter,

This will form part of Councils approval.

- (d) the exhibition of any signage (other than a business identification sign),

No signage is proposed.

- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building,

No sale of items is proposed

but does not include bed and breakfast accommodation or sex services premises.

N/A

The proposal of the dwelling and Home industry is generally consistent with the objectives of the zone, and incorporating Councils conditions, the development will have minimal impact on the amenity of the adjoining development.

RECOMMENDATION:

- 1) That Development Application 39/2016 for the construction of a single storey dwelling and the use of the existing shed buildings for the use as a home business (Bus storage) be approved subject the following conditions;

Division required *Local Government and Planning Legislation Amendment (Political Donations) Act 2008.*

1. MANDATORY GENERAL

- (1) Development is to take place in accordance with the attached stamped plans (Ref No. P1 – P12), Documentation submitted with the application and subject to the conditions below, to ensure the development is consistent with Council's consent.

*NOTE: Any alterations to the approved development application plans must be clearly identified **WITH THE APPLICATION FOR A CONSTRUCTION CERTIFICATE.** The Principal Certifying Authority (PCA) for the project may request an application for modification of this consent or a new application in the event that changes to the approved plans are subsequently made.*

THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

Reason: Statutory requirement and Public interest

- (2) Prior to commencement of any works, a Construction Certificate is to be obtained and where Council is not the PCA, a copy is submitted to council.

Reason: Statutory requirement

- (3) Prior to the occupation or use of the building an Occupation Certificate is to be obtained and where council is not the PCA a copy is submitted to council.

Reason: Statutory requirement

- (4) Prior to the commencement of works, the applicant shall install and maintain adequate sediment and soil erosion controls.

Reason: Statutory requirement and Public interest

- (5) Provide a clearly visible sign to the site stating:
- a) Unauthorised entry is prohibited;
 - b) Builders name and licence number; or owner builders permit number;
 - c) Street number or lot number;
 - d) Contact telephone number/after hours number;
 - e) Identification of Principal Certifying Authority.

Reason: Statutory requirement

- (6) The applicant is to submit to Council, at least two (2) days prior to the commencement of any works, a notice of commencement of building or subdivision works and Appointment of Principal Certifying Authority.

Reason: Public interest

- (7) Toilet Facilities
- a. Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.
 - b. Each toilet must:
 - i. be a standard flushing toilet connected to a public sewer, or
 - ii. have an on-site effluent disposal system approved under the Local Government Act 1993, or
 - iii. be a temporary chemical closet approved under the Local Government Act 1993.

Reason: Statutory requirement

- (8) All rubbish and debris associated with the development, including that which can be wind blown, must be contained on site in a suitable container at all times. The container shall be erected on the development site prior to work commencing.

Materials, sheds or machinery to be used in association with the development must be stored and stacked wholly within the worksite unless otherwise approved by Council

THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

Note 1: No rubbish or debris associated with the development will be placed or permitted to be placed on any adjoining public reserve, footway or road.

Note 2: Offenders are liable for prosecution without further warning.

Reason: Statutory requirement and Public interest

- (9) All the required commitments shown on the Basix Certificate (No: 735862S_02) and approved plans are implemented prior to issue of an occupation certificate.

Reason: Statutory requirement and Public interest

- (10) A final Occupation Certificate must be issued by the Principal Certifying Authority prior to occupation or use of the development. In issuing an occupation certificate, the Principle Certifying Authority must be satisfied that that the requirements of section 109H of the Environmental Planning and Assessment Act 1997 have been satisfied.

Reason: to ensure compliance with the Environmental Planning and Assessment Act 1979

- (11) The building works are to be inspected during construction by the Council or by an "Accredited Certifier" (as applicable) and documentary evidence of compliance with the relevant terms of the approval/standards of construction detailed in the Building Code of Australia and Council's established development standards (as listed under Advisory Conditions which form part of this consent), is to be obtained prior to proceeding to the subsequent stages of construction, encompassing not less than the following key stages:-

- (i) Footings and Concrete Slabs: When the footings have been excavated and all steel reinforcement has been placed in position.
- (ii) Structural framework: When complete, all external walls and roof cladding must be in place prior to inspection. Internal plumbing should be in place and under pressure.
- (iii) Roof frame: Prior to the installation of the ceiling lining and eaves soffit lining.
- (iv) Internal House Drainage: When all internal drainage work is installed and prior to concealment. Drainage should be under water test.
- (v) External House Drainage: When all external drainage work is installed and prior to concealment.
- (vi) Wet area waterproofing: prior to lining or laying tiles.
- (vii) Stormwater Drainage: When the stormwater and roofwater drainage system has been completed.
- (viii) Completion: Upon compliance with all conditions of approval and prior to occupation.

Note: 48 Hours notice is required prior for all inspections

Reason: To comply with the Environmental Planning & Assessment Amendment (Quality of Construction) Act 2003.

THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

- (12) Prior to commencement of work, a copy of Home Owners Warranty certificate of insurance (or where applicable an Owner/Builder permit issued by the NSW Department of Fair Trading) is to be submitted to Council.

Reason: to comply with the Home Building Act 1989.

- (13) The builder or person who does the residential building work must comply with the applicable requirements of Part 6 of the Home Building Act 1989.

Reason: to ensure compliance with the Home Building Act 1989

2. OTHER ACTIVITIES

- (1) The solid fuel heating appliance is to be installed, operated and maintained in accordance with the manufacturers specifications, Building Code of Australia Volume 2 Clause 3.7.3.5 and relevant Australian Standards AS/NZS2918.

Reason: Statutory requirement

3. NOISE

- (1) Construction or demolition work must only be carried out within the following times:

- (a) Monday to Friday – 7:00 am to 7:00 pm;
- (b) Saturday – 8:00 am to 1:00 pm if audible on other residential premises, otherwise 7:00 am to 5:00 pm;
- (c) No work to be carried out on Sunday or Public Holidays if it is audible on other residential premises.

Note: The principal contractor shall be responsible to instruct and control their sub-contractors regarding the hours of work.

Reason: Statutory requirement and Public interest

4. POEO

- (1) In this regard, the operation of the premises and plant and equipment shall not give rise to a sound pressure level at any affected premises that exceeds the background (LA90), 15 min noise level, measured in the absence of the noise source/s under consideration by more than 5dB(A). The source noise level shall be assessed as an LAeq, 15 min and adjusted in accordance with the NSW Environmental Protection Authority's Industrial Noise Policy 2000 and Environmental Noise Control Manual (sleep disturbance).

Reason: to ensure that noise emissions from the development satisfy legislative requirements and maintain reasonable levels of amenity to the area:

5. DRAINAGE - BUILDING

- (1) All roofed and paved areas are to be drained and the water from those areas and from any other drainage must be conveyed to:

- (a) An appropriately sized and sited on-site disposal area in accordance with Australian Standard 3500.

Storm water disposal drains shall be connected to all roof gutter down pipes within fourteen (14) days of installation of the down pipes and/or the construction of hard standing areas, as may be appropriate, to discharge roof water to the approved method of disposal.

Where kerb and gutter is constructed, an approved PVC or galvanised steel kerb adaptor (either roll over kerb adaptor or upright kerb adaptor) shall be installed in the kerb.

Note 1: Two copies of a plan showing the location of the storm water disposal system are to be submitted to Council before occupation.

Note 2: 'Pump-out' storm water drainage systems are not acceptable.

Reason: Statutory requirement and Public interest

6. RAINWATER TANK

- (1) The overflow for the rainwater tank is to be connected to a drainage line and conveyed to the street gutter, common drainage line or otherwise disposed of on site in accordance with Australian Standard 3500 in a manner that is not adversely affecting adjacent land.

Note 1: The rainwater tank should be maintained and protected against mosquito infestation.

Note 2: NSW Department of Health does not recommend the use of tank rainwater for drinking, showering, the washing of clothes and/or eating utensils.

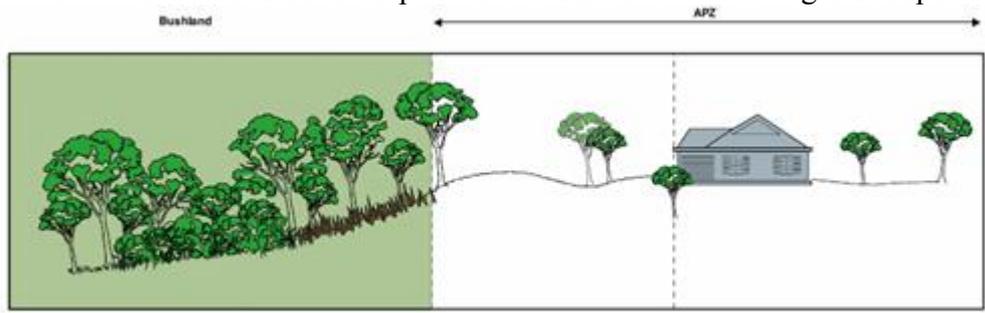
Note 3: If a pump is required it must be located and operated so as not to cause a noise nuisance to adjoining properties.

Reason: Statutory requirement and Public interest

7. BUSHFIRE

- (1) The owner shall ensure that an Asset Protection Zone (APZ) of a minimum of 50 m is provided around the dwelling. Such APZ shall entirely comprise a 20 m Inner Protection Zone. This APZ shall be provided and maintained in accordance with the requirements of the "Planning for Bush Fire Protection 2006" guidelines for the life of the subject dwelling.

The APZ shall be established prior to the issue of the dwelling's Occupation Certificate.



THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

Reason: Requirement of the Planning for Bush Fire Protection 2006 guidelines to assist in the protection of the dwelling in the event of a bushfire.

- (2) The proposed dwelling shall have a minimum storage of 22,000 litres of water reserved for fire fighting purposes only. The required water storage shall meet the following requirements:
- (a) For under-ground storage tanks:
 - (i) Unobstructed access provided directly to the storage for fire fighting appliances;
 - (ii) A hardened surface for truck access is provided within 4 m of the access hole;
 - (iii) An access hole of at least 200 mm provided in the lid of the storage tank;
 - (b) For above-ground storage tanks:
 - (i) A 65 mm Storz outlet with a metal gate or ball valve and blanking cap provided at the lowest possible point;
 - (ii) Tanks are to be of concrete or metal construction (plastic or fibreglass is not acceptable);
 - (iii) The tank and its Storz outlet must be located so that it is accessible by fire fighting units and personnel;
 - (c) All above-ground water piping external to the dwelling to be metal, including taps; and
 - (d) The water pressure pumps are to be shielded from direct heat and flame contact.



Reason: Requirement of 'Planning for Bush Fire Protection 2006' guidelines for adequate water supply for fire fighting.

8. PLANNING GENERAL

- (1) The development shall only be conducted 7.15am to 9am and 3pm to 5pm Monday to Friday, no operation on Weekends, Public Holidays or School Holidays.

Reason: Statutory requirement and Public interest

9. AMENITY

- (1) No goods or materials are to be stored, displayed for sale or manufactured at any time outside the building.

Reason: Public Amenity

- (2) Spillage of light, if any, shall be controlled so as not to cause nuisance to the amenity of adjoining land.

Reason: Public Amenity

10. CHANGE OF USE

- (1) The rural address number must be displayed at the entrance of the property in a prominent position that is visible from the road within Fourteen (14) days of being provided by Council.

Reason: Public Amenity

11. BCA

- (1) The applicant is advised that the Construction Certificate plans and specifications must comply with the provisions of the Building Code of Australia (BCA) – Housing Provisions

In this regard, the development consent plans do not show compliance with a number of the deemed-to-satisfy provisions of the BCA, including:

- a) Part 3.3 - Masonry Construction
 - cl 3.3.1.2 - External Walls
(Engaged piers which are located within the garage are to be increased in size to a minimum of 350mm x 230mm)
 - cl 3.3.1.4 - Isolated Piers
(Isolated piers which are located within the patio are to be at 3000mm maximum spacing and require either a galvanised iron strap or threaded rod located within the pier to the detail as noted in the BCA, 2009)
 - cl 3.3.1.8 - Vertical Articulation Joints
(Masonry expansion joints are to be installed in accordance with the structural engineering detail)
 - cl 3.3.3.2 - Wall Ties
(Masonry wall ties are to be installed in accordance with the to the detail as noted in the BCA, 2009 with particular attention given to the doubling of required ties in locations around doors, windows, articulation joints and internal walls)
- b) Part 3.12 - Energy efficiency.
 - cl 3.12.3.3 - External Doors and Windows
(A weather strip (as detailed in the BCA, 2009) shall be installed on all edges on any door and window)

THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

cl 3.12.3.4 - Exhaust Fans
(Should the kitchen exhaust fan dispose air into the roof space it shall be fitted with a self-closing damper)

cl 3.12.3.6 - Evaporative Coolers
(Evaporative cooler ceiling registers shall be fitted with self-closing dampers within all habitable rooms)

cl 3.12.5.0 - Insulation of Services
(Externally located hot and cold water service pipes shall be suitably insulated to resist the effects of extremes of ambient temperature in accordance with AS3500.4-2003)

cl 3.12.5.3 - Heating and Cooling Ductwork
(The evaporative cooling ductwork shall be insulated and sealed against air loss in accordance with BCA, 2009)

Details of compliance with the relevant provisions of the Building Code of Australia and conditions of development consent are to be provided in the plans and specifications for the construction certificate.

You are advised to ensure that the development is not inconsistent with Council's consent and if necessary consult with Council's Building Certification Services or an accredited certifier prior to submitting your construction certificate application to enable these matters to be addressed accordingly.

Reason: So as to ensure compliance with the Building Code of Australia.

(2) An automatic fire detection and alarm system must be installed in a Class 1 building or dwelling under 3.7.2, Volume 2 of the BCA. This requirement is satisfied by:-

smoke alarms:

- a complying with Australian Standard 3786-1993, and
- b where the building is provided with consumer mains power, connected to the mains and have a stand-by power supply; and
- c installed in suitable locations on or near the ceiling in -
 - i. any storey containing bedrooms -
 - between each part of the building containing bedrooms and the remainder of the dwelling, and
 - where bedrooms are served by a hallway, in that hallway; and
 - ii. any storey not containing bedrooms.
- d all alarms are to be interconnected.

Reason: to ensure compliance with the Building Code of Australia

12. MISCELLANEOUS

(1) Where Council is nominated as the Principal Certifying Authority the applicant is to submit the following information prior to the issue of the Construction Certificate:

- i.) Soil report from suitably qualified Geotechnical firm indicating soil classification.

THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

- ii.) Proposed footing and slab design prepared by a practicing certified Structural Engineer designed in accordance with soil classification provided in Geotechnical report. (noting: flood liable land, construction on & certification of compacted fill).
- iii.) Details of proposed septic irrigation area including setbacks from side and rear boundaries.

Reason: So as to ensure compliance with the Building Code of Australia and Council's local policies.

- (2) Where Council is appointed as the Principal Certifying Authority the applicant is advised that prior to the issue of a construction certificate the following outstanding development fees are required to be paid:

1) Construction Certificate	= \$ 1187.00
2) OSSM (new system)	= \$ 150.00
3) Long Service Levy	= \$ 869.00
4) Occupation certificate	= \$ <u>110.00</u>
TOTAL	= \$ <u>2316.00</u>

Note: The above fees are for the 2016/2017 financial year. The actual fees charged will be the fees applicable in Council's Management Plan at the time of application for the Construction Certificate.

Reason: So as to comply with Council's Management Plan being the Fees and Charges policy.

- (3) The applicant shall bitumen seal or provide blue metal to access road from Quondong Road entry to sheds to assist with dust control.
- (4) All areas in which storage of fuels/oil to be appropriately bunded. Any spills are to be contained on site, cleaned and disposal of off-site in the appropriate method.
- (5) The applicant shall provide 50m² within the existing shed to allow the operation of the Home Industry.
- (6) At no time shall there be more than 2 Employees engaged, outside those who reside at the property.

Reason: Statutory requirement and Public interest

13. ENGINEERING

- (1) Access to be sealed from entry double gates to Quondong Road to reduce dust and gravel on Quondong Road.

Reason: Statutory requirement and Public interest

THE DIRECTOR ENVIRONMENTAL SERVICES' REPORT

- 241** **RESOLVED:** Cr Diprose and Cr Bembrick that Development Application 39/2016 for the construction of a single storey dwelling and the use of the existing shed buildings for the use as a home business (Bus storage) be approved subject the above conditions.

Division required Local Government and Planning Legislation Amendment (Political Donations) Act 2008.

FOR: Crs Liebich, Best, Diprose, Niven, Bembrick, O'Byrne and McKellar.

AGAINST: Crs Parlett and Brown.

B J HAYES

DIRECTOR ENVIRONMENTAL SERVICES

- 242** **RESOLVED:** Cr Niven and Cr Best that except where otherwise dealt with the Director Environmental Service's report be adopted.

MINUTES OF THE GRENFELL SESQUICENTENARY COMMITTEE MEETING HELD ON THURSDAY, 27 OCTOBER 2016 COMMENCING AT 7.30 PM AT THE COUNCIL CHAMBERS. (C1.4.16)

1. **PRESENT:** H Moffitt, J Hetherington, L Carroll, T Robinson, J Mitton, P Grossman, J Parlett, L Thomas, P Starr, K Starr, C Brown, M Nicholl, G Nicholl, A Carr, and G Carroll.

2. **APOLOGY:** W Twohill.

Resolved: C Brown and T Robinson that the apology be accepted.

3. **MINUTES:** 29 September 2016

Resolved: L Carroll and L Thomas that the minutes from 29 September 2016 be adopted.

4. **BUSINESS ARISING:**
Nil

5. **GENERAL BUSINESS:**

5.1 Meet & Greek Weekend

Peter Moffitt entered the meeting during this discussion 7.46pm.

Resolved: L Thomas and L Carroll that \$500 be allocated for expenses associated with the Meet & Greek Weekend.

At this point Peter thanked all the committee members for their efforts in making the Sesquicentenary celebrations an outstanding success and encouraged everyone to support the Meet & Greek weekend which will be our final event.

6. **DATE OF NEXT MEETING:** 8 December 2016, 7.30pm at the Council Chambers.

7. **MEETING CLOSED:** There being no further business to discuss the meeting closed at 8.21pm.

243 RESOLVED: Cr Brown and Cr McKellar that the Minutes of the Grenfell Sesquicentenary Committee Meeting be noted.

**MINUTES OF THE LOCAL EMERGENCY MANAGEMENT COMMITTEE MEETING
HELD IN THE COUNCIL CHAMBERS ON TUESDAY, 1 NOVEMBER 2016
COMMENCING AT 4.30 PM (E1.1.5)**

1. **PRESENT:** Bill Twohill (LEMO, Chair - Weddin Shire Council), Jodie Marshall (REMO), Michael Madgwick (LEOCON), Craig Johnson (Fire & Rescue NSW), Mark Hughes (Fire & Rescue NSW), Bill Atchison (State Emergency Service) and Mylvaganam Nirupan (WSC).

2. **APOLOGIES:** Andrew Noble, Brendan Hayes, Chris Schilt and Bruce Fitzpatrick.

Resolved: M Madgwick and B Atchison that the apologies be accepted.

3. **MINUTES:**

Resolved: M Madgwick and C Johnson that the minutes of meeting held on 2 August 2016 be adopted as read.

4. **MATTERS ARISING**

4.1 **Weddin EMPLAN**

To be completed by December 2016 if possible.

Noted

5. **GENERAL BUSINESS**

2016 Flood Event – The flood event of May – September 2016 was discussed at length including:

- Road closures
- Closure of Newell Highway and associated detours
- SES – 30 calls houses inundated, 5 flood rescues, Bimbi Main issue – issued flood evacuation warning, teamwork very good
- Road closures not advised to police in the early stages. Bimbi Road at Knights Crossing also not advised. Council to advise Police and SES in regards to road closures.
- Jodie Marshall – happy with the responses.

6. **CORRESPONDENCE**

Nil

7. **MEMBERS REPORT**

7.1 **Police**

- back to full strength.
- lots of phone calls regarding road closures

7.2 **SES**

- 2 road crash rescues
- 30 flood jobs
- 5 flooded causeways, person rescued from car in causeway, assisted Parkes SES
- 1 new member – being trained
- 3 others being trained – SRB
- Bill Atchison to stand down in August 2017. Replacement to be advertised in 4 weeks time

7.3 Fire & Rescue NSW

- helped SES
- helped sand bagging
- 1 house fire – destroyed
- assisted Ambulance
- 2 new people to come shortly

8. REMO – JODIE MARSHALL

- Exercise to be held in March 2017 on a Saturday afternoon.

9. NEXT MEETINGS: Tuesday 31 January, 2017 at 4:30pm.

10. CLOSURE: There being no further business to discuss the meeting closed at 5:41 pm.

**W TWOHILL
(LEMO)**

244 RESOLVED: Cr Niven and Cr McKellar that the Minutes of the Local Emergency Management Committee be adopted including the recommendations therein, except where otherwise resolved.

MINUTES OF THE WEDDIN LOCAL TRAFFIC COMMITTEE MEETING HELD IN THE COMMITTEE ROOM AT 10.00 AM ON TUESDAY, 2 NOVEMBER 2016 (C2.6.3)

1. **PRESENT:** W Twohill (Director Engineering), M Madgwick (NSW Police), Maurice Simpson (Local Member's Representative) and Deanne Freeman (RMS)
2. **APOLOGIES:** Nil
3. **MINUTES:** 2 August 2016

Resolved: M Madgwick and D Freeman that the minutes of the meeting held 2 August 2016 be adopted as read.

4. **MATTERS ARISING**

4.1 **Bridge over Brundah Creek (Hunts Bridge)**

Application lodged for Blackspot Funding. Road Safety Audit by RMS was suggested.

RECOMMENDATION: B Twohill and M Simpson that the RMS be requested to carry out a Road Safety Audit of the Bridge and approaches.

4.2 **Active Transport Plan for Weddin Shire Council**

Submitted nomination.

Noted

4.3 **Rygate Square Intersection**

To be incorporated in Active Transport Plan.

Noted

4.4 **Special Events**

Package to be prepared and sent to co-ordinators.

- Go Kart Christmas Meet 3rd December
- Henry Lawson Sesquicentenary June 2017

Noted

4.5 **Weddin Mountain Muster**

Did not go ahead this year.

Noted

4.6 **Le Tour de Greenethorpe**

The committee held a debrief with the co-ordinator of the event and advised a number of improvements which could be made for next year's event. It was noted that the Le Tour de Greenethorpe Committee debrief had not occurred as yet.

Noted

4.7 **Camp Quality Tractor Trek**

No issues reported.

Noted

4.8 **Main Street Taxi Rank**

Working well

Noted

4.9 **'No Stopping' Zones Outside Caltex Service Station**

- a) RMS provided a photo of a painted blister as an example for use in Camp Street outside the Caltex Service Station between the two driveways. Subject to electronic approval by Committee, the blister be painted and a media campaign be instigated.
- b) the 'No Stopping' zone outside the Caltex Service Station in Main Street, be reviewed and a report prepared for the next traffic committee.

5. CORRESPONDENCE:

5.1 Reggie McNamara

The following comments were made of the plans:

Sat – (Plan 3) – delete RESIDENTS ONLY. Insurance to be provided.

Sat – (Plan 17) need two traffic controllers.

Sun (Plan 18) – need speed reduction 100/80/40. Traffic control for motorists travelling in same direction as cyclists prior to turn around. Vehicles to be stopped 200m before turn around point so as to allow cyclists to overtake the stopped vehicles and turn around in a sterile environment.

Sun (Plan 23) need speed reduction 100/80/40. Detour route Brundah Street to be determined.

Resolved: M Madgwick and M Simpson that the event be approved in principle subject to the provision of Public Liability Insurance, amendments to the 4 Traffic Control Plans, confirmation of the event dates and a detour route being provided for Brundah Street.

5.2 Grenfell Schools - Bus zone signage and other items

Resolved: M Madgwick and D Freeman that School bus signs to be changed to suit standard times at the three (3) Grenfell Schools including upgrade of mother and child signs from yellow to fluoro.

5.3 Grenfell MPS - Proposed change to loading zone in Sullivan Street

Request received to relocate the loading zone in Sullivan Street so as to accommodate large delivery trucks.

Resolved: B Twohill and M Madgwick that Council move the loading zone 13m northerly from the pedestrian ramp in Sullivan Street outside the maintenance building and the existing loading zone be converted to an 'Emergency Vehicles Only' zone.

6. GENERAL BUSINESS:

6.1 St Joseph's School Children's crossing flags

The committee has been advised the Children's Crossing Flags at St Joseph's School are being left out all day.

Resolved: M Simpson and D Freeman that RMS be requested to contact St Joseph's Primary School principal regarding leaving children's crossing flags out all day.

7. NEXT MEETING: Wednesday, 1 February 2016.

8. CLOSURE: There being no further business to discuss the meeting closed at 12.09 pm.

245 RESOLVED: Cr Bembrick and Cr Niven that the Minutes of the Local Traffic Committee be adopted including the recommendations therein, except where otherwise resolved.

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD ON MONDAY, 14 NOVEMBER 2016 COMMENCING AT 4.30 PM (C2.6.11)

1. **PRESENT:** Crs Liebich (Chair), Best, Niven, Parlett, Brown, O’Byrne, McKellar and Diprose.
Messrs G Carroll, W Twohill, B Hayes and L Gibson (observers).

2. **APOLOGIES:** Nil

3. **MINUTES:** 17 October 2016

Resolved: Cr Diprose and Cr Brown that the minutes from the 17 October 2016 be adopted.

4. **MATTERS ARISING:**
Nil

5. **CORRESPONDENCE:**
Nil

6. **REPORTS:**

6.1 **General Manager:**
Nil

Noted

6.2 **Corporate Services Department:**
Report on Town Costings and Service NSW.

Noted

Cr Bembrick entered the meeting at this point 4.33pm.

6.3 **Director Engineering:**
Reports on Works, Other Works, Future Works, RMS RMCC Contract, Flood Damage, Arramagong Road, Riverflow & River Height Measuring Stations, Bushfire Management Committee.

Wongarra Lane and Private Property right of carriage way.

Cr Brown declared a conflict of interest as a friend of the Carpenter’s and stayed in the room.

Noted

6.4 **Director Environmental Services:**
Reports on Sewerage Treatment Works, Caravan Park Operations, Animal Control, Disability Inclusion Action Plan (DIAP), Contaminated Lands Policy, Grenfell Sewerage Treatment Plant Redevelopment, Town DA’s, Weddin Aquatic Centre, Planning Proposal – WSC Local Environmental Plan 2011 & Draft Rural Settlement Project, Proposed Modification to Development Application and Development Application – Proposed New dwelling and Home Business (Bus Storage - 3 Buses, 2 Operational) Lot 2 DP 1142374 164 - Quondong Road Grenfell, DA 39/2016.

Noted

7. **GENERAL BUSINESS:**

7.1 **Bogolong Dam Status** - physical survey undertaken. Meeting to be held with RMS in regards to requirements such as signage and possible funding.

Noted

8. DEVELOPMENT ENQUIRIES

Over the last month Council has had enquiries for development at the following premises:

- Manganese Road Rezoning Enquiry
- Greenethorpe Dwelling Additions
- Rose Street Proposed Garage/Fencing
- Main Street Change of Use
- Brundah Street Dwelling Additions
- Henry Lawson Way Proposed Shed
- Lynch's Lane Proposed Dwelling
- Tyagong Street Proposed Shed

Noted

10. BUSINESS WITH NOTICE

Nil

11. QUESTIONS WITH NOTICE

Nil

12. **NEXT MEETING:** Monday, 12 December 2016 at 4.30 pm.

13. **CLOSED:** There being no further business to discuss the meeting closed at 6.09pm.

246 **RESOLVED:** Cr Parlett and Cr Brown that the Minutes of the Planning and Development Committee Meeting be adopted including the recommendations therein, except where otherwise resolved.

Minutes of the Weddin Shire Council Australia Day Committee Meeting Held Tuesday 15th November 2016, 9am in the Council Meeting Room

1. **Present:** L Mason, R Sinclair, K Engelsman, I Pitt, A Carr.

2. **Apologies:** Nil

3. **Confirmation of Minutes** January 12th 2016

Resolved: I Pitt/ K Engelsman that the minutes of January 12th 2016 be confirmed.

4. **Correspondence**

In: Australia Day Committee-Introduction, Marketing & Communication

Out: Ambassador Application stage 1

Program for 2016

- Set up - Historical Society to provide flag, bunting and award table. Rotary to provide chairs and tables. Cadets to provide power cords for urn, Auburn to provide tablecloth.
 - Theme- The National Australia Day theme to be confirmed at the next meeting.
 - Ceremony
 - Master of Ceremonies –Andrew Hooper, John Hunter, Margaret Carey to be approached in that order.
 - Ambassador- wait to see who is allocated
 - Award Nominees- to be handled by Weddin Shire Council.
 - National Anthem – Shannon Best, Andre McCarthy and David Knapp to be approached in that order.
 - Flag raising- Cadets to raise flag.
 - Prayer of thanks- Ross Craven, Rob Newton to be approached in that order.
 - Entertainment
 - Music – Town Band to be approached for music prior to ceremony. No other entertainment to be sourced.
 - Poetry –John Hetherington to be invited.
 - Children’s Competition- R Sinclair to provide prizes from the Grenfell Newsagency. Chris Lobb invited to supervise. The Ambassadors companion to be invited to judge. The theme will be drawing their favorite invention from the last 150 years.
 - Catering
 - BBQ- Lions
 - Damper- CWA Night Branch will be approached.
 - Tea, coffee and cold drinks- Cadets
5. **General Business**
- Peter Mitton to be approached about PA system.
 - K Engelsman to organise Soldiers Memorial Hall (cnr Middle St & Church St) wet weather venue.
 - L Mason to provide short flagpole for wet weather venue.
 - If January 26th is wet G Carroll will make the decision at 7am to move to the Soldiers Memorial Hall.
 - B Twohill to be reminded about Taylor Park maintenance- bins, power box, chain over driveway etc.
 - Consider new ways to promote the ceremony- school newsletter, poster, social media
6. **Next Meeting** December 13th 2016 9am in the Council Meeting Room.

Meeting closed at 9.33am

**MINUTES OF THE MANEX MEETING HELD ON WEDNESDAY, 16 NOVEMBER 2016
COMMENCING AT 11.30AM (C2.6.10)**

Present: Messrs G Carroll, W Twohill, B Hayes and L Gibson.

Apology: Nil

Minutes: of meeting 18 October 2016

Resolved: W Twohill and L Gibson that the minutes from 18 October 2016 be adopted.

General Business:

1A Administration

- (i) NSW Government's – Local Government Reform – Council's 'Fit for the Future' proposal resubmitted by Friday, 29 July 2016 with the proposal to be reassessed. Awaiting outcome.
Innovation Fund grant funding application with Parkes, Forbes and Lachlan Shire Councils successful. Project agent appointed to undertake fiscal responsibility and service review processes.
- (ii) 2015/2016 Annual Financial Statements – completed and forwarded to the Division of Local Government within the required timeframe. A presentation will be delivered in regards to the financial reports at the November Council Meeting.
- (iii) 2015/2016 Annual Report – to be forwarded to the Division of Local Government by 30 November 2016. General Manager pursuing.
- (iv) Christmas Closedown – arrangements to be made for respective departments. Directors to pursue.

1B Human Resources

- (i) Vacancies
 - Patch Truck Labourer – to be advertised.
 - School Based Trainee – interview for mechanic to be held Thursday 24 November, 2016.
 - Water Cart Operator – Closed 2/11/2016. 7 applications received. Interviews to be arranged.
 - Roller Operator – Closed 2/11/2016. 9 applications received. Interviews to be arranged.
 - Grader Operator – Closed 2/11/2016. 6 applications received. Interviews to be arranged
 - Director Engineering – to be advertised.
- (ii) Appointments
 - Design Engineer – Amandeep Singh appointed. To commence 5 December 2016.

2. Public Order and Safety

Nil

3. Health

- (i) Grenfell Medical Centre – grant funding application to be resubmitted under the Building Better Regions Fund (BBRF) when programme opens which is expected to be in December 2016.

- (ii) Grenfell Medical Centre Operation – proposal/s received and currently being evaluated. Mr Stephen Sykes to address Council at the December 2016 Council Meeting. General Manager and Director Corporate Services pursuing.
- (iii) Weddin Street Medical Centre – currently in the process of securing a doctor. Anticipated new doctor will commence Monday 5 December, 2016. New Medical fridge to be purchased and new carpet laid. WHS inspection to be conducted ie testing and tagging, Fire alarms. General Manager and Director Environmental Services pursuing.

4. Community Services and Education

Nil

5. Housing and Community Amenities

- (i) Rural Land Use Study – possible land rezoning opportunities identified in rural zone (RU1). Process in progress to reduce minimum lot sizes in large lot residential zone (R5). The Minister for Planning and Environment approved a Gateway Determination for the draft addendum and planning proposal. Planning proposal publicly exhibited and community consultation to be held 7.30pm, 22 November 2016 at the Community Hub. Consultation closes 7 December 2016.
- (ii) Quandialla Recycling Depot – operating very well. Director Engineering monitoring.
- (iii) Emu Creek Storm Management Plan – grant funding of \$255,429 available with Council’s contribution being \$42,571 to undertake works as prioritised in Emu Creek Stream Management Plan. Written agreements developed to gain access to private land along Emu Creek and sent to private landowners for signing. Currently receiving responses. Meeting held with landowners at the Hub on Thursday 3 November, 2016 who have not signed agreements to further explain Councils plans. Further signed agreements subsequently received. Director Engineering pursuing.
- (iv) O’Briens Tributary – preferred schemes to be considered at a future Floodplain committee meeting. Funding to be then sourced.
- (v) Community War Memorial Fund – grant funding application submitted. Awaiting outcome.

6. Sewerage

- (i) Smoke Testing – next round of smoke testing to be undertaken upon contract renewal. Director Engineering signed contract and Director Environmental Services pursuing internal compliance. Three properties yet to comply.
- (ii) Sewer Mains Relining – next stage currently being planned based on previous and recent CCTV works for 2017.
- (iii) Sewer Main Connections – relining of lateral connections completed by Insituform. Director Engineering pursuing.
- (iv) Sewerage Treatment Works Upgrade – initial brief being prepared to facilitate commencement of investigation stage. Director Environmental Services and Director Engineering pursuing.

7. Recreation and Culture

- (i) Art Gallery – ‘Shades of Light’ by Roslyn Elms and Elaine Dowd is on display until 20 November, 2016.
- (ii) Cinema – next movie ‘The Lady in the Van’ to be held on Wednesday, 16 November 2016.
- (iii) Henry Lawson Oval Master Plan – plan adopted. Works priorities and associated funding to be considered. Director Engineering to pursue.
- (iv) ClubGrants Category 3 Funding – Expression of Interest (EOI) submitted for Stage 2 of the Grenfell Swimming Pool upgrade. Awaiting outcome.

8. Mining Manufacture and Construction

- (i) Gravel Pit Leases – process continuing to secure pits. Director Engineering pursuing.

9. Transport and Communication

- (i) RMS Contract – reported in Director Engineering’s report.
- (ii) Other Programs –. **Noted**
- (iii) Traffic Control/Signage Training – to be arranged. Director Engineering pursuing.
- (iv) Engineering Strategic Planning Meetings – held fortnightly to discuss and review works plan for next 12 months and plan other capital projects to be completed in 2016/2017. Director Corporate Services and Director Environmental Services are being involved in regards to funding sources for projects, development application referrals and general development issues.
- (v) Bridge Renewal Program Round 2 – Blacks Bridge construction is to commence as scheduled in January 2017 with preliminary works already commenced.
- (vi) Caravan Parking Forbes Street – remediation works to commence. Director Engineering pursuing.

10. Economic Affairs

- (i) Industrial Land – four sales currently pending. Linen plans forwarded to Lands Titles Office (LTO). Sale process to be initiated upon advice from LTO. Internal roadworks to commence in November 2016.
- (ii) Henry Lawson Festival – Annual General Meeting (AGM) held Tuesday, 18 October 2016. Planning for 2017 Henry Lawson Festival commenced.

11. General Purpose Revenues

Nil

12. Alliances

- (i) Mid Lachlan Alliance – project agent appointed for Innovation Fund program.

13. Other Matters

- (i) Overgrown Blocks – letters seeking approval to slash blocks sent. Replies being received. Works in progress.
- (ii) Village/Roadside Slashing/Spraying – in progress.
- (iii) Drug and Alcohol Training and Education – to be undertaken by an external company for staff on Thursday 24 November, 2016. Testing process to then commence. Two staff have been trained to conduct post reportable incident testing.

14. Job List: review

Noted

Next Meeting: Tuesday, 13 December 2016 at 8.15 am.

Closure: There being no further business to discuss the meeting closed at 12.29pm.

248 RESOLVED: Cr Diprose and Cr Bembrick that except where otherwise dealt with the Manex Committee Minutes be noted.

LIST OF INSPECTIONS, MEETINGS AND DEFERRED ACTIVITIES.

1. INSPECTIONS AND MEETINGS:

September 2016 1. Australian Local Government Association: Deputy Mayor and Director Engineering to attend the 2016 Local Roads and Transport Congress at Toowoomba from 9-11 November, 2016.

In Progress

October 2016 2. Transport and Maritime Services: Mayor and Director Engineering to attend Regional Consultative Committee Meeting at Dubbo on 1 November, 2016.

In Progress

3. Hon Paul Toole MP: Various Councillors to attend the “Hit the Ground Running” workshop at Parkes on 8 November, 2016.

Carried Out

2. DEFERRED ACTIVITIES:

April 2012 1. Main Street Master Plan: consider inclusion of heritage building signs (DE/DES).

In Progress

November 2013 2. O’Brien’s Tributary – Drainage Improvement: refer matter back to floodplain committee for further consideration and other possible options (DE).

In Progress

February 2014 3. ARTC Road Interface Agreement: awaiting response from LGNSW and John Holland in regards to signing agreement (DE).

In Progress

June 2015 4. RMS: request roundabout to be considered at the end of the Main Street in Grenfell (DE).

In Progress

5. Grenfell Medical Centre Operation: invite a representative from the NSW Rural Doctors Network to address Council (GM).

Carried Out

6. Pigeon Control – Main Street: continue to investigate options (DES).

In Progress

March 2016 7. Contaminated Land: place the policy on public exhibition. Resubmit to Council for formal adoption (DES).

Carried Out

April 2016 8. Grenfell Caravan Park: investigate alterations to dwelling and cost of a Manager’s office (DES).

In Progress

May 2016	9. <u>Bogolong Dam</u> : meet with Paul Heinrichs at his preferred location (DE).	In Progress
June 2016	10. <u>Memorial Park Flagpole</u> : adjust flagpole (DE).	In Progress
	11. <u>Short Street Parking Plan</u> : develop plan (DE).	In Progress
	12. <u>Lawn Cemetery Seat</u> : purchase and install new seat (DE).	In Progress
July 2016	13. <u>Endemic Garden</u> : install new plaques (DE).	In Progress
	14. <u>Weddin Land Classification</u> : prepare planning proposals (DES).	In Progress
	15. <u>Weddin Local Environment Plan</u> : forward planning proposal to Rural Fire Service for comment (DES).	In Progress
August 2016	16. <u>Policy for Planting of Vegetation along Kerbsides</u> : develop policy (DE/GM).	In Progress
	17. <u>Fencing Bimbi State Forest</u> : request fencing to be replaced (DE).	In Progress
	18. <u>Weddin Aquatic Centre</u> : resubmit grant funding application (GM/DCS).	In Progress
October 2016	19. <u>National Stronger Regions Fund</u> : re-submit grant funding application under the Better Building Regions Fund (BBRF) (GM/DCS).	In Progress
	20. <u>November Council Meeting</u> : advertise change of time (GM).	Carried Out
	21. <u>Forbes Street Parking Plan</u> : undertake as per amended plan (DE).	In Progress
	22. <u>Henry Lawson Birth Site Upgrade</u> : to be completed prior to 2017 Henry Lawson Festival (DE/DCS).	In Progress

QUESTIONS

Questions may be put to councillors and council employees in accordance with clause 25 of the Council's **Code of Meeting Practice**, as follows:-

- “(1) A councillor:
(a) may, through the chairperson, put a question to another councillor, and
(b) may, through the chairperson and the General Manager, put a question to a council employee.*
- (2) However, a councillor or council employee to whom a question is put is entitled to be given reasonable notice of the question and, in particular, sufficient notice to enable reference to be made to other persons or to documents.*
- (3) The councillor must put every such question directly, succinctly, and without argument.*
- (4) The chairperson must not permit discussion on any reply or refusal to reply to a question put to a councillor or council employee under this clause. “*

Questions should not be used to introduce **business without notice**. This is covered in Clause 17 of Council's **Code of Meeting Practice**.

Questions on routine **operational matters** should be directed to the General Manager or the appropriate Director separately from and/or prior to the meeting.

The following questions have been received:

Nil

CLOSED COUNCIL

THE LOCAL GOVERNMENT ACT

The authority for Council to close a meeting to the public is given under Section 10 of the Local Government Act, for which the following excerpts apply:

[s 10A] Which parts of a meeting can be closed to the public?

10A

- (1) **[Meetings may be closed]** A council, or a committee of the council of which all the members are councillors, may close to the public so much of its meeting as comprises:
- (a) the discussion of any matters listed in subclause (2), or
 - (b) the receipt or discussion of any of the information so listed.
- (2) **[Grounds for closure]** The matters and information are the following:
- (a) personnel matters concerning particular individuals (other than councillors),
 - (b) the personal hardship of any resident or ratepayer,
 - (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business,
 - (d) commercial information of a confidential nature that would, if disclosed:
 - (i) prejudice the commercial position of the person who supplied it, or
 - (ii) confer a commercial advantage on a competitor of the council, or
 - (iii) reveal a trade secret,
 - (e) information that would, if disclosed, prejudice the maintenance of law,
 - (f) matters affecting the security of the council, councillors, council staff or council property,
 - (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege
 - (h) information concerning the nature and location of a place or an item of Aboriginal significance on community land.
- (3) **[Closure of Resolution to close]** A council, or a committee of the council of which all the members are councillors, may also close to the public so much of its meeting as comprises a motion to close another part of the meeting to the public.
- (4) **[Public's right to make representations]** A council, or a committee of a council may allow members of the public to make representations to or at a meeting, before and part of the meeting is closed to the public, as to whether that part of the meeting should be closed.

[s 10C] Notice of likelihood of closure not required in urgent cases

10C Part of a meeting of a council, or of a committee of the council of which all the members are councillors, may be closed to the public while the council or committee considers a matter that has not been identified in the agenda for the meeting as a matter that is likely to be considered when the meeting is closed, but only if:

- (a) it becomes apparent during the discussion of a particular matter that the matter is a matter referred to in section 10A(2), and
- (b) the council or committee, after considering any representations made under section 10A(4), resolves that further discussion of the matter:
 - (i) should not be deferred (because of the urgency of the matter), and
 - (ii) should take place in a part of the meeting that is closed to the public.

[s 10D] Grounds for closing part of meeting to be specified

10D (1)[Record of grounds for closure] The grounds on which part of a meeting is closed must be stated in the decision to close that part of the meeting and must be recorded in the minutes of the meeting.

- (2) **[Details to be specified]** The grounds must specify the following:
- (a) the relevant provision of section 10A(2),
 - (b) the matter that is to be discussed during the closed part of the meeting,
 - (c) the reasons why the part of the meeting is being closed, including (if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret) an explanation of the way in which the discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

RECOMMENDATION: That Council form a Closed Council to consider the items listed below,

AND THAT the Press and the public be excluded from the Meeting of the Closed Council because of the confidential nature of the business to be transacted, as stated below:

Note: A Council, or a committee of a Council, may allow members of the public to make representation to or at a meeting, before any part of the meeting is closed to the public, as to whether that part of the meeting should be closed.

249 **RESOLVED:** Cr Parlett and Cr Niven that Council form a Closed Council to consider the items listed below, AND THAT the Press and the public be excluded from the Meeting of the Closed Council because of the confidential nature of the business to be transacted.

MATTERS FOR CONSIDERATION - CLOSED COUNCIL

GENERAL MANAGERS REPORT

1. **Weddin Street Surgery, P2.12.4**
Reason for confidentiality: commercial information (Section 10A(2)(d)(i))

2. **Letter of Reference – Dr Akhiwu, H1.1.11**
Reason for confidentiality: personal matter (Section 10A(2)(a))

GENERAL MANAGERS LATE REPORT

3. **Director Engineering Position, P1.4.185**
Reason for confidentiality: staff matter (Section 10A(2)(a))

LATE MAYORAL MINUTE

1. **General Manager – Contract of Employment, P4.10015**
Reason for confidentiality: staff matter (Section 10A(2)(a))

256 **RESOLVED:** Cr O’Byrne and Cr Bembrick that the meeting return to open Council.

REPORT ON CLOSED COUNCIL

The Mayor read out the following decisions from the Closed Council

GENERAL MANAGERS REPORT

1. Weddin Street Surgery, P2.12.4

Reason for confidentiality: commercial information (Section 10A(2)(d)(i))

RESOLVED: that:

- i) a new lease be prepared granting authority to Dr Neil Premaratne on behalf of MedCIRC Pty Ltd to occupy the surgery and residence at 3 Weddin Street Grenfell to provide Medical Services on the same/similar terms and conditions as Dr Ishmael's lease including the above.
- ii) Dr Neil Premaratne on behalf of MedCIRC Pty Ltd occupy the building at his own risk and provide evidence of all insurance policies, including public risk that Council may reasonably require.
- iii) authority be granted to the Mayor and General Manager to sign the lease on Council's behalf under the seal of Council if necessary.

2. Letter of Reference – Dr Akhiwu, H1.1.11

Reason for confidentiality: personal matter (Section 10A(2)(a))

RESOLVED: that the action be confirmed.

GENERAL MANAGERS LATE REPORT

3. Director Engineering Position, P1.4.185

Reason for confidentiality: staff matter (Section 10A(2)(a))

RESOLVED: that the action be confirmed with the commencement date to be one month in advance of the existing Director Engineering's finish date.

LATE MAYORAL MINUTE

1. General Manager – Contract of Employment, P4.10015

Reason for confidentiality: staff matter (Section 10A(2)(a))

RESOLVED: that:

- i) Council agreed unanimously to renew the General Managers contract for a three (3) year period, to be reviewed with an additional option of an extra two (2) years.
- ii) A consultant, possibly Mr Stephen Sykes, to be engaged immediately to highlight key points of achievable operational Key Performance Indicator goals.
- iii) The Mayor to be involved in the achievable operational goals.

CLOSURE: There being no further business the meeting closed at 12.31pm.

Taken as read and confirmed as a true record this day 15 December 2016.

..... General Manager.....Mayor