



BUSINESS PAPER
ORDINARY MEETING OF COUNCIL

To be held on

Wednesday, 26 August 2015
2:00pm

at

Walcha Council Chambers

Members:

Mayor – Councillor Janelle Archdale
Deputy Mayor – Councillor Scott Schmutter
Councillor Kevin Ferrier
Councillor Bill Heazlett
Councillor Lloyd Levingston
Councillor Clint Lyon
Councillor Robert Thomson
Councillor Maria Woods

Quorum – 5 Members to be Present

WO/2015/01594

AGENDA

Submitted to Council: 26 August 2015

..... General Manager Mayor



Dear Mayor and Councillors

You are requested to attend the Ordinary Meeting of the Walcha Council to be held in the Council Chambers, Hamilton Street, Walcha on **Wednesday, 26 August 2015** commencing at **2:00pm**.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jack O'Hara'.

Jack O'Hara
GENERAL MANAGER

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4. Declarations of Interest
5. Mayoral Minute
6. Senior Officers Reports
 - 6.1 Development Application 10.2015.12 Demolition of existing dwelling, Multi dwelling housing (9units) & Consolidation of Title – Mr C & Mrs T Dawson – 8N Middle Street, Walcha WO/2015/01360
 - 6.2 Grants for Junior Sporting / Coaching Clinics WO/2015/01576
 - 6.3 Part Day Public Holiday for 2016 Walcha Races WO/2015/01587
 - 6.4 Review of Walcha Council Community Care Advisory Committee under Section 355 WO/2015/01580
 - 6.5 Variation of Central Northern Regional Libraries Regional Library Agreement extension WO/2015/01566
 - 6.6 Affix Common Seal to Tablelands Community Transport Provision Contract – Uralla Shire Council & Walcha Council WO/2015/01575
 - 6.7 Committee of the Whole Referral – Request to Purchase Lot 6 DP 1046217 at Beaver Place Walcha WO/2015/01600
7. Notice of Motion

Submitted to Council: 26 August 2015

..... General Manager Mayor



8. Matters of Urgency
(Resolution to admit matters of urgency before being further considered by Council).

9. Management Review Report WO/2015/01563

10. Committee Reports

10.1 Minutes of the Walcha Council Community Care (WCCC) Advisory Committee Meeting held on Tuesday, 4 August 2015.

WO/2015/01499

11. Delegates Reports

11.1 Minutes of the Country Mayors Association of New South Wales Meeting held on Thursday, 6 August 2015 at Country Embassy, Sydney.

WI/2015/04818

Resolution to adjourn the Ordinary Meeting and to move into Committee of the Whole and to exclude the Press and the Public from the entire proceedings of the Committee Meeting.

Resolution to move into Open Council.

Resolution to adopt Committee of the Whole Report and Recommendations.

Submitted to Council: 26 August 2015

..... General Manager Mayor



Present:

Apologies:

**Confirmation of the Ordinary Meeting Minutes held on Wednesday
29 July 2015:**

**Matters arising from the Ordinary Meeting Minutes held on Wednesday
29 July 2015:**

Submitted to Council: 26 August 2015

..... General Manager Mayor



ORDINARY MEETING OF COUNCIL

held on

Wednesday, 29 July 2015

at

3:30pm

at

Walcha Council Chambers

PRESENT: Clr JM Archdale (Chairman) Mayor together with Councillors KW Ferrier, WJ Heazlett, L Levingston, CM Lyon, SJ Schmutter, RS Thomson and MJ Woods.

IN ATTENDANCE: Mr JG O'Hara, General Manager, Mr MG Fanning, Director – Engineering Services and Mrs LJ Latham Environmental Services Manager.

1. APOLOGIES:

Nil.

MINUTES



2. CONFIRMATION OF THE ORDINARY MEETING MINUTES HELD ON WEDNESDAY, 24 JUNE 2015:

1 **RESOLVED** on the Motion of Councillors Levingston and Heazlett that the Minutes of the Ordinary Meeting held on Wednesday, 24 June 2015, copies of which have been distributed to all members, be taken as read and confirmed a **TRUE** record with the following **AMENDMENT**:

10.1 Minutes of the Walcha Council Tourism Advisory Committee Meeting held on 9 June 2015

Councillor Ferrier tendered his resignation from the Tourism Advisory Committee.

3. BUSINESS ARISING

Nil.

4. DECLARATIONS OF INTEREST

Item: 2.2 Staff Committee Minutes

The General Manager declared an interest in this matter, being the subject of the Report.

5. MAYORAL MINUTE

Nil.

6. SENIOR OFFICERS REPORT

2 **RESOLVED** on the Motion of Councillors Schmutter and Heazlett that the Senior Officers' Reports be **RECEIVED** for further consideration.

3 **RESOLVED** on the Motion of Councillors Lyon and Levingston that the Order of Business be altered and that LATE REPORT No.:2 Rate Incentive Scheme be considered first.

Late Report 2: Additional Rates Incentive Scheme Draw for 2015/2016

WO/2015/01429

4 **RESOLVED** on the Motion of Councillors Lyon and Woods that Council conduct an additional Rate Incentive Scheme Competition for the sign up to emailed delivery of rates and sign up to direct debit payments for the 2015/2016 rating year and provide the prize of \$500 in local shopping vouchers.

Afternoon Tea

Afternoon tea commenced at 3:33pm and resumed at 4:00pm.



6.1 Annual Review of Investment Policy **WO/2015/01289**

5 **RESOLVED** on the Motion of Councillors Schmutter and Ferrier that Council note that a review of the Investment Policy has been carried out and **ADOPT** the Investment Policy as presented.

6.2 Community Recycling Centre Update **WO/2015/01380**

The Report was **NOTED** by Council.

6.3 Local Government Remuneration Tribunal Annual Review 2015
WO/2015/01277

It was **MOVED** Councillor Schmutter **Seconded** Councillor Levingston that there be no change in the Councillor Fee or Mayoral Fee, that being Councillor Fee is \$10,000 and the Mayoral Fee \$19,000.

An **AMENDMENT** was **Moved** Councillor Heazlett **Seconded** Ferrier that the Mayoral Fee be increased to \$20,000 and the Councillor Fee remain at \$10,000.

The Amendment on being put to the **VOTE** was **LOST**.

6 Subsequently the Original Motion became the Substantive Motion and was put to the **VOTE** and **CARRIED**.

6.4 Sewer Treatment Plant Update **WO/2015/01376**

The Report was **NOTED** by Council.

6.5 Annual Review of Publication Guide **WO/2015/01396**

7 **RESOLVED** on the Motion of Councillors Schmutter and Levingston that Council **ADOPT** the Draft Publication Guide 2015/2016.

6.6 Town Water Supply Update **WO/2015/01372**

The Report was **NOTED** by Council.

6.7 Review of Councillor Expenses and Facilities Policy **WO/2015/01384**

8 **RESOLVED** on the Motion of Councillors Lyon and Thomson that Council place the "Payment of Expenses and the Provision of Facilities for Mayors, Councillors & Staff" Policy on public exhibition inviting public submissions for a period of 28 days as per the Local Government Act 1993 Section 253(1).



6.8 Entering & Sealing of Rate Book – 2014/2015 Year WO/2015/01199

9 **RESOLVED** on the Motion of Councillors Woods and Lyon that the Common Seal be affixed to the 2014/2015 Rate Book Reconciliation and be attested to by the Mayor and the General Manager.

**6.9 Initial Reconciliation of Valuations to Rates Levied 2015/2016
WO/2015/01199**

10 **RESOLVED** on the Motion of Councillors Woods and Lyon that the Common Seal be affixed to the Initial Reconciliation of Valuations to Rates Levied as at 1 July 2015 and be attested to by the Mayor and the General Manager.

**6.10 Referral to Committee of the Whole – Risk & Audit Committee
Membership & Staff Committee Minutes WO/2015/01400**

11 **RESOLVED** on the Motion of Councillors Lyon and Levingston that, in accordance with the provisions of Section 10 of the Local Government Act 1993, the matters of “Risk & Audit Committee Membership” AND “Staff Committee Minutes” be referred to be discussed in Committee of the Whole for the reason that these reports relate to personnel matters concerning particular individuals (other than Councillors).

COMMITTEE OF THE WHOLE

12 **RESOLVED** on the Motion of Councillors Levingston and Ferrier that Council resolve into Committee of the Whole and that the press and public be excluded from the entire proceedings of the Meeting of the Committee of the Whole for the reason that these reports relate to personnel matters concerning particular individuals (other than Councillors).

13 The Meeting resumed in **OPEN** Council on the Motion of Councillors Ferrier and Heazlett.

The Mayor reported whilst in Committee of the Whole the following matters were discussed.

PRESENT: Present and IN Attendance were the same as listed in the Minutes of the Ordinary Meeting with the exception of the press and the public.



2.1 Audit & Risk Committee Independent Representatives Membership
WINT/2015/01757

The Committee **RECOMMENDED** on the Motion of Councillors Lyon and Heazlett that Council offer the third Independent Representative position on Walcha Council's Audit & Risk Committee to David Andrew Locke.

The General Manager left the Chambers.

2.2 Staff Committee Minutes

The Committee **RECOMMENDED** on the Motion of Woods and Levingston that the General Manager's performance demonstrated professional proficiency and obtained above average results and a formal vote of thanks for the General Manager's Performance during the past twelve months.

The General Manager returned to the Chambers and was informed of the recommendation.

ADOPTION OF COMMITTEE OF THE WHOLE

14 **RESOLVED** on the Motion of Councillors Heazlett and Lyon that the Report and Recommendations of the Meeting of the Walcha Council Committee of the Whole held on Wednesday 29 July 2015 be **ADOPTED** by Council.

The Chairman publicly declared the recommendations passed by the Committee whilst in Committee of the Whole.

LATE REPORTS

1. Financial Assistance Grants for 2015/2016 **WO/2015/01426**

The Report was **NOTED** by Council.

7. MATTERS OF URGENCY

1. Investment Opportunities

Councillor Lyon requested this matter to be discussed as a matter of urgency.

15 **RESOLVED** on the Motion of Councillors Lyon and Heazlett that the matter of Investment Opportunities be considered as a matter of urgency.

16 **RESOLVED** on the Motion of Councillors Lyon and Heazlett that the General Manager prepare a report on Council's investment options with the report to include the costs of Council houses and the return on the investments.



8. NOTICE OF MOTIONS

Nil.

9. MANAGEMENT REVIEW REPORTS

WO/2015/01385

17 **RESOLVED** on the Motion of Councillors Schmutter and Lyon that the Walcha Brochure be **ENDORSED** by Council.

The Mayor then called for nominations to replace Councillor Ferrier as the Chairperson of the Committee. Councillor Lyon was elected unopposed.

18 **RESOLVED** on the Motion of Councillors Lyon and Thomson that items included in the Management Review Report, numbered 1 to 12 inclusive, be **NOTED** by Council.

10. COMMITTEE REPORTS

Nil.

11. DELEGATE REPORTS

11.1 Minutes of the New England Group of Councils (NEGOC) Meeting held at Uralla Shire Council on Wednesday, 1 July 2015. **WI/2015/04439**

11.2 Minutes of the Namoi Councils Joint Organisation Meeting held on Thursday, 2 July 2015 held at Liverpool Plains Shire Council. **WI/2015/04136**

THERE BEING NO FURTHER BUSINESS THE CHAIRMAN DECLARED THE MEETING CLOSED AT 4:40PM.



Item 6:

Senior Officers'
Reports

Submitted to Council: 26 August 2015

..... General Manager Mayor



Item: 6.1 **Ref:** WO/15/1360
Title: Development Application 10.2015.12 Demolition of existing dwelling, Multi dwelling housing (9 units) & consolidation of title – Mr C & Mrs T Dawson – 8N Middle St, Walcha
Author: Environmental Services Manager
Previous Items: Nil
Attachment: Development Assessment Report, Statement of Environmental Effects, Plans and Submissions

Introduction:

This proposed development is for the construction of 9 residential units consisting of 3 buildings containing two 1 bedroom units and one 2 bedroom unit. There is an existing dwelling which will require demolition. The development is over two lots, and these will require consolidation as part of the development approval. The application will be staged. Staging will consist of:

1. Demolition of Existing Dwelling.
2. Units 7-9
3. Units 4-6
4. Units 1-3

The purpose of this report is the consideration of the submissions in relation to the development.

Report:

The zoning of the land is R1 – General Residential and the area of the land is 3002.5m². This development is permissible under the Walcha Local Environmental Plan 2012.

The infrastructure needs for this proposal would be:

1. Internal, water, sewer, drainage and pavement design details to be completed and approved by Council.
2. A water meter for each unit.
3. Layback access provision.

There was no infrastructure issue that could not be conditioned in a straight forward and appropriate manner.

This property is affected by the Walcha Floodplain Risk Management Study 2009. The front of the land is affected by the 1:100 year flood also known as a 1% flood. The applicant will need to ensure that all floor levels are 500 mm above this level.

Notification was carried out as per Council’s Notification Policy. There were 5 submissions received, hence the trigger for this report. The submissions raised the following issues:

- ◆ Noise
- ◆ The density of the development is inappropriate to Walcha.
- ◆ Decrease in Property Values
- ◆ Privacy

Submitted to Council: 26 August 2015

..... General Manager Mayor



- ◆ Security
- ◆ Architecture
- ◆ The tenants will be those with mental disabilities, and those recovering from alcohol and drug problems
- ◆ Policing
- ◆ Maintenance.

A development assessment is attached along with the statement of environmental effects, plans and the submissions. The development assessment contains a full discussion on all issues raised and considered.

Key Issues:

This proposed development:

- ◆ Is permitted under the Walcha Local Environmental Plan 2012.
- ◆ The development has appropriate conditions applied in regards to the infrastructure of water, sewer, drainage provisions, kerb and gutter, and access upgrade and provision.
- ◆ Had five submissions.

Conclusion:

This proposed development is a fair development. This development will result in an increase in density for this area, but one that is not unreasonable.

It is subjective to assume the increased density is out of character for Walcha and that there is no demand for this type of development. Council is not able to determine this, as this is the responsibility of the developer, as they take the financial risk of this nature. The developer determines their market and takes responsibility for the uptake of any such opportunity. Council responsibility is to provide the policy (Walcha LEP & DCP) to enable this to occur.

There is no reason this development can be refused as all issues are able to be appropriately conditioned as part of the development approval.

RECOMMENDATION:

That Council approve Development Application 10.2015.12 being for multi dwelling housing, demolition of dwelling and consolidation which is staged development consisting of:

- a) Stage 1 - Demolition of existing dwelling;
- b) Stage 2 – Construction of units 7, 8 and 9, and consolidation;
- c) Stage 3 – Construction of units 4, 5 and 6; and
- d) Stage 4 – Construction of units 1, 2 and 3.

On land known as 8n Middle Street, Walcha, being Lot 6 Section 8 DP 759035 and Lot 2 DP 514505 under the ownership of T & C Dawson subject to the conditions in the Development Assessment Report.

Submitted to Council: 26 August 2015

..... General Manager Mayor

Development Assessment Report

DA Number: 10.2015.12 **Council:** Walcha Council
Location: 8n Middle Street, Walcha
Development Description: Demolition of Dwelling, Consolidation of Title and Construction of Multi Dwelling Housing (9 units)
Title Details: Lot: 6 Section: 8 in DP 759035 & Lot: 2 in DP 514505

Proposal Overview

The proposed development is for the construction of 9 residential units consisting of 3 buildings containing two 1 bedroom units and one 2 bedroom unit.

There is an existing dwelling which will require demolition.

The development is over two lots, and these will require consolidation as part of the development approval.

The application will be staged. Staging will consist of:

1. Demolition of Dwelling
2. Units 7-9
3. Units 4-6
4. Units 1-3

Property Details/History

	Checked	Comments
Title Plan	Yes	No issue.
Check Ownership	Yes	No issue.

Is there any other issue that requires notation? No

Application Type

Is this application an Integrated Development Application? No
Is this application a Designated Development Application? No
Is this application for State Significant Development? No
Is this application submitted by/on behalf of a Public Authority? No
Is this application a staged Development? No
Is this application a section 96 amendment? No

Concurrence/Referral

Section 79b – EP & A Act

Does this application require concurrence referral? No
Does this application require courtesy comment from other organisation? No
Does this application require referral for decision by Council? Yes

Local Environmental Plan

Section 79c(1)(a)(i) – EP & A Act

This land is zoned: R1 General Residential

<u>List the relevant clause/clauses applicable under the LEP</u>		
Clause	Compliance	Comment
Zone Table	Yes	Objectives of Zone are: <ul style="list-style-type: none"> • 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 provide facilities or services to meet the day to day needs of residents.
4.3 Height of Buildings	Yes	Complies
6.2 Flood Planning	Yes	The minimum floor level will need to be 500mm above the 1% flood height. This will need to be confirmed by survey prior to the release of a Construction Certificate for Stage 2.
Dictionary – multi dwelling housing & residential flat building	Yes	<p>multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.</p> <p>residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.</p> <p>The better classification for this development is multi dwelling housing otherwise it would be for 3 residential flat buildings.</p>

Is there a draft LEP or draft LEP amendment which may affect this proposal? No

Is there any other issue/feature that requires notation? No

Do 'existing use' provisions apply to this development? No

Development Control Plan

Section 79c(1)(a)(iii) – EP & A Act

Is there a DCP which applies to this land/proposal? No

Is there a draft DCP which may affect this proposal? No

Is there any other issue that requires notation? No

Regional Environmental Plan

There is no REP applicable to this area.

State Environmental Planning Policy

Is this proposal affected by a SEPP? Yes

Planning Agreement

Section 93F (10) – EP & A Act

Is there a Planning Agreement in force under section 93F of the EP&A Act? No

Has a Planning Agreement been offered under this development? No

Planning Strategies/Local Policy

Section 79c(1)(b) – EP & A Act

Is there a Planning Strategy or Local Policy that requires notation? No

Has the applicant submitted any supporting planning assessments? No

Is there any other issue/feature that requires notation? No

Subdivision

Is this application for subdivision? No

Comment: The application has not included subdivision by way of consolidating the two lots. This needs to be a condition of development approval.

Environmental Impacts

Section 79c(1)(b) – EP & A Act

Does this proposal have any potential impact on?

	Impact	Comment
Social	No	There are no social constraints affecting or created by this development.
Economic	No	There are no economic constraints affecting or created by this development.
Siting & Configuration	No	The siting of the units and configuration fits the block and the siting of the buildings takes into account fully the development potential of the site. There are no constraints affecting or created by this development.
Setbacks	No	There are no listed setbacks to check back against other than the National Building Code. There are no constraints affecting or created by this development.
Privacy	Yes	This will increase the density of dwellings in this area, hence neighbouring properties will be affected, but it is not considered to be detrimental in planning terms. There are no privacy constraints affecting or created by this development.
Overshadowing	No	If any, overshadowing created will be minor on any adjoining premises. There are no overshadowing constraints affecting this development.
Solar Access	Yes	The design takes fully into account the best solar access. A Basix Certificate has been issued and it achieves high energy ratings.
Visual	Yes	There will be a visual impact, where the site will look completely different. But with landscaping and the design of the 3 buildings being stepped up the land, it will be of a residential development. There are no other nearby similar developments, but the Walcha LEP has made provision for this type of development.

Significant Views	No	There are no constraints affecting or created by this development on significant views.
Amenity	No	There are no constraints affecting or created due to amenity by this development.
Water	No	There are no constraints affecting or created by this development. All overland water flow will be drained in accordance with a site design to be approved by the Engineering Department prior to a Construction Certificate being issued.
Air	No	There are no constraints affecting or created by this development.
Noise	Yes	Increased residential development means increased noise. There will be an increase in ambient noise with the construction of dwellings. This is considered not to be detrimental, as it will be normal residential noise. The increase is not considered to have a detrimental impact.
Land Degradation	No	There are no constraints affecting or created by this development.
Tree Loss	No	The site has already been cleared.
Flora	No	An assessment was not deemed necessary in this instance as there is little likelihood of flora constraints affecting or created by this development.
Fauna	No	An assessment was not deemed necessary in this instance as there is little likelihood of fauna constraints affecting or created by this development.
Soils	No	The proposed development will not adversely impact the soil in terms of conservation, quality, stability, movement or erosion.

Environmental Impacts – Threatened Species

Section 79c(1)(b) – EP & A Act

Has a Threatened Species Impact Assessment been prepared?	No
Are there any species/communities listed under the TSC Act?	No
Does the proposed development require approval under the EPBC Act?	No
Is a Species Impact Statement required?	No

Environmental Impacts – Heritage

Section 79c(1)(b) – EP & A Act

Does this proposal have any potential impact on?

Heritage	Impact	Comment
European	No	This land is classified as not containing an item of environmental heritage under the Walcha Local Environmental Plan, nor is it adjoining or in close vicinity to an item of environmental or conservation area.
Aboriginal	No	An Aboriginal Heritage Information Management System (AHIMS) search was carried out with no items being listed within the property.

Is this land classified as containing an item of environmental heritage? No

- Is there an impact on and adjoining or in close vicinity to an item of environmental heritage? No
- Is this proposal in a heritage conservation Zone? No
- Is this proposal in an adjoining or in close vicinity to a conservation zone? No
- Has a Heritage Impact Statement been prepared for this proposal? No
- Has an Archaeological Survey been prepared for this proposal? No
- Is there any other issue/feature/impact that requires notation? No

Flooding

Section 79c(1)(b) – EP & A Act

- Is this property flood affected? Yes
- Is there a flood study which includes this land? Yes
- Name of Study: Walcha Floodplain Risk Management Study September 2009
- Flood Height: Affected by the 1% flood. Survey will have to be undertaken to ensure Units 1 – 3 are 500mm above the 1% flood extent.
- Has a Flood Impact Assessment been completed for this proposal? No



Bush Fire Prone Land

Section 79c(1)(b) – EP & A Act

- Is this property bush fire prone as per the Bush Fire Prone Map? No

Contaminated Land

Section 79c(1)(b) – EP & A Act

- Has this land been identified as being contaminated land by Council? No
- Is it a possibility this land may be contaminated? No
- Has a Contaminated Land Site Investigation been completed? No
- Is this land in the close vicinity or adjoining a known contaminated site? No

Infrastructure

Has an engineering assessment been completed?

Yes

Does this proposal have any potential impact on:

	Impact	Comment
Sewer	Yes	A full sewer design will be required to be approved by Council prior to the release of a Construction Certificate to ensure adequacy.
Water	Yes	A full water provision design will be required to be approved by Council prior to the release of a Construction Certificate to ensure adequacy. Each unit will require an individual water meter.
Drainage	Yes	A stormwater retention system is required. This system will need to be approved by Council prior to the release of a Construction Certificate to ensure adequacy.
Access	Yes	All internal driveways and visitor car parking needs to be bitumen sealed or concreted. The pavement design will need to be approved by Council prior to the release of a Construction Certificate to ensure adequacy. Layback access will need to be constructed.
Kerb & Gutter	Yes	Existing
Upgrade Existing Road	No	Not required.
Road Network	No	Not Required.
Existing Easements	No	No
Electricity	Yes	As per the requirements of the electricity provider, which will be conditioned.
Telecommunications	Yes	As per the requirements of the telecommunications provider, which will be conditioned.
Pedestrian Access	No	No upgrade required.
Loading & Unloading	No	Not Applicable
Parking	Yes	Visitor car parking has been provided onsite.
Emergency Services	Yes	Part of the water design is to ensure that firefighting hydrants meet the necessary standard. In the event that the existing hydrant does not, an upright pillar hydrant assembly mid-block may be required. This will need to be assessed approved by Council at the time of water provision designs assessment and prior to the release of a Construction Certificate to ensure adequacy. Ambulance and Police would have full access.

Does the development require any new easements?

No

Has an Erosion and Soil Control Plan been submitted?

No

Was there any outstanding issues requiring attention? Yes

Comment: Fire fighting hydrant issue needs to be finalised and is subject to the water provision design.

Construction Assessment

Is a construction assessment required? Yes

Has a construction assessment been completed? No

Is there any other issue / feature / impact that requires notation from the assessment? No

Is a Construction Certificate Required? Yes

Was a construction certificate submitted with this application? No

Is the Construction Certificate required for a subdivision? No

Is an annual Fire Safety Measures certification required? No

Is a public defects liability agreement required? No

Is there any other issue that requires notation? No

Section 68 Assessment
Section 68 – LGA Act

Is a section 68 assessment required? Yes

Was a section 68 application submitted with this application? No

Has a section 68 assessment been completed? No

Does this system require connection to a Council maintained system? Yes

Is there any other issue/feature/impact that requires notation from the assessment? No

Developer Contributions
Section 94 – EP & A Act

Does this proposal require any Developer Contribution? No

Signage

Has this application included signage? No

Notification
Section 79c(1)(d) – EP & A Act

Is this application an advertised development application? No

Was this application advertised as per the provisions of? Council Notification Policy

Was this application notified as per the provisions of Council’s Notification Policy? Yes

Were there any written submissions received? Yes

If Yes, what was the number of submissions received? 5

Submission Maker	Received 24 June 2015 - Opposition
Issues:	
<ul style="list-style-type: none"> • Noise – land away from the built up area of town. • Over development – not in keeping with the area and town of Walcha. • Privacy – severely restrict the enjoyment of the rest of their land. • Security – the tenant numbers cause concern. • Architecture – does not fit in with the area and will detract. • Property Values – scale of development will severely impact. 	

Comment:

There will be extra noise, but with landscaping within and fencing around the development, will result in a lot of the internal noise being absorbed.

It is subjective to assume the increased density is out of character for Walcha. Council has determined at the time of adoption of its LEP that this type of development is suitable for this zoning, subject to development consent. This development fits with the aims and objectives. Council consulted with the community in the LEP preparation.

The increased density will mean more dwellings and the ancillary development that goes with this. This will be visual, but the stark visual amenity of construction will be lessened by the landscaping that also comes with this type of development.

Privacy is always an issue in residential areas, as the property owner only has control over what resides on their property. The increase in residential density resulting from this development, will affect neighbouring properties, but it is not considered to be detrimental in planning terms, as this type of development is suitable for a residential area. It also has the precedent effect of others undertaking similar development.

This development is different in building type and it could be said that the dwelling situated to the north of the subject land also does not fit, as it is brick veneer instead of weatherboard. The development does introduce a new roof line for residential development within the area, but to change it to a pitched roof or multiple pitched roofs will definitely increase the mass and scale of the development, which will make the development a lot more prominent, particularly from Middle Street. It will further overshadow and have a negative solar impact on the adjoining landowners, and reduce the solar aspect within the development itself. The skillion roof line is a design element that has been deliberately used to enhance the buildings character, and to allow better solar aspect for the residents of each unit. Architecture changes overtime, and with the introduction of the State Government requirement of Basix and land not being in an established heritage conservation area, there is very little argument that would stand in the Land & Environment Court to support this claim.

Property values are not considered to be a planning consideration by the Land & Environment Court, neither the *Environmental Planning Assessment Act*, therefore, this issue is not able to be considered by Council.

Submission Maker

Received 1 July 2015 - Opposition

Issues:

- Concerned that the development is to house those with mental disabilities, recovering from alcohol and drug problems – thus they have concerns regarding the safety of their grandchildren playing in the yard.
- Policing of the development – who will ensure it is maintained and clean and tidy, as the nature of the residents raise concerns.
- Hope the Police are given a full briefing of who is tenanted and the nature of the tenant.
- Tenants with disabilities and other issues will have a severe impact on local swimming pool across the street.

Comment:

The applicant has not provided any advice that the units are being designed specifically for disabled or disadvantaged person. Disabled access has been provided for some of the units, but this is to take into account the Australian Access Premises Standard which all development are required to do. The actual design and cost of the development also points to a development of substantial design scale and not low cost housing being built for rental purposes.

The comments made about associated social / lifestyle problems is a subjective view and is impossible to substantiate in planning terms, particularly the Land & Environment Court.

Maintenance of the development is the responsibility of the owner, as is it the responsibility of the adjoining owners to maintain and care for their land. The same rules would apply.

Again the comment in regard to the expectation that the Police be given a full briefing in regards to the tenants and their backgrounds is one that does not require comment, as this subjective comment has been made on assumptions and not information that Council can legally request. It is the responsibility of the developer to determine the tenant, not Council or the community, as they take the financial risk. The developer determines their market and takes responsibility for the uptake of any such opportunity.

Again the comment in regards to the nature of the tenants having a severe impact on the local swimming pool does not require comment.

Submission Maker	Opposition
<p>Issues:</p> <ul style="list-style-type: none"> • Concerned at the nature and character of the tenants. • 6 out of the 9 units are to be built in a concentrated nature next to their dwelling. • Will affect the visual appeal and compromise property value. • Fencing – type, privacy, durability and safety – dot they have to meet half. 	
<p>Comment:</p> <p>Take into account the comments about specific issues above. Repetition of comments on issues is not felt to be warranted, therefore are not repeated here. Only the new issues will be commented upon.</p> <p>Units 4, 5 and 6 are closest to this submission maker. They will be impacted the most out of all the adjoining landowners. Overall the current chosen siting represents the least amount of impact of such nature, when taking all neighbour properties into account.</p> <p>Fencing is normally considered under Dividing Fences Act, where each party are responsible equally. However, if a development such as this is approved, it should be a requirement that the developer bear the cost as they are the one who is impacting on the adjoining property, by making a perceived economic gain. The entire development should be fenced using palings, hence absorbing the internal noise. The type and scale is conditioned to be approved by Council upon developer submission.</p>	
Submission Maker	Opposition
<p>Issues:</p> <ul style="list-style-type: none"> • Safety concerns in regards to the nature of the tenants. • Fencing arrangements. • Size and scale not suitable. • Will affect property values. 	
<p>Comment:</p> <p>Take into account the comments about specific issues above. Repetition of comments on issues is not felt to be warranted, therefore are not repeated here. Only the new issues will be commented upon.</p>	
Submission Maker	Objection
<p>Issues:</p> <ul style="list-style-type: none"> • Land not wide enough and the buildings will be too close to boundaries. • They will block a lot of sunlight from his dwelling, if trees are planted. • Noise – traffic & from any young people in the units. • The units would look directly into other people's front and back doors. • Will devalue his property. 	
<p>Comment:</p> <p>Take into account the comments about specific issues above. Repetition of comments on issues is not felt to be warranted, therefore are not repeated here. Only the new issues will be commented upon.</p> <p>Council has no control over where individual landowners plant trees, and in this regard Council request landscaping, to soften the development. It is conditioned that a landscaping plan be submitted to Council for approval prior to the issue of the Construction Certificate for Stage 2. It is to include a species listing and intended location.</p>	

Is there any other issue/feature that requires notation?

No

Section 88b Instrument

Does Council require a Section 88b instrument to be prepared?

No

Public Interest

Section 79c(1)(e) – EP & A Act

Does this proposal have any construction or safety issues? Yes

Comment: All construction vehicles are to be parked onsite during construction, and not on Middle Street.

Is there any public health issues? No

Site Suitability

Section 79c(1)(c) – EP & A Act

Is this a suitable site for this proposal Yes

Assessing Officer General Comment

Comment:

There are always impacts when the residential density has been increased due to such a development. But this development does comply with the aims of the zone being:

- *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 provide facilities or services to meet the day to day needs of residents.*

I believe Council is in a position to approve the development subject to conditions.

Recommendation

This development application be approved subject to the following conditions, including any necessary engineering or construction conditions that result from the conclusion of the engineering and construction assessment.

PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)

Compliance with National Construction Code & insurance requirements under the Home Building Act 1989

Please Note: A reference to the National Construction Code is a reference to that Code as in force on the date the application is made for the relevant:

- a) *development consent, in the case of a temporary structure that is an entertainment venue, or*
- b) *construction certificate, in every other case..*

1. The work must be carried out in accordance with the requirements of the *National Construction Code*.
2. In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.
3. For a temporary structure that is used as an entertainment venue, the temporary structure must comply with Part B1 and NSW H102 of Volume One of the *National Construction Code*.

Erection of signs

Please Note: This does not apply in relation to:

- a) *Building work, subdivision work or demolition work that is carried out inside an existing building, which does not affect the external walls of the building development consent, in the case of a temporary structure that is an entertainment venue, or*

- b) *Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws.*
- c) *A complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.*

4. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - a) showing the name, address and telephone number of the principal certifying authority for the work, and
 - b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - c) stating that unauthorised entry to the site is prohibited.
5. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Please Note: *Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100).*

Notification of Home Building Act 1989 requirements

Please Note: *This does not apply in relation to Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws.*

6. Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:
 - a) in the case of work for which a principal contractor is required to be appointed:
 - (i) the name and licence number of the principal contractor, and
 - (ii) the name of the insurer by which the work is insured under Part 6 of that Act,
 - b) in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
7. If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under the above becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.

136D Fulfilment of BASIX commitments

8. This clause applies to the following development:
 - a) BASIX affected development,
 - b) any BASIX optional development in relation to which a person has made an application for a complying development certificate that has been accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 4A of Schedule 1 for it to be so accompanied).
9. A complying development certificate for development to which this clause applies must be issued subject to a condition that the commitments listed in each relevant BASIX certificate for the development must be fulfilled.

ADVISING: Certifications from appropriate manufacturers and installers confirming each BASIX commitment are to be provided prior to the issue of an Occupation Certificate. These may be in the form of an invoice or a simple written statement by the tradesman, including their details and signature.

Shoring and adequacy of adjoining property

Please Note: This does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

10. If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the person's own expense:
 - a) protect and support the adjoining premises from possible damage from the excavation, and
 - b) where necessary, underpin the adjoining premises to prevent any such damage.

GENERAL CONDITIONS

11. The development must take place in accordance with the approved plans, drawn by Joakim Ho, Natural Matters Design, drawing numbers A-101, A-102, A-201, A-2101, A2201, A-2401, A-3101, A3201, and A3401, dated 6/05/2015 (bearing the Walcha Council approval stamp) and documents submitted with the application; and subject to the conditions described herein to ensure the development is consistent with Council's consent.
12. All Engineering works to be designed by an appropriately qualified person and carried out in accordance with Council's Engineering Code, unless otherwise indicated in this consent, to ensure that these works are of a sustainable and safe standard.
13. All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer.
14. A Construction Certificate must be obtained from a Certifying Authority before work commences, in accordance with Cl.146 of the EP&A Regulations 2000 for each stage.

CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

15. The plans and specification accompanying each Construction Certificate is to demonstrate compliance with the requirements of the deemed-to-satisfy provisions of the National Construction Code for a Class 1 building:

Amended plans are to be submitted to the Principal Certifying Authority for authentication of National Construction Code compliance and issue of a Construction Certificate.

Should the external configuration of the building be modified as a result of achieving National Construction Code compliance, the plans accompanying this development consent must also be modified.
16. For all construction work required on Council land (e.g. storm water, footpaths, kerb and gutter etc.) the applicant is to submit an Application to Conduct Work on Land to Which Council is the Regulatory Authority. The Application must be approved prior to the issue of a Construction Certificate, to ensure pedestrian and vehicular safety during construction.

CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF CONSTRUCTION COMMENCING

17. The owner/s of the property are to give Council written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement of each stage, in accordance with the cl 103 and 104 of the *Environmental Planning and Assessment Regulation 2000*. Such notice is given using the form enclosed with this consent.

For development involving both building and subdivision work authorised by the same development consent, a separate appointment of a Principal Certifying Authority for each type of work is required, in accordance with Section 109E of the *Environmental Planning & Assessment Act 1979*.

18. Before construction commences on the site and throughout the construction phase of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:
- divert contaminated run-off away from disturbed areas,
 - erect silt fencing along the downhill side of the property boundary,
 - prevent tracking of sediment by vehicles onto roads by limiting access to the site and, where necessary, installing a temporary driveway and
 - stockpile all topsoil, excavated material and construction debris on the site, erecting silt fencing around the pile where appropriate.
- ADVISING:** Failure to take effective action may render the developer liable to prosecution under the NSW Protection of the Environment Operations Act.
19. A hoarding or fence must be erected between the work site and any public place if the work is likely to cause traffic (pedestrian or vehicular) in a public place to be obstructed or otherwise inconvenience. The erected hoarding is to be sufficient to prevent any substance from or in connection with the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. The hoarding, fence or awning is to be removed once the work has been completed.

CONDITIONS TO BE COMPLETED DURING CONSTRUCTION

20. Any building work must be carried out between 7.00am and 5.00pm Monday to Friday and 8.00am to 1.00pm Saturdays, excluding Sundays and public holidays. No audible construction is to take place outside these hours, to maintain the amenity of the locality.
21. Toilet facilities are to be provided at, or in the vicinity of the work site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be connected to an accredited sewage management facility approved by the council or some other sewage management facility approved by the council.
22. Materials must not be burned on site. All waste generated on site must be disposed of at Council's Waste Transfer Station, to protect the amenity of the area and avoid the potential of air pollution.
23. Effective dust control measures are to be maintained during construction to maintain public safety/amenity. Construction activities are to be undertaken so as not to inconvenience the adjoining land owners and are to be restricted solely to the subject site.
24. No material or equipment associated with the development is to be placed on public land without the written consent of the Council, and any activity located in close proximity to public areas is to be fenced to prevent damage to persons or property.
25. Retaining walls associated with the erection of the building or other approved methods for preventing the movement of the soil must be provided where soil conditions are inadequate, ensuring adequate provision is made for drainage.
26. Excavations and backfilling must be executed safely and in accordance with appropriate professional standards and be properly guarded and protected to prevent them from being dangerous to life or property.

If excavations associated with the erection of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made, must preserve and protect the building from damage, and if necessary, underpin and support the building in an approved manner.

Notice of intention to do so must be given to the owner of the adjoining land at least seven days before the commencement of excavation work. The owner of the adjoining allotment of land is not liable for any part of the cost of work, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION/USE COMMENCING

27. Approval must be obtained from the Council as the Local Water Supply and Sewer Authority for any potable water supply, sewerage or on-site waste water system serving the site, pursuant to Chapter 7 of the Local Government Act 1993 with all relevant work completed in accordance with such approval.
28. The Principle Certifying Authority is to contact Council to ensure all the Section 68 conditions of approval have been completed prior to the issue of an Occupation Certificate.
29. An Occupation Certificate must be obtained before the approved use commences, in accordance with the Environmental Planning and Assessment Act and to ensure the health and safety of the building's occupants.

ADVISING: Failure to obtain an Occupation Certificate is an offence under the legislation. Penalty advice for buildings (penalties do not apply to uses detailed in sections 109M and 109N; i.e. Crown projects, Class 1a and 10 buildings or as detailed for places of public entertainment).

CONDITIONS RELATING TO ONGOING OPERATIONS

30. A further application is to be made for any change, enlargement or intensification of the premises or land use, including the display/erection of any new structure such as signage, partition walls or building fit-out (unless the proposed work is exempt from the need for consent under *State Environmental Planning Policy (Codes SEPP) 2008* for exempt development).

Stage One Specific

GENERAL CONDITIONS

31. Stage 1 consists of the demolition of the existing dwelling.
32. A Construction Certificate must be obtained from a Certifying Authority before work commences, in accordance with Cl.146 of the EP&A Regulations 2000.

Development Involving Bonded Asbestos Material and Friable Asbestos Material

Please Note: *Bonded asbestos material, bonded asbestos removal work, friable asbestos material and friable asbestos removal work have the same meanings as in clause 317 of the Occupational Health and Safety Regulation 2001.*

- a) *Under clause 317 removal work refers to work in which the bonded asbestos material or friable material is removed, repaired or disturbed.*
- b) *The effect of the below conditions is that development will be a workplace to which the Occupational Health and Safety Regulation 2001 applies while removal work involving bonded asbestos material or friable asbestos material is being undertaken.*
- c) *Information on the removal and disposal of asbestos to landfill site licenced to accept this waste is available from the Department of Environment, Climate Change and Water or by contact Walcha Shire Council.*
- d) *Demolition undertaken in relation to complying development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 must be carried out in accordance with Australian Standard AS 2601-2001, Demolition of structures.*

33. Work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 318 of the Occupational Health and Safety Regulation 2001.
34. The PCA must be provided with a copy of a signed contract with the owner before any demolition commences. The contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material to be delivered.

Stage Two Specific

GENERAL CONDITIONS

35. Stage 2 consists of the construction of Units 7 – 9.
36. All landscaping is to be maintained for a period of two years by the developer to allow for establishment.
37. Lot 6 Section 8 DP 759035 and Lot 2 DP 514505 are to be consolidated by way of subdivision.

CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

38. A landscaping plan is to be submitted and approved by Council prior to the release of a Construction Certificate. The landscaping plan is to provide a species list and intended location.
39. Details of proposed management of onsite drainage are to be supplied to the Director of Engineering for approval.
40. A detailed water provision design is to be submitted to and approved by Council prior to the release of the construction certificate. This is to include a separate water meter for each unit.
41. A detailed sewer provision design is to be submitted to and approved by Council prior to the release of the construction certificate.
42. Prior to the issue of a Construction Certificate the applicants shall provide written advice from telecommunications and electricity providers, confirming that satisfactory arrangements have been made for the provision of telecommunications and electricity services.
43. The developer is to submit to Council for approval the details of full perimeter paling fencing.

CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

44. Prior to the issue of a Subdivision Certificate, an Application for a Subdivision Certificate is to be submitted to Council with three (3) copies of the Title Plan and appropriate fees. The applicant/developer is to ensure that a summary of compliance with all conditions of consent is completed and lodged with the application.

CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION/USE COMMENCING

45. A backflow prevention device suitable to the degree of hazard must be installed to the premises. The type device will be determined at the time of processing the application for a water service. All external hose taps must be fitted with a backflow prevention device in accordance with AS/NZS 3500.1:2003 before use or occupation of the building, to maintain public health.
ADVISING: For information regarding the installation and type of backflow prevention device to be fitted, please contact Council.
46. Roof and surface stormwater from paved and impervious areas is to be collected and directed to Middle Street to protect the site and adjoining property from the effects of flooding. Such work must be completed prior to the use and/or occupation of the premises commencing.
47. The perimeter fencing is to be completed.
48. Each unit is to have a number clearly displayed on each unit to aid identification for emergency services.
49. The visitor carpark is to be signposted as such.

50. A new concrete vehicular crossing, including layback, is to be constructed from the street to the property boundary to provide effective all-weather access to the site and a safe and nuisance-free surface over Council's footpath.

The driveway is to be 3m wide at the rear of the layback and 3m wide at the property boundary, and is to be completed prior to the use or occupation of the building.

Note - segmental paving may be used provided it is installed as part of a pavement design in accordance with the Cement & Concrete Association of Australia's "Guide to Design and Construction" for Interlocking Concrete Road Pavements, July 1986.

51. The internal driveways and carport areas are to be fully constructed out of road base, either with a 2 coat bitumen seal or concreted to a standard approved by Council's Engineer. A full design is to be submitted to Council for approval. This is to be constructed at the applicant's expense.
52. The mailboxes are to be numbered individually. They are to be separated into three groups and placed in a position approved by Council along the front of the development.
53. A concreted garbage bin standing area is to be provided for each unit in a location approved by the principle certifying authority.

CONDITIONS RELATING TO ONGOING OPERATIONS

54. A further application is to be made for any change, enlargement or intensification of the premises or land use, including the display/erection of any new structure such as signage, partition walls or building fit-out (unless the proposed work is exempt from the need for consent under *State Environmental Planning Policy (Codes SEPP) 2008* for exempt development.

Stage Three Specific

GENERAL CONDITIONS

55. Stage 3 consists of the construction of Units 4 – 6.
56. All landscaping is to be maintained for a period of two years by the developer to allow for establishment.

CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

57. Prior to the issue of a Construction Certificate the applicants shall provide written advice from telecommunications and electricity providers, confirming that satisfactory arrangements have been made for the provision of telecommunications and electricity services.

CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION/USE COMMENCING

58. A backflow prevention device suitable to the degree of hazard must be installed to the premises. The type device will be determined at the time of processing the application for a water service. All external hose taps must be fitted with a backflow prevention device in accordance with AS/NZS 3500.1:2003 before use or occupation of the building, to maintain public health.

ADVISING: For information regarding the installation and type of backflow prevention device to be fitted, please contact Council.

59. Roof and surface stormwater from paved and impervious areas is to be collected and directed Middle Street to protect the site and adjoining property from the effects of flooding. Such work must be completed prior to the use and/or occupation of the premises commencing.
60. Each unit is to have a number clearly displayed on each unit to aid identification for emergency services.

61. The visitor carpark is to be signposted as such.
62. The mailboxes are to be numbered individually. They are to be separated into three groups and placed in a positioned approved by Council along the front of the development.
63. A concreted garbage bin standing area is to be provided for each unit in a location approved by the principle certifying authority.

CONDITIONS RELATING TO ONGOING OPERATIONS

64. A further application is to be made for any change, enlargement or intensification of the premises or land use, including the display/erection of any new structure such as signage, partition walls or building fit-out (unless the proposed work is exempt from the need for consent under *State Environmental Planning Policy (Codes SEPP) 2008* for exempt development).

Stage Four Specific

GENERAL CONDITIONS

65. Stage 4 consists of the construction of Units 1 – 3.
66. All landscaping is to be maintained for a period of two years by the developer to allow for establishment.
67. The floor level is to be 500mm above the extent of the 1% flood level.

CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

68. Prior to the issue of a Construction Certificate the applicants shall provide written advice from telecommunications and electricity providers, confirming that satisfactory arrangements have been made for the provision of telecommunications and electricity services.

CONDITIONS TO BE COMPLETED DURING CONSTRUCTION

69. A certificate of survey is to be provided from a registered surveyor to the principle certifying authority indicating the floor level is 500 mm above the 1% flood level.

CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION/USE COMMENCING

70. A backflow prevention device suitable to the degree of hazard must be installed to the premises. The type device will be determined at the time of processing the application for a water service. All external hose taps must be fitted with a backflow prevention device in accordance with AS/NZS 3500.1:2003 before use or occupation of the building, to maintain public health.
ADVISING: For information regarding the installation and type of backflow prevention device to be fitted, please contact Council.
71. Roof and surface stormwater from paved and impervious areas is to be collected and directed to Middle Street to protect the site and adjoining property from the effects of flooding. Such work must be completed prior to the use and/or occupation of the premises commencing.
72. Each unit is to have a number clearly displayed on each unit to aid identification for emergency services.
73. The visitor carpark is to be signposted as such.
74. The mailboxes are to be numbered individually. They are to be separated into three groups and placed in a positioned approved by Council along the front of the development.

75. A concreted garbage bin standing area is to be provided for each unit in a location approved by the principle certifying authority.

CONDITIONS RELATING TO ONGOING OPERATIONS

76. A further application is to be made for any change, enlargement or intensification of the premises or land use, including the display/erection of any new structure such as signage, partition walls or building fit-out (unless the proposed work is exempt from the need for consent under *State Environmental Planning Policy (Codes SEPP) 2008* for exempt development).

COUNCIL ADVICE ONLY

77. Compliance with the Building Code of Australia:

All building work must be carried out in the following manner to ensure compliance with the Building Code of Australia (Volume 2: Housing Provisions):-

- The timber primary building elements of the building are to be protected from subterranean termites in accordance with AS 3660.1, and a durable notice must be permanently fixed to the building in a prominent position (eg. inside the electricity meter box) indicating:
 - o method of protection,
 - o date of installation of system,
 - o where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label, and
 - o the maintenance requirements of the system.
- An approved polythene moisture barrier is to be provided to the underside of the concrete floor slab to prevent external moisture entering the building.
- Footings and floor slabs to be constructed in accordance with the requirements of AS 2870 - Residential Slabs and Footings, to ensure the structural integrity of the building.
- Sub-floor ventilation is to be provided as detailed in 3.4.1.2 of the BCA (copy available on request) to prevent moisture damage to structural elements of the building, and to assist in the prevention of termite attack.
- Timber framing to comply with the requirements of AS 1684 - Timber Framing Code, to ensure structural integrity of the building. The frame is to be adequately braced and 'tied-down' to the footings to prevent movement of the structure by wind forces.
- Brickwork to be constructed in accordance with AS 3700 "Masonry Code", to ensure structural integrity of the building. Minimum clearance between the outer edge of the eaves and gutter and side boundary is 450mm, and 900mm between the wall and side boundary.
- Wet areas to be finished with an impervious floor surface, and care taken to seal floor/wall junctions adequately, to protect the structure of the building and to maintain the amenity of the occupants.
- Smoke alarms to be provided and located in accordance with 3.7.2 of the BCA (copy available on request), to safeguard the occupants of the building in the event of a fire.
- The door to a fully enclosed sanitary compartment must open outwards, slide or be readily removable from the outside of the compartment to enable unconscious occupants to be removed from the compartment.
- Stair construction is to be in accordance with 3.9.1 of the BCA (copy available on request) and steps and landings higher than 1000mm above the adjacent floor level must be provided with handrails and balustrades as detailed in 3.9.2 of the BCA (copy available on request) to provide safe access to and within a building.
- Any plumbing, drainage and electrical work to be carried out by a licensed tradesperson.

78. Drainage of surface water surrounding the building: Finished ground or paving level must be at least 150mm below the level of any floor. Such finished ground level is measured not more than one (1) metre from external walls with the ground surface graded to allow effective drainage of surface water

away from the building (in accordance with AS 2870 – 1996).

79. Tempering valves: Hot water units are to deliver hot water at the outlet of the closest sanitary fixture at a maximum temperature of 50 degrees Celsius (Part 4, National Plumbing and Drainage Code AS 3500), to restrict the temperature of the hot water supply to sanitary fixtures such as baths, showers and hand basins to limit the potential risk of scalding to the occupants of the building.
80. Covenant/s: The applicant/owner has the responsibility of being aware of any covenant which may affect the proposal.
81. Sewer & Sanitary Water Supply Work: a separate approval must be obtained from the Council as the Local Water Supply and Sewer Authority pursuant to Chapter 7 of the Local Government Act 1993 for any activity associated with water supply, sewer or on-site waste water systems serving the site.
82. Dial Before You Dig: Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.
83. Telecommunications Act 1997 (Commonwealth); Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

Conclusion

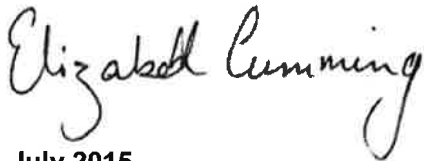
I confirm that I am familiar with the relevant heads of consideration under the Environmental Planning & Assessment Act and Local Government Act (if applicable) and have considered them in the assessment of this application.

I certify that I have no pecuniary or non-pecuniary interest in this application.

Additional Notes Attached:

No

Signed:



Date: 21 July 2015

The General Manager
Walcha Council
PO Box 2
WALCHA NSW 2354

WALCHA COUNCIL RECEIVED	
DATE	24/06/15
GDA REF	
TRIM FILE	
DOC NO	
H/C FILE	

Dear Sir

RE: DA 10.2015.12, 8N Middle Street, WALCHA NSW 2354

We wish to lodge an objection to this development which is adjacent to the back of our property, 7N Lagoon St, WALCHA, on the following grounds.

- 1 Noise** – we feel the development of 9 units, 3-4 of which will look directly onto about half of our land will severely impact on the quiet of our area. The reason we chose this property was for the peace of the area, as it was away from the built up area of town.
- 2 Over Development** – having come from Sydney and the Central Coast we chose Walcha for the space provided and the fact that it was not built out, the development of 9 units on one block we feel is not in keeping with the area and the town of Walcha.
- 3 Privacy** – the feeling of being overlooked by these units and not only the residents but their visitors would severely restrict our enjoyment of that half of our block where we intend to build gardens and outdoor seating areas.
- 4 Security** – With the number of tenants and residents the 9 units would provide for would cause serious concerns for the security of not only our property but any of the surrounding properties.
- 5 Architecture** – the style of the units provided on the plans shows units that in no way fit in with the existing buildings in this area. Unless there is strict maintenance of the outside areas would detract from the area. It would be a shame to demolish the existing house on that land as it is a pretty example of building of its period and just needs some love.
- 6 Property Values**- We feel the scale of the development would severely impact on not only our property value but those of the surrounding properties and the area.

In closing we feel developments such as this is not necessary to the accommodation needs of Walcha. We would like to see more thought given to the heritage and style of housing in Walcha to retain more period charm and style in this lovely quiet town.

Yours sincerely

The General Manager
Walcha Council
PO Box 2
WALCHA NSW 2354

WALCHA COUNCIL RECEIVED	
DATE	01/07/15
GDA REF	
TRIM FILE	
DOC NO	
H/C FILE	

Dear Sir

Further to Objection RE: DA 10.2015.12, 8N Middle Street, WALCHA NSW 2354

We first sent in the attached objection to this development last week. Within 24 hours of posting this to you we learned from another resident on the other side of Walcha the true intent as to the 9 units in Middle Street.

It seems to be common knowledge in Walcha the owner of the land intends to build the units to house people with mental disabilities and those recovering from alcohol and drug problems this seems to give even more weight to the objections of the surrounding properties.

We have 10 young grandchildren who visit us varying numbers from 2 to 5 at a time. The prospect of this type of development overlooking our yard would be of serious concern to not only us but our children, the parents of these children, regarding the safety of the children playing in our yard.

The other concern would be the policing of this development, particularly with the maintenance of these units and the type of tenants it is intended to attract would not suggest constant cleaning, and removal of rubbish. Unless there were trained carers onsite 24 hours and a regular maintenance and garden person employed the building would soon become untidy and unclean.

If this was to go ahead we would hope the local police have been fully briefed and are given full disclosure on the tenants and their backgrounds so they may properly keep an eye on the property. One of our children is a Sergeant of police in Sydney and would have concerns for the security of this type of development in the area.

With regard to the answers given to us by Lacey at the meeting concerning the boundary fencing and distance of the buildings from the boundary, I had cause to go to the council in the later part of last year with plans for a 9x9 shed with 2 carports attached and was told by Lacey that the area under roof cover would need to be 10mtrs from the boundary whereas, yesterday in the meeting she suggested that there was only a 900 from boundary required for a building that would have more area under roof than our shed and carports. We abandoned the idea at her suggestion as that would put the building in the middle of our yard, not an ideal situation.

We would hope the concerns of the surrounding residents are given serious consideration as this development would have a severe impact on the whole block but also for the local swimming pool opposite and houses on that side of the street.

Yours sincerely

WALCHA COUNCIL RECEIVED	
DATE	01/07/15
GDA REF	
TRIM FILE	
DOC NO	
H/C FILE	

Both June 2015

Jack O'Hara
General Manager
Walcha Council

Dear Jack,

We oppose the development application No 10.2015.12 proposed in 8N Middle Street. Our issues are as follows:

- 1, Who are the true occupants of these dwellings? And what are the true intentions for a facility of this size? We have safety concerns over this matter.
- 2, Nowhere does it mention fencing arrangements on our boundary, in the application design. What type and who bears the cost?
- 3, We feel the size and scale of the proposed construction and it's design in no way enhances our block and dwelling. We feel the design is out of touch with established houses in the area. We feel this will affect future house values.

yours Sincerely

WALCHA COUNCIL RECEIVED	
DATE	01/07/15
CDA REF	
TRIM FILE	
DOC NO	
HC FILE	

June 30, 2015

Mr Jack O'Hara
General Manager
Walcha Council
2W Hamilton St, Walcha, NSW 2354

Re Development Proposal 8N Middle St, Application Number 10.2015.12.

Dear Jack

We hereby oppose the above development application on a number of issues. We believe as neighbours we will be affected in various ways. Our questions and concerns are outlined below.

- What is the full intention of these dwellings, in terms of what tenants will occupy the premises? We do have safety concerns in relation to the character of the occupants. The real intention of this facility has been disclosed to us.
- We object to the proposal that six out of the proposed nine units will be built directly adjacent to our premises. Given the length of the property on which the units will be built, it appears they are concentrated close to our dwelling. This indeed ensures we as neighbours endure the majority extent of increased noise levels and our privacy will be greatly decreased.
- The plans of the proposed construction in terms of their general appearance, does not reflect other dwellings in the area. We are concerned, this in its own right, will affect the areas visual appeal and compromise house values.
- Do we have to meet boundary costs? The application does not mention or indicate what type of boundary construction may be proposed on our common boundary. Our concerns are centred on barrier type, privacy, durability and safety.
- We are concerned a substantial barrier in terms of height and length will almost certainly deplete our afternoon sun. Our previous decision to purchase our dwelling was based on our desire to enjoy afternoon sunshine. This is especially true for the winter season in Walcha.

We would like to thank council for the right to object to this proposal. We would be grateful if council could strongly consider our objections and ensure they are totally informed as to the full intention of the application.

Sincerely,

B.

Walcha Shire Council,

I wish to submit an objection against the proposal to build units at 8N Middle Street Walcha.

Firstly I don't think the block is wide enough to accommodate the units as I feel they would be too close to adjacent boundaries. I also think they would block a lot of sunlight from my house especially if trees were planted. There would also be a noise issue of traffic coming and going from the units not to mention loud music and parties if young people were allowed into them.

You would also be looking straight into peoples back and front doors and I do believe it would also devalue my home.

For these reasons I am therefore opposing the building of these units to go ahead.

Thank you

WALCHA COUNCIL RECEIVED	
DATE	1/07/15
GDA REF	
TRIM FILE	
DOC NO	
INC FILE	

Statement of Environmental Effects

PROPOSED NEW RESIDENTIAL DEVELOPMENT

Lot 6 Sec 8 DP 759035
& Lot 2 DP 514505
8n Middle St, WALCHA
Walcha Council

Applicant: Tess & Christopher Dawson
Dated: 18.05.15



CONTENTS

PROPERTY DESCRIPTION	3
DEVELOPMENT DESCRIPTION	3
COUNCIL CONTROLS	3
SITE CONTAMINATION PRELIMINARY ASSESSMENT	4
WASTE MANAGEMENT DURING CONSTRUCTION	5

Property Description

A 3002.5 sqm long narrow block consisting of two parcels, Lot 6 Sec 8 D.P 759035 and Lot 2 DP 514505 with the street address of 8n Middle St, WALCHA, NSW 2354.

Development Description

The 3002.5 sqm block is to have 3 triplex flat buildings constructed in two stages. Each building contains 3 flat units (2 x 2 bedroom flats, plus 1 x 1 bedroom flat) stepped with the gradient along the block. Each of the proposed single story buildings have been designed using accessibility and energy efficient design principles.

For each of the units design considerations have been given to ensure accessibility such as level access throughout, door widths to enable ambulant and wheelchair access, and bathrooms that meet accessibility standards. The units have also been designed to maximise solar gain, minimise the need for additional heating and cooling, and to use energy efficient technology such as solar power. In regards to orientation each building has been designed to utilise the northerly aspects for living spaces and the southerly orientation for bathrooms and garages.

Council Controls

The proposed single storey buildings have been designed to comply with council codes, policies and relevant regulations as follows:

Walcha Local Environmental Plan 2000 & Walcha Development Control Plan No. 1 – Rural Residential Subdivision 1998

Zoning: R1, General Residential

Classification: Residential Flat Building

Building Code of Australia Classification: Class 1 – Multi Dwelling

Type of Construction: Type C

Single Story Residences

The proposed buildings comply with the 8m maximum building height provisions contained in the relevant LEP.

Setbacks

The proposed development is setback is minimum 6m from the front boundary and is not in the flood zone, from the back boundary a minimum of 1.5m. Garages are incorporated into the design of the front façade.

Landscaped Area

The proposed landscaping and garden area is 1152sqm where indigenous or low water use plant species are to be used.

Private Open Space Provisions

Open space provisions include private patio areas for each flat unit, a total of 402 sqm for the development.

Solar Access to Neighbouring Properties

There will be no or minimal impact from loss of sunlight to living areas and private open space areas to adjacent buildings.

Car Parking and Access

The development allows for 9 residential car spaces and 4 off-street car parking spaces, a total of 13 car parking spaces.

Details of Existing Site

There are no existing trees for consideration.

The rest of the site consists of an old weatherboard house with timber footings, gravel driveway and lawn. The weatherboard house is to be demolished.

Impact of Development on Streetscape

The impact of the development on the streetscape would be to have buildings constructed closer to the street, which will be similar in setback to neighbouring properties.

The single level building at the streetscape will be finished with finished with Rockcote render and colourbond walls with colourbond roofing.

Impact of Development on Adjoining Residences

The single level development will have a positive impact on the streetscape of Middle Street, with new landscaping and residences. The provision of 13 parking spaces will ensure there is no additional pressure on parking in Middle Street, which can become busy during the summer months.

The proposed design will not adversely affect the privacy of adjoining residences, and for all except one neighbour the potential for accessing existing views. Unit 1 of the development which is closest to Middle Street will change the view from a window looking towards the north of 6n Middle Street.

There will be minimum or no potential environmental impacts associated with the proposed development, including air, water and noise impacts other than during construction and demolition when there could be some noise impacts.

Site Contamination Preliminary Assessment

There is little chance of there being any site contaminates, as a visual inspection has not revealed any asbestos building materials or other hazardous materials.

The residential block has been privately owned for a number of years with a maintained lawn and limited garden areas.

Waste Management during Construction

Disposal, reuse and recycling of demolished materials

Bricks

Reused on or off site or disposed of off site.

Timber

Reused on or off site or disposed of off site.

Asbestos

If found, removed by approved licensed contractor.

Metals

Reused on or off site or disposed of off site.

Doors, windows & fittings

Reused on or off site or disposed of off site.

Concrete

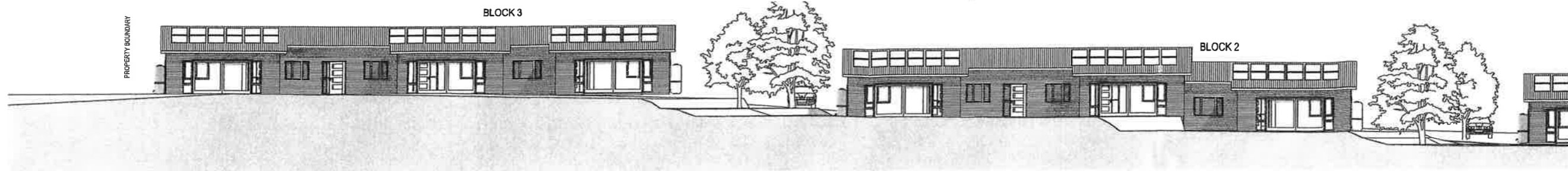
Disposed of off site.

Glass

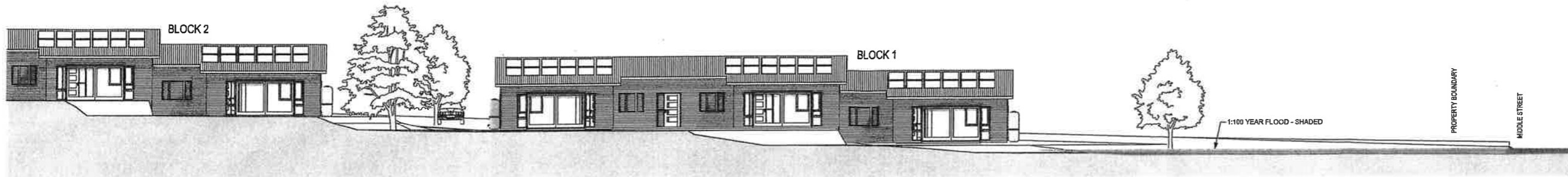
Disposed of off site.

Greenwaste

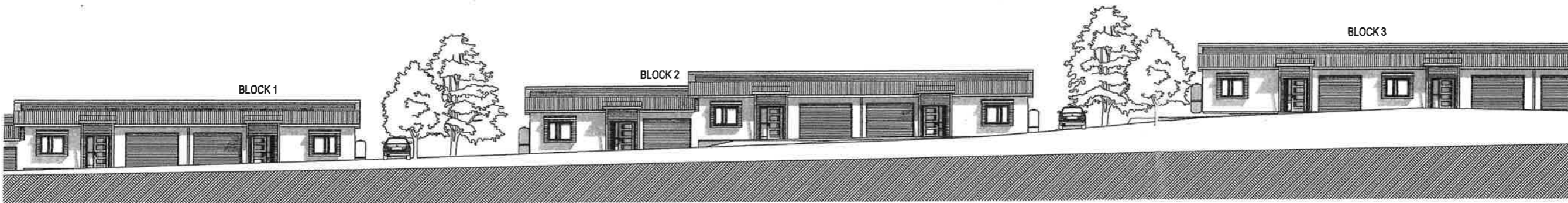
Disposed of off site.



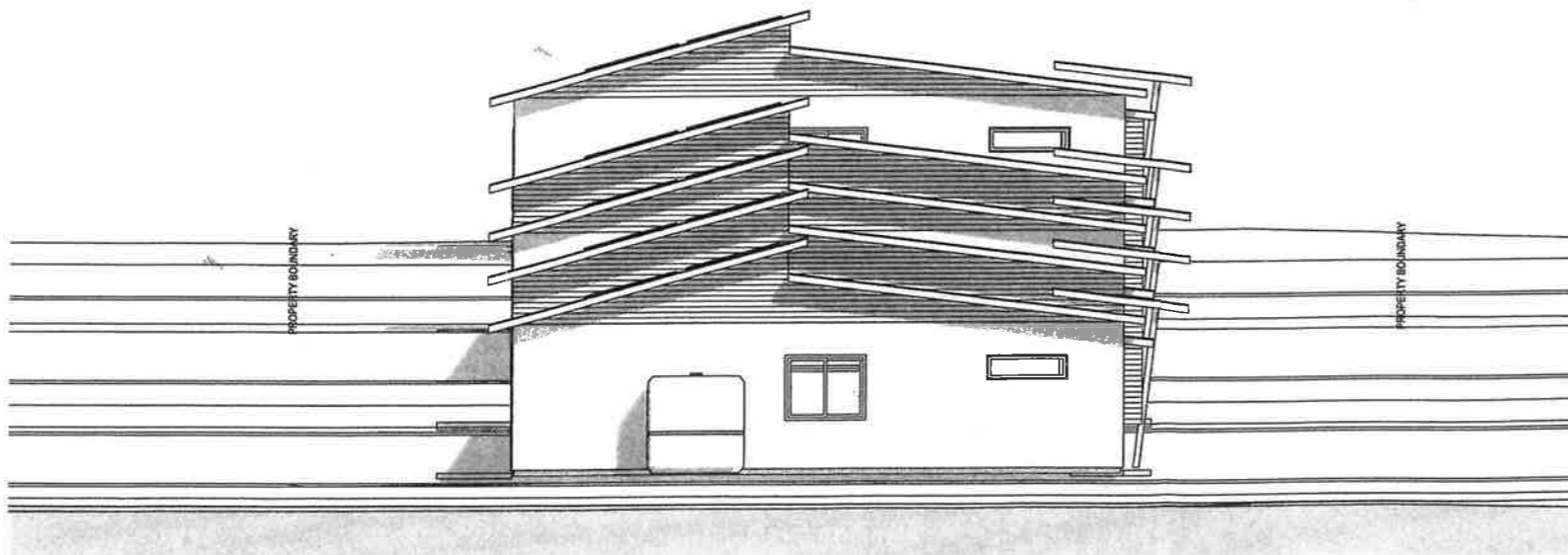
North
North Elevation (Eastern Half)
1:200



North
North Elevation (Western Half)
1:200



3
South Elevation (Central Section)
1:200



West
West Elevation
1:100



The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.



Joakim Ho

Tel: 02 - 6772 1889
M: 0427 753 945
E: joakim@natmatdesign.com.au

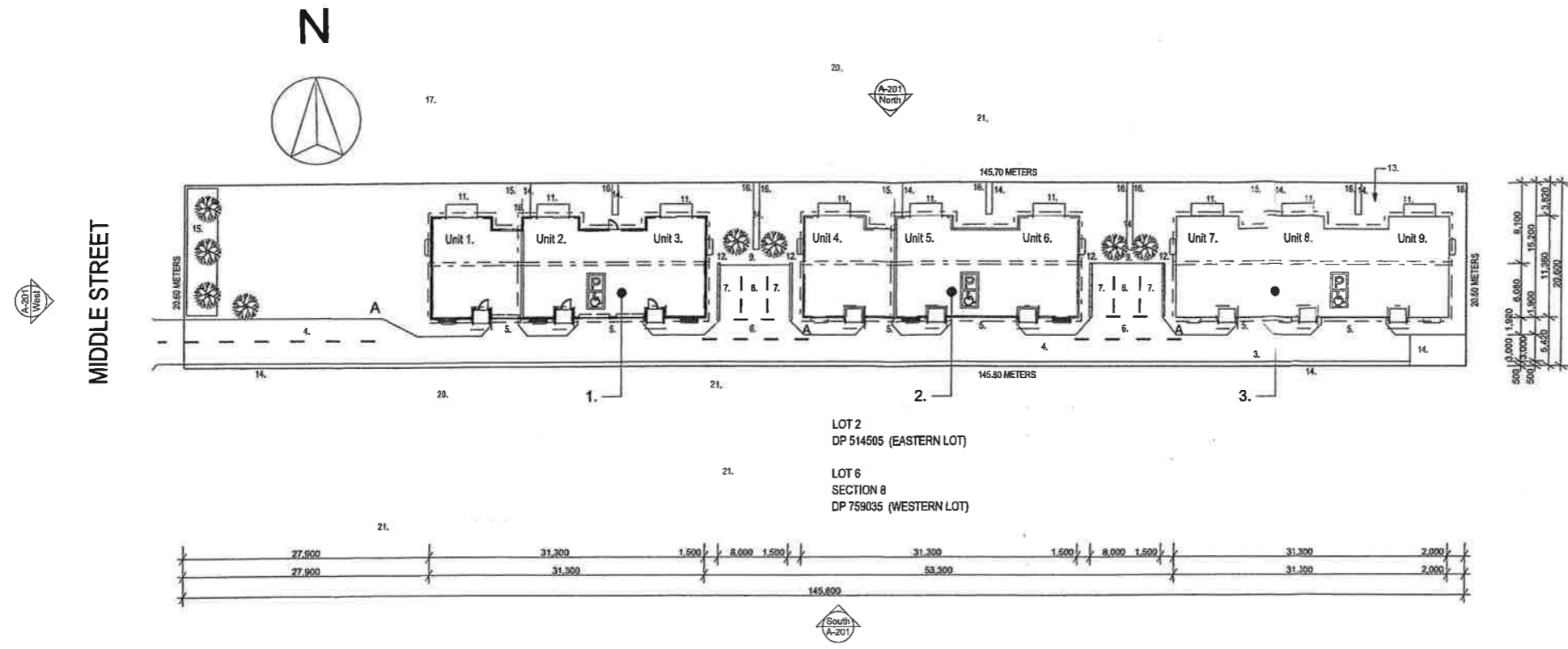
8 Bowman Avenue
ARMIDALE NSW 2350
ABN 18 754 092 400

Client
Mrs Tess & Mr Kit Dawson
Project Name
Ruvigne Court Units
8N Middle Street Walcha
NSW 2354

Drawing Title:
Elevations - Elevations
West Elevation, North Elevation (Eastern Half), South
Elevation (Central Section), North Elevation (Western Half)

Scale: as noted
Date: 06/05/2015
Status: DA Drawings
Rev:

Project No:
4347-1
Drawing No.:
A-201



- LEGEND**
1. PROPOSED BLOCK 1 - UNITS 1 - 3. (UNIT 2 DISABLED ACCESSIBLE.)
 2. PROPOSED BLOCK 2 - UNITS 4 - 6. (UNIT 5 DISABLED ACCESSIBLE.)
 3. PROPOSED BLOCK 3 - UNITS 7 - 9. (UNIT 8 DISABLED ACCESSIBLE.)
 4. CONCRETE INTERNAL ROAD - 5.0 TO 3.0 METERS WIDE.
 5. CONCRETE DRIVEWAY TO GARAGES.
 6. VEHICLE PASSING LANE.
 7. SECONDARY PARKING BAYS - 2.5 METERS WIDE.
 8. VEHICLE TURN AROUND BAYS - 3.0 METERS WIDE.
 9. UNIT'S WASTE BIN STORAGE STAND - FENCE ENCLOSED AREA.
 10. MAINTENANCE AND UNIT'S COMMON (Units 2 & 3, 5 & 6, 8 & 9) GARDEN TOOL STORE ROOM.

- LEGEND**
11. RESPECTIVE UNIT PRIVATE OPEN SPACE.
 12. GARDEN SEGMENTAL RETAINING WALL - TO CATER FOR TIERED LAYOUT TO BLOCK DEVELOPMENT.
 13. EXISTING WEATHERBOARD DWELLING - TO BE REMOVED.
 14. BOUNDARY PRIVACY LANDSCAPED CORRIDOR - COMPRISING NATIVE - LOW WATER VEGETATION.
 15. GARDEN STORAGE COLOUR BOND SHED FOR UNITS 1, 4 & 7.
 16. CLOTHES HANGER - FOLD UP.
 17. OUTLINE OF 1 IN 100 YEAR FLOODING EXTENT.
 18. -
 19. -
 20. NEIGHBOURING DWELLING.
 21. NEIGHBOURING SHED.

A VEHICULAR SIGNAGE: 'ONE WAY' SIZE & COLOUR: RTA STANDARDS.

CARPARK TO DISABLED ACCESSIBLE UNIT.

THESE PLANS MUST BE READ IN CONJUNCTION WITH BASIX CERTIFICATE SUBFORM_02 DATED 06/05/2015.

2 Site Plan 1:500

Area Information (sqm)

Existing Lot (sqm)
Site Area 3002.5

Proposed Lots

Total Landscaping 1152.2
Road way & Parking 685.5
(excl. Crossover council property)

Block	1			2			3			Total
	1	2	3	4	5	6	7	8	9	
Units										
Building Footprint Area	112.8	110.8	112.8	112.8	110.8	112.8	112.8	110.8	112.8	1009.2
Block Footprint Area	336.4			336.4			336.4			1009.2
Garden & Landscaping	481.3	45.5	114.4	109.3	45.5	114.4	109.3	45.5	87	1152.2
Private Open Space (incl. in Garden)	44.2	45.5	44.2	44.2	45.5	44.2	44.2	45.5	44.2	401.7
Conditioned Floor Area	73.14	60.6	73.14	73.14	60.6	73.14	73.14	60.6	73.14	620.64
Unconditioned Floor Area	24.7	35.5	24.7	24.7	35.5	24.7	24.7	35.5	24.7	254.7
Roof Area	129.6	119.4	129.6	129.6	119.4	129.6	129.6	119.4	129.6	1135.8

Drawing No:	Description	Issue	Date	Issue	Date
A-101	Site Plan	DA	06/05/2015		
A-102	Site Services Plan	DA	06/05/2015		
A-201	Elevations	DA	06/05/2015		

Sheet Index

ABSA Class 1 Buildings Multi-Dwelling Project Certification

Certification Number: 1007541251
 Certification Date: 19/03/2015
 Assessor Name: Joakim Ho
 Assessor Number: 20697
 Assessor Signature: *Joakim Ho*

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.



Tel: 02 - 6772 1989 8 Bowman Avenue
 M: 0427 753 945 ARMIDALE NSW 2350
 E: joakim@natmatdesign.com.au ABN 18 754 092 400

Client: Mrs Tess & Mr Kit Dawson
 Project Name: Ruvigne Court Units
 6N Middle Street Walcha NSW 2354

Drawing Title: Plans Ground - Site Plan
 Sheet Index, Site Plan, Area Schedule Dawson units 2014
 1007541251
 Scale: as noted Date: 06/05/2015
 Status: DA Drawings Rev:
 Project No: Drawing No.:



Item: 6.2 **Ref:** WO/2015/01576
Title: Grants for Junior Sporting / Coaching Clinics
Author: General Manager
Previous Items: Not Applicable
Attachment: Yes

Introduction:

Each year Council invite, by advertisement, the sporting groups of Walcha to apply for Junior Coaching Clinic grants.

Report:

The main objective for these grants is to provide children with coaching opportunities in Walcha that they would not normally be able to access.

Council's policy states:

"The provision of an annual allocation of funds is not guaranteed. Grant funds will only be made available to defray the cost of providing coaches and/or instructors. Preference shall be given to coaching clinics where the participants contribute to the cost. Grant funds shall not be provided for ongoing programs and must be spent within 12 months. Grant funds shall not be provided for clinics that are already completed. Funds will be made available for coaching clinics held for the benefit of the children of Walcha ratepayers."

Council have advertised for applications for Junior Coaching Clinic grants and have received the following applications:

1. Walcha & District Tennis Association – 30-60 participants requesting \$600.
2. Walcha Pony Club – 80 participants requesting \$2,000.
3. Walcha Flippers Swimming Club – 40 participants requesting \$1500.

Copies of applications are attached to the report. Council annual budget is \$3,000 however there are carry over funds from previous years of \$3,900.

RECOMMENDATION:

For Council's consideration.

Submitted to Council: 26 August 2015

..... General Manager Mayor



Walcha Council

**APPLICATION FOR JUNIOR COACHING CLINIC
GRANTS**

NOTE: The Walcha Council Procedure on Grants for Junior Coaching Clinics should be read prior to completing this application. All applications will be considered by the Walcha Council in accordance with their Procedure.

Name of organisation: Walcha District Tennis Association
Postal address: P.O. Box 193
Walcha N.S.W 2354

Details of clinic (Please include the estimated number of participants, ages and ability, what you hope to achieve).

The Tennis Association would like
to hold a junior coaching clinic for
school children 5 to 14yrs during
the September school holidays. The
clinic would be held over 2 days
(Tues 22nd and Wed 23rd) and
would involve the teaching of skills,
fitness exercises and games and
the teaching of the rules and etiquettes
of the game. All children of all abilities
would be catered for in small groups
(approx 6) We hope to attract 30 to 60
participants.

Submitted to Council:

26 August 2015

..... General Manager Mayor



Date of clinic: Tues 22nd Sept / Wed 23rd Sept
Venue: Walcha Tennis Association Courts
Cost of coaches and / or instructors: Approx \$800

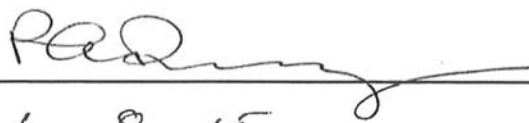
Expected cost per participant (if grant funds are not available):
\$ 35 per participant

Amount of grant requested: \$ 600

Without grant assistance will this clinic proceed? Please provide details

Yes the clinic will proceed without grant assistance. However with a grant the cost per participant would be significantly less and a family discount would be provided.

Contact person: Trish Partridge.
Position: Secretary
Phone number: 02 67778150.

Signed: 
Date: 6.8.15

Submitted to Council: 26 August 2015

..... General Manager Mayor



Walcha Council

**APPLICATION FOR JUNIOR COACHING CLINIC
GRANTS**

NOTE: The Walcha Council Procedure on Grants for Junior Coaching Clinics should be read prior to completing this application. All applications will be considered by the Walcha Council in accordance with their Procedure.

Name of organisation: WALCHA PONY CLUB INC

Postal address: C/- INVERNESS, 1024 BRACKENDALE RD
WALCHA NSW 2354

Details of clinic (Please include the estimated number of participants, ages and ability, what you hope to achieve).

The 2015 Walcha Pony Club Camp will be held from
27th September to 3rd October 2015 during the School Holidays.

The camp attracts approximately 70 local children varying
in age from 3 years to 25 years. The Camp caters for all
levels of experience from beginner through to those who
have competed at State level. The club aims to provide
the children with an opportunity to experience a wide range
of horse riding disciplines, from campdrafting, flat riding,
sporting and eventing as well as learning about horse
welfare and horsemanship.

The club provides all coaching & instruction at a
low cost for all participants

Submitted to Council: 26 August 2015

..... General Manager Mayor



Date of clinic: 27th September 2015 to 3rd October 2015

Venue: WALCHA SHOWGROUND

Cost of coaches and/or instructors: Sue Beddington \$250/day; Aneka Overton \$200/day
\$4000 - Kendel Nielson - Total \$2000

Expected cost per participant (if grant funds are not available):

\$50 to \$60 per child.

Amount of grant requested: \$2000 --

Without grant assistance will this clinic proceed? Please provide details

Our Pony Camp would still proceed without this grant assistance, however we would have to increase the costs of attending camp, or operate the camp without the expertise of registered and paid instructors.

If the costs of attending were forced to increase, many local families may not be able to afford to send their children to our annual camp.

Contact person: SONIA GREEN

Position: TREASURER

Phone number: 0428-772278

Signed: 

Date: 12th August 2015.

Submitted to Council: 26 August 2015

..... General Manager Mayor



Walcha Council

**APPLICATION FOR JUNIOR COACHING CLINIC
GRANTS**

NOTE: The Walcha Council Procedure on Grants for Junior Coaching Clinics should be read prior to completing this application. All applications will be considered by the Walcha Council in accordance with their Procedure.

Name of organisation: WALCHA FLIPPERS SWIMMING CLUB

Postal address: PO BOX 245

WALCHA NSW 2354

Details of clinic (Please include the estimated number of participants, ages and ability, what you hope to achieve).

WE SEEK SUPPORT TO HOLD 2 COACHING CLINICS
WITH JAMES HARWOOD SWIM SCHOOL. IT WOULD
BE HELD ON SUNDAY FOR THE MORNING.

THE SUPPORT OF THE COUNCIL HAS BEEN GREATLY
APPRECIATED IN PREVIOUS YEARS AND WE HAVE HAD
A GREAT RESPONSE (NUMBERS & POSITIVE FEEDBACK). IT
REALLY HAS IMPROVED THE ABILITY OF OUR YOUNG
SWIMMERS.

WE ESTIMATE THERE WILL BE 30-40 CHILDREN (6-17)
THERE ARE GENERALLY 5 LEVELS OF SWIMMER CATERED FOR.

THE GOAL OF THE CLINICS IS TO IMPROVE THE ABILITY
AND PROFESSIONALISM (COMPETITION) FOR THE PARTICIPANTS.

THERE WILL BE 2 CLINICS. FIRST IN JAN/FEB 2016
AND THE 2ND JUST BEFORE THE SCHOOL'S SWIMMING
W07/2017/00966 2 CARNIVALS.

Submitted to Council: 26 August 2015

..... General Manager Mayor



Date of clinic: ① LAST WEEKEND OF CHRISTMAS SCHOOL HOLIDAYS (FEB)
② WEEKEND BEFORE SCHOOL SWIMMING CARNIVAL (MAR)
Venue: WALCHA SWIMMING POOL (BATHS)
Cost of coaches and/or instructors: JAMES HARWOOD SWIM SCHOOL

Expected cost per participant (if grant funds are not available):

\$ 1500.00

Amount of grant requested:

\$ 1500.00

Without grant assistance will this clinic proceed? Please provide details

UNLIKELY WILL GET EVERYONE DUE TO COST.
SWIMMING CLUB WOULD BE UNABLE TO
FINANCIALLY SUPPORT THE EVENT FREE OF CHARGE.

Contact person:

ANGIE WARDEN

Position:

PRESIDENT (2014/15)

Phone number:

0417 44 1190

Signed:

Date:

17/8/15

Submitted to Council:

26 August 2015

..... General Manager Mayor



Item: 6.3 **Ref:** WO/2015/01587
Title: Part Day Public Holiday for 2016 Walcha Races
Author: General Manager
Previous Items: SEP12 Local Public Holidays – WO/2012/01169
Attachment: Yes

Introduction:

This report is to organise the Part Day Public Holiday for the Walcha Races on 5 February 2016.

Report:

As in the previous few years, Council must carry out public consultation before applying. Council must consider and be aware of the potential impact the application will have upon businesses and communities located within the designated public holiday areas. This means that all employees whose place of work is within a local public holiday area will be entitled to be absent from work on the day or half day or part day that is the local public holiday or half holiday or part holiday. In addition, employees who work on the day or part day may then have an entitlement to penalty rates.

The other major stakeholders within our community are schools and banks. Council are to ensure that each School within the area and each bank manager are consulted.

Each application to the Minister must state if the request was approved by Council resolution, if other options were considered, eg: Local Event Day, and to what extent the community consultation was taken in respect of the request.

As per previous years, Council would apply for a part day public holiday from 12 noon to 6pm which would assist the hospitality employers in not paying penalty rates after 6pm.

RECOMMENDATION:

That Council propose a Part Day Public Holiday , from 12 noon to 6pm, for the Walcha Races 2016 and invite the community to submit comments on this option before September 2015 Ordinary Council Meeting.

Submitted to Council: 26 August 2015

..... General Manager Mayor



Item: 6.4 **Ref:** WO/2011/01580
Title: Review of Walcha Council Community Care Advisory Committee under Section 355
Author: Environmental Services Manager
Previous Items: Not Applicable
Attachment: Nil

Introduction:

As per the resolution of Council at its December 2014 meeting to carry out a review of all its Section 355 Committees with a view to aligning the purpose of the Committees with the themes of the Community Strategic Plan, the Walcha Council Community Care Advisory Committee Roles and Structures have been revised to ensure they are linked with the Walcha Community Strategic Plan.

The Walcha Community Strategic Plan (CSP) highlights the importance of, and demand for, appropriate Walcha Council Community Care (WCCC) services to the community:

CSP 1.1	Walcha will be serviced by an integrated and efficient transport network.	Council's Role	Other Stakeholders
1.1.5	Improve community and public transport.	Facilitator Advocate	Transport for NSW
CSP 2.1	Commercial and tourist development will be promoted and encouraged to grow in harmony with the natural environment, to take maximum advantage of commercial opportunities and to increase local employment.	Council's Role	Other Stakeholders
2.1.5	Promote Walcha's suitability for the aged care community and associated industries.	Leader Facilitator Advocate	ADHC
CSP 4.1	Health services and facilities will be provided and where appropriate managed locally to meet the needs of the community.	Council's Role	Other Stakeholders
4.1.3	Ensure that all residents can access the health information and health services that are available.	Advocate	Riverview, HLHN
4.1.6	Ensure adequate transport is provided for community members to access local, regional and State services.	Leader Facilitator Advocate	HLHN, DOH, NSW Transport
CSP 6.1	Social services will be planned, maintained and coordinated so that they meet the current and future needs of all groups in the community.	Council's Role	Other Stakeholders
6.1.1	Provide and support Home and Community Care and Meals on Wheels programs so that they reach the appropriate clientele.	Leader Facilitator	ADHC

Submitted to Council: 26 August 2015

..... General Manager Mayor



6.1.2	Support activities that provide meaningful engagement and social interaction.	Leader Facilitator	Community Groups
6.1.3	Support current volunteer efforts and increase volunteer participation.	Leader Advocate	Community Groups
CSP 6.7	Community members will be given the opportunity to develop their leadership skills so that they can better participate in the leadership of the community.	Council's Role	Other Stakeholders
6.7.1	Encourage and support community members to develop leadership skills.	Leader Advocate	Community Groups
6.7.2	Identify and support community members and activities that have the capacity to improve people's quality of life.	Leader	Community Groups
6.7.3	Provide opportunities for community members to become involved in the management of the community.	Leader	Community Groups

The Walcha CSP is developed along with the NSW 2021 Plan which includes important goals in relation to the services of WCCC, including:

- Goal 13 – Better protect the most vulnerable members of our community and break the cycle of disadvantage
- Goal 14 – Increase opportunities for people with disability by providing supports that meet their individual needs and realise their potential
- Goal 24 – Make it easier for people to be involved in their communities
- Goal 25 – Increase opportunities for seniors in NSW to fully participate in community life
- Goal 26 – Fostering opportunity and partnership with Aboriginal people

Report:

Section 355 of the Local Government Act, 1993 permits Council to exercise its functions through a committee. The Local Government (General) Regulation 2005 provides the authority for Council to establish by resolution, such committees as it thinks fit. The Regulation also covers such issues as membership of a committee, the quorum of a committee and the functions of a committee. Specifically, Section 30 of the Regulation requires that Council must specify the functions of each of its committees at the time they are established. These functions may be amended from time to time.

Council's Section 355 Committees Policy specifies the conditions that are to be adhered to by the Committee to ensure the duties and responsibilities are being carried out appropriately.

Submitted to Council: 26 August 2015

..... General Manager Mayor



WCCC provides services for people who are frail aged or people with disabilities, and their carers, who need additional support to enable them to live comfortably in their own homes. Some of the services provided by WCCC include day programs, voluntary driver transport, buses to Armidale and Tamworth, access bus around Walcha on Thursdays and Meals on Wheels (available 5 days a week).

The following is the recommended revised roles and structures of the Walcha Council Community Care Advisory Committee.

Function of the Committee:

To advise Council on policy matters and strategic issues regarding the management of Walcha Council Community Care.

The Committee is to function under the relevant provisions of the *Local Government Act 1993* and Council's Section 355 Committees Policy.

Membership:

- One Councillor
- Environmental Services Manager
- Community Care Coordinator
- ATSI Community Care Coordinator
- Meals on Wheels Provider
- Independent Community Care Service Provider
- Six citizen representatives (preferably consisting of a volunteer, a carer, and four clients)

All 12 committee members to have voting rights.

Election of Members

Six citizen representatives to be elected for a two year term with half that number changing each year.

Citizen membership to be restricted to a maximum of four consecutive terms i.e. eight years. Casual vacancies can be appointed until the review period.

Meetings:

The Committee is to meet quarterly, on the third Tuesday, or as required. The appointed Councillor is to act as Chairperson. The quorum is to be 7.



Membership of the current Committee consists of:

- One Councillor – Kevin Ferrier
- Environmental Services Manager – Lacey Latham
- Community Care Coordinator – Cathy Noon
- ATSI Community Care Coordinator – Elaine Bartholomew
- Meals on Wheels Provider – Kristine Bourke (Walcha MPS)
- Independent Community Care Service Provider – Debra Sweeney (Home Care Services)
- Six citizen representatives (preferably consisting of a volunteer, a carer, and four clients) – Sue Reardon, Kate Hoy and Ron Denham

RECOMMENDATION:

That Council adopt the revised Community Care Advisory Committee Roles and Structures and FURTHER THAT the current members be endorsed by Council for the ensuing two year term and FURTHER THAT Council advertise for citizen representatives for the current vacancies.

Submitted to Council: 26 August 2015

..... General Manager Mayor



Item: 6.5 **Ref:** WO/2015/01566
Title: Variation of Central Northern Regional Library Regional Library Agreement extension
Author: General Manager
Previous Items: Not Applicable
Attachment: Yes – WO/2015/01394

Introduction:

This report is to seek Council’s approval to extend the Central Northern Regional Libraries Regional Library Agreement for another year to 30 June 2016.

Report:

Last year, the UTS Centre for Local Government was engaged by the State Library of NSW to assist with the Regional Library Models research project to investigate and recommend management models for public library cooperation and collaboration.

It was anticipated that the final report would be available before the CNRL Regional Library Agreement became due for renewal. The report has not yet been released and the CNRL Agreement is due for renewal on 1 July 2015. Given the uncertainty surrounding the final recommendations of the Regional Library Models project, an extension of the CNRL Regional Library Agreement was proposed.

RECOMMENDATION:

That Council approve the extension of the current Central Northern Regional Libraries Library Agreement for a further twelve month period by affixing the Common Seal to the Variation of Central Northern Regional Library Regional Library Agreement FURTHER THAT the affixing of the Common Seal be attested to by the Mayor and the General Manager.

Submitted to Council: 29 September 2014

..... General Manager Mayor



**VARIATION OF CENTRAL NORTHERN REGIONAL LIBRARY
REGIONAL LIBRARY AGREEMENT
2015**

THIS AGREEMENT IS MADE ON 29 JUNE 2015

BETWEEN:

TAMWORTH REGIONAL COUNCIL of 437 Peel Street, Tamworth in the State of New South Wales;

LIVERPOOL PLAINS SHIRE COUNCIL of 60 Station Street, Quirindi in the State of New South Wales;

NARRABRI SHIRE COUNCIL of 46-48 Maitland Street, Narrabri in the State of New South Wales;

URALLA SHIRE COUNCIL of 32 Salisbury Street, Uralla in the State of New South Wales;

WALCHA ~~SHIRE~~ COUNCIL of 2 Hamilton Street, Walcha in the State of New South Wales;

(of the first part)

AND

GWYDIR SHIRE COUNCIL of 33 Maitland Street, Bingara in the State of New South Wales and 52 Hope Street, Warialda in the State of New South Wales
(of the last part)

RECITALS:

- A. On the 1st of July 2010 the Councils identified in the first part of this Agreement entered the Central Northern Regional Library Agreement dated 1 July 2010 ("the Regional Library Agreement").
- B. The Councils of Liverpool Plains Shire, Narrabri Shire, Uralla Shire and Walcha Shire ('the Delegating Councils') agreed to delegate their powers and duties relating to the provision, control and management of libraries, library services and information services to Tamworth Regional Council and Tamworth Regional Council accepted this delegation.

Submitted to Council: 29 September 2014

..... General Manager Mayor



- C. Tamworth Regional Council agreed to provide library services to the Delegating Councils.
- D. The Regional Library Agreement recorded the terms upon which the Tamworth Regional Council would provide library services to the Delegating Councils.
- E. The library service provided by the Tamworth Regional Council to the Delegating Councils is referred to as the Central Northern Regional Library ('CNRL').
- F. By clause 9.2 of the Regional Library Agreement, the Gwydir Shire Council sought to join the CNRL as one of the Delegating Councils.
- G. The CNRL Committee approved the request by Gwydir Shire Council to join the CNRL as one of the Delegating Councils subject to all parties entering into a Variation of the Regional Library Agreement dated 1 July 2012.
- H. All parties hereby agree to extend the term of the Regional Library Agreement by a period of 12 months.

THIS AGREEMENT WITNESSES:

- 1. Pursuant to this Agreement, the parties named herewith declare that the Regional Library Agreement and Variation of the Regional Library Agreement dated 1 July 2012 is henceforth extended by a period of 12 months.
- 2. The parties to this Agreement declare that clause 10 of the Regional Library Agreement is henceforth varied to recite the terminating date as being 30 June 2016.

IN WITNESS the parties to this Agreement have hereunto affixed its hand and seal on the day first hereinbefore written.

Submitted to Council: 29 September 2014

..... General Manager Mayor



THE COMMON SEAL of **WALCHA**
COUNCIL was hereunto affixed in
pursuance of a Resolution duly passed
by the said Council:

Signature of authorised officer:

Signature of authorised officer:

Name of authorised officer:

Name of authorised officer:

Position of authorised officer: General
Manager

Position of authorised officer: Mayor

Submitted to Council: 29 September 2014

..... General Manager Mayor



Item: 6.6 **Ref:** WO/2015/01575
Title: Affix Common Seal to Tablelands Community Transport
Provision Contract – Uralla Shire Council & Walcha Council
Author: Environmental Services Manager
Previous Items: Not Applicable
Attachment: Yes

Introduction:

The report seeks Council approval to affix the Common Seal to a legal document.

Report:

Council approval is sought to affix Council's Common Seal to the Tablelands Community Transport Provision Contract between Uralla Shire Council (the Principal) and Walcha Council Community Care (the Contractor).

RECOMMENDATION:

That Council approve the affixing of the Common Seal to the Tablelands Community Transport Provision Contract between Uralla Shire Council and Walcha Council Community Care FURTHER THAT the affixing of the Common Seal be attested to by the Mayor and the General Manager.

Submitted to Council: 26 August 2015

..... General Manager Mayor



Direct Support Services Provision Contract.

**Uralla Shire Council ('The Principal')
Walcha Council Community Care**

.....
('Contractor')

PARTIES

Uralla Shire Council 55 868 272 018 (ABN) of 32 Salisbury Street Uralla New South Wales, 2358 Australia (**'The Principal'**)

Walcha Council Community Care 24 780 320 847 (ABN) of 2W Hamilton Street, Walcha, New South Wales 2354 Australia (**'The Contractor'**)

- A. The Principal is a community organisation which provides support and assistance to Consumers.
- B. The Contractor carries on the business of providing the Services.
- C. The Principal wishes to engage the Contractor to provide the Services from time to time to certain of its Consumers.
- D. The Contractor has agreed to provide the Services on the terms and conditions of this Contract.

Submitted to Council: 26 August 2015

..... General Manager Mayor



Signed for and on behalf of **THE PRINCIPAL** by its authorised representative in the presence of:

Signature of witness

Signature of authorised representative

Print name

Print name

Address

Signed for and on behalf of **CONTRACTOR** by its authorised representative in the presence of:

Signature of witness

Signature of authorised representative

Print name

Print name

Address

Date

Date

Execution by the Association
THE COMMON SEAL of _____ **(Contractor)**
Was hereto affixed in accordance with its articles of association
In the presence of:

Stamp Common Seal Here

(Name) (Title) (Signature)

(Name) (Title) (Signature)

Submitted to Council: 26 August 2015

..... General Manager Mayor



Item: 6.7 **Ref:** WO/2015/01600
Title: Committee of the Whole Referral –Request to Purchase Lot 6 DP 1046217 at Beaver Place Walcha
Author: Environmental Services Manager
Previous Items: Not Applicable
Attachment: No

Introduction

Council approval is sought for matters to be discussed in Committee of the Whole.

Report

Council approval is requested to refer matters for discussion in Committee of the Whole in accordance with the provisions of Section 10 of the Local Government Act, 1993.

Approval to refer the matters to Committee of the Whole is sought because the reports relate to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

RECOMMENDATION:

That, in accordance with the provisions of Section 10 of the Local Government Act, 1993, the matters of Request to Purchase Lot 6 DP 1046217 at Beaver Place Walcha be considered in Committee of the Whole for the reason that they relate to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

Submitted to Council: 26 August 2015

..... General Manager Mayor



Ref: WO/2015/01563

Title: Management Review Report
Author: General Manager
Previous Items: Not Applicable
Attachment: No

Item 9:
Management
Review Reports

Submitted to Council: 26 August 2015

..... General Manager Mayor



FINANCE AND ADMINISTRATION

1. Librarian's Report:

No report was submitted due to the Librarian being on extended leave.

Donna Garrad
Librarian

2. Listing of Bank Balances for the Month of July 2015

The Cash Book for each Fund has been reconciled with the appropriate Bank Pass sheets for the Month of July 2015 and the Reconciliations have been entered in the Cash Book.

	<u>2015</u>	<u>2014</u>
General	\$2,380,656.03	\$ 1,073,192.61
Interest Earned (YTD)	\$ 4,418.89	\$ 2,342.63

The current Interest Rate on the General Fund held with the National Australia Bank is 3.00%.

3. Investments (Local Government (Financial Management) Regulation 1993, Clause 19 (3) (A) For July 2015

Please see the following Report for the investments placed in July 2015.

Overdraft Limit

An Overdraft Limit of \$200,000 has been arranged with the National Australia Bank. When utilised an Overdraft Interest Rate of 10.32% applies.

Jack O'Hara
GENERAL MANAGER

Submitted to Council: 26 August 2015

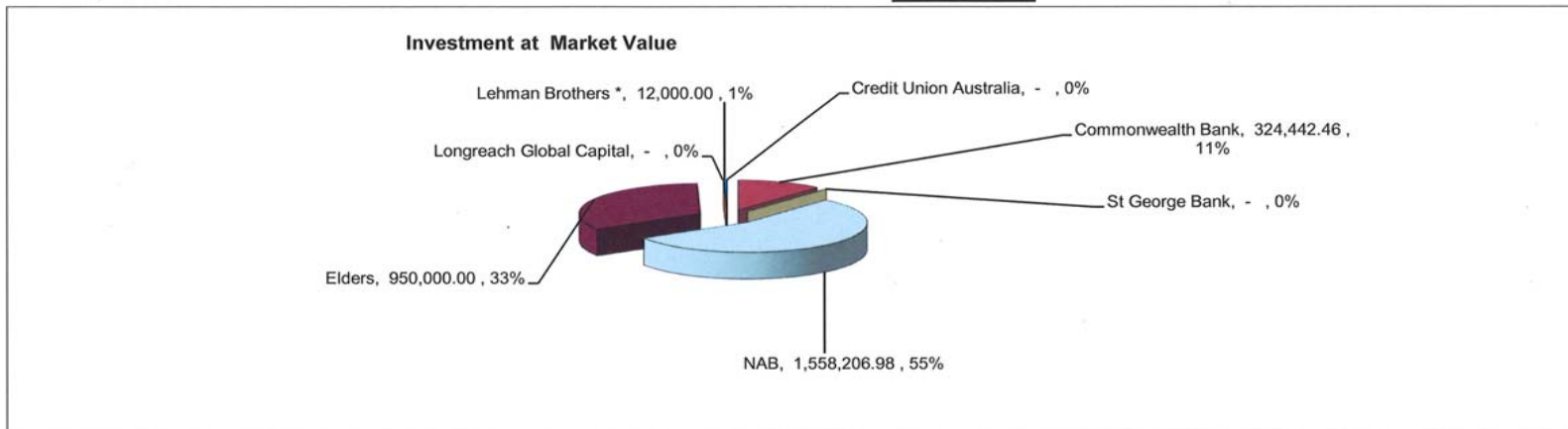
..... General Manager Mayor



REGISTER OF INVESTMENTS TO 31/07/2015

Institution	Type	Placement Date	Term (Days)	Maturity Date	Rate	Est. Interest	YTD Interest	Amount Invested	YTD Redemption	Est. Market Value At 31/07/15	Estimated Loss CDO and FRN	Actual Loss CDO and FRN	MV % of Portfolio
Commonwealth Bank	Term Deposit	17/05/2015	240	17-Jan-16	3.05%	6506.63	10625.26	324,442.46	-	324,442.46	0.00	0.00	11.42%
National Australia Bank	Term Deposit	19/06/2015	90	20-Sep-15	2.90%	4290.41	20816.11	600,000.00	-	600,000.00	0.00	0.00	21.04%
Elders Rural Bank	Term Deposit	2/02/2015	180	28-Aug-15	3.15%	14757.53	26438.63	950,000.00	-	950,000.00	0.00	0.00	33.31%
National Australia Bank	Term Deposit	11/06/2015	90	09-Sep-15	2.90%	6904.55	32963.62	965,578.62	-	965,578.62	0.00	0.00	33.86%
						32,459	90843.62	2,840,021.08	-	2,840,021.08	0.00	0.00	99.63%
Longreach Global Capital	Property Note	3/12/2007	365	28-Nov-14	0.00%	-	0.00	500,000.00	500,000.00	-	0.00	0.00	0.00%
						-	0.00	500,000.00	500,000.00	-	0.00	0.00	0.00%
Lehman Brothers		Prior to											
Morgan Stanley	CDO	30/06/2009	365	20/06/2015	4.20%	20,988	0.00	500,000.00	-	12,000.00	-488,000.00	0.00	0.42%
						20,988.40	-	500,000.00	-	12,000.00	-488,000.00	0.00	0.42%
grand totals							90,843.62	3,840,021.08	500,000.00	2,852,021.08	-488,000.00	0.00	100.05%

Capital Value of Portfolio	3,840,021.08
Redeemed Value of Portfolio	500,000.00
Market Value of Portfolio 31/07/15	2,852,021.08
Estimated Profit/(Loss) 31/07/15	(488,000.00)



Responsible Accounting Officers Certification Local Government (General) Regulation 2005- Paragraph 212
 The investments have been made in accordance with the Act, Regulations and Walcha Council's Investment Policy

Signed: Rosemary Stroebel (Responsible Accounting Officer)

Submitted to Council: 26 August 2015

..... General Manager Mayor



4. Work, Health & Safety

2014/2015 Completed Workers Compensation Claims

Incident Date	Description of Injury	Finalisation Date	Unit Name	Lost Hours	Claim Cost
02/07/2014	Cut finger – needed stitches	12/12/2014	Engineering Staff – Outdoor	0	0
09/07/2014	Cement particles in eye	26/11/2014	Engineering Staff – Outdoor	8	\$279.98
16/07/2014	Foot	28/04/2015	Engineering Staff – Outdoor	0	0
05/05/2015	Lower back pain		Engineering Staff - Outdoor	0	0

During the month of July Council has recorded four incidents within the workplace. These can be broken down as follows:

- 1 x Vehicle and Plant incident
- 1 x Injury free incident
- 2 x Injury incidents – of which there was no lost time or Workers Compensation claim.

Submitted to Council: 29 July 2015

..... General Manager Mayor



5. Tourism Report

July 2015

**Inland NSW, Bauer Media & Travel In (the digital platform created by the
aforementioned partnership) Wednesday 8 July**

You will be aware that through our membership of Inland NSW Tourism we were successful in our application for Destination NSW RVEF matched funding for a New England High Country motorcycling campaign. The campaign budget is \$331,000.

Inland NSW Tourism have established a very exciting partnership with Bauer Media with whom there is a joint venture to build a digital platform which will assist in the promotion of Inland NSW regional footprint as well as have the potential to generate an income. This digital platform was launched at the INTA Awards held in Broken Hill in late July.

Bauer Media spent 10 days in NEHC in July filming x 3 videos which will be used in the campaign, they had 10 BMW motorbikes shipped up from Melbourne specifically for the shoot. These three videos will cover luxury touring, adventure touring and off road touring and are complimented by an editorial in Bauer's most appropriate motorcycling magazine. The opportunities for NEHC through the Bauer media association are very exciting.

I am currently in the process of getting the Walcha accommodation operators to sign up and be listed on Travel In, to do this they need to be a member of Inland NSW.

We recently had a meeting in Armidale with David Rollins, Source Marketing (and owner of the Time Trial motorbike event idea) and DNSW representative Karina Groth. The potential of the motorcycling market, and the fact that we are looking like successfully tapping into it, is very exciting.

Susie Crawford
Walcha Tourism Manager



ENGINEERING SERVICES

6. Wages & Overtime Summary

<u>Pay Period</u>	<u>Week Ending</u>	<u>Overtime Hours</u>	<u>Amount (\$)</u>
4	19/07/2015	24.50	1,265.28
5	26/07/2015	51.00	2,425.75
6	02/08/2015	60.75	2,707.94
7	09/08/2015	50.00	3,720.34
TOTAL		186.25	\$10,119.31

7. Shire Roads Maintenance

The following maintenance activities occurred during the period from 11 July 2015 – 11 August 2015:

Gravel Surface:

The following roads received maintenance grading during this period:

- Flags Niangala Rd
- Mirani Rd
- Eulobah Rd
- Eulo Rd
- Forest Way
- Niangala Stockroute Rd
- Lakes Rd
- Belhaven Rd
- Cowsby Rd
- Geraldine Rd
- Inglebah Flat Rd

Gravel Re-Sheeting:

The following roads were gravel re-sheeted during this period:

- Brookside Rd
- Lakes Rd
- Geraldine Rd

Guide Post Maintenance:

Guide post maintenance occurred in the following zones:

- Campfire Zone

Pothole Patching:

Pothole patching occurred on Kangaroo Flat Road.

Submitted to Council: 29 July 2015

..... General Manager Mayor



Drainage Works:

Drainage works occurred on Flags Niangla Road.

Ramp Removal:

A ramp was removed on Hazeldene Road.

State Highway 11:

- Safety improvement works have been completed at Walcha Road.
- Maintenance:
 - A large amount of table drain maintenance has occurred near Waterloo Station.
 - Crack Sealing
 - Pothole Patching

Regional Roads:

“Glen Eagle” Rehabilitation has been successfully completed

Works In Town:

- Tree and garden maintenance.
- A number of concrete structures, such as a drainage pit lid on the old hospital hill have been replaced.

Proposed Works for the Coming Period:

Shire Roads:

- Gravel re-sheeting will take place on the Brackendale Road.
- Grading will occur on the following roads
 1. Ruby’s Nob Rd
 2. Hurricane Gully Rd

State Highway 11:

- Additional safety signage will be installed near Chimney Swamp Creek.
- Maintenance:
 - Further drainage works
 - Crack Sealing
 - Pothole Patching
 - Culvert Cleaning

Works In Town:

Tree and garden maintenance.

8. Water Matters

Water usage for the month of July 2015 was as follows:

- ❖ Monthly Usage – 12.49 Megalitres
- ❖ Daily Usage – 403 Kilolitres
- ❖ Usage per person/day – 241 Litres

Level 2 – introduced 23 June 2015 – Targe Usage 190 – 230 Litres / Person / Day

Submitted to Council: 29 July 2015

..... General Manager Mayor



ENVIRONMENTAL SERVICES

9. Development

Development Approvals and Refusals for July 2015

Information is being provided on development approvals and refusals for the month of July 2015. The following data details the development approvals issued by Council and private certifiers for July 2015 for the entire Local Government Area. A listing of development applications outstanding with a status has also been provided.

Development Applications					
Approvals:					
DA No.	Description	Location	Applicant	Determined	Determination
10.2015.10	Dwelling alterations & additions	167W Evans St, Walcha	J A Payne	2/07/2015	Approved – Delegation
10.2015.11	2 lot residential subdivision of land	167W Fitzroy St, Walcha	Bath, Stewart Associates P/L	2/07/2015	Approved – Delegation
10.2015.17	Carport	52N South St, Walcha	J W Street	30/07/2015	Approved – Delegation
Monthly Estimated Value of Approvals: \$75,800.00					
Refusals:					
DA No.	Description	Location	Applicant	Determined	Determination
Nil					

Development Applications Outstanding				
DA No.	Description	Location	Applicant	Status
10.2015.12	Multi dwelling housing & consolidation of lots	8N Middle Street WALCHA 2354	T Dawson	Referral to Council
10.2015.13	Single new dwelling	199 Oxley Drive WALCHA2354	A K McDarmont	Assessment
10.2015.14	Dwelling alterations & additions	7N Lagoon Street WALCHA 2354	R J Morrison	Assessment
10.2015.15	Single new dwelling	195W Hill Street WALCHA 2354	M J Keogh	Assessment
10.2015.16	Demolish existing shed & erect new shed	120W North Street WALCHA 2354	Walcha Council	Assessment
10.2015.18	Shed	19W Churchill Street WALCHA 2354	G A Dick	Assessment
				Total: 6

Submitted to Council: 29 July 2015

..... General Manager Mayor



Construction Certificates

Approvals:

CC No.	Description	Location	Applicant	Determined	Determination
11.2015.13	Carport	52N South Street WALCHA 2354	J W Street	30/07/2015	Approved – Delegation

Issued by Private Certifier

CC No.	Description	Location	Applicant	Determined	Determination
Nil					
Monthly Estimated Value of Approvals: \$12,800.00					

Construction Certificates Outstanding

CC No.	Description	Location	Applicant	Status
11.2015.8	Alterations & additions to dwelling	167W Evans Street WALCHA 2354	J A Payne	Awaiting additional information
11.2015.10	Single new dwelling	199 Oxley Drive WALCHA 2354	A K McDarmont	Assessment (referral)
11.2015.11	Dwelling alterations & additions	7N Lagoon Street WALCHA 2354	R J Morrison	Assessment
11.2015.12	Demolish existing shed & erect new shed	120W North Street WALCHA 2354	Walcha Council	Assessment
				Total: 4

Complying Development Applications

Approvals:

CDC No.	Description	Location	Applicant	Determined	Determination
Nil					

Issued by Private Certifier

Nil					
Monthly Estimated Value of Approvals: \$0					

Complying Development Applications Outstanding

CDC No.	Description	Location	Applicant	Status
Nil				
				Total: 0

s149 Planning Certificates

Section 149 Certificates are issued under the provisions of the *Environmental Planning and Assessment Act 1979*, it provides information on the relevant planning regulations which apply to any particular piece of land. It is compulsory for every property sold to be accompanied by a s149 Planning Certificate.

Submitted to Council: 29 July 2015

..... General Manager Mayor



Section 149 Planning Certificates Completed	
2014-2015	2015-2016 YTD
126	11

10. Environment

Environmental & Public Health Complaints

Council performs a number of regulatory functions to control and manage matters of public health and environmental concern to the community, some of these include:

- *Companion Animals Act 1998* e.g. dogs not under effective control & nuisance dogs (barking),
- *Local Government Act 1993* e.g. overgrown land, and
- *Protection of the Environment Operations Act 1997* e.g. dumping of rubbish.
- *Food Act 2003* e.g. hygiene and handling

For information purposes a summary of the number of complaints received is provided.

Environmental Services Complaints July 2015	
Barking dogs	2
Dog attacks	2
Roaming dogs	3
Stray cats	1

Tree Management Applications

A Tree Preservation Order exists over the town of Walcha to promote the retention of trees and tree cover and to conserve as far as is practical the existing pattern of vegetation, for information purposes a summary of the tree management applications lodged with Council is provided.

Tree Management Applications 2015/2016				
	Approved - Delegation	Approved - Council	Refused	Undetermined
July	1	0	0	2

11. Public Health

Immunisation Clinic

Free Immunisation Clinics are held weekly at the Walcha MPS; for information purposes a summary of the number of attendances at the clinic is provided.

Immunisation Records 2015/2016	
July	3

Submitted to Council: 29 July 2015

..... General Manager Mayor



12. Animal Control

Council encourages responsible pet ownership in the community, as well as at home. Pet owners should make sure their animals don't disturb their neighbourhood and threaten or harm any other person, pets or wildlife.

Council is required to enforce the registration laws, and the other areas of pet ownership covered by the *Companion Animals Act 1998*.

Companion Animals Seizures 2015/2016						
	Seized	Surrendered	Released	Rehomed	Euthanased	Stolen
Jul	3		3			

13. Walcha Council Community Care

Groups

Women's Group and Wanderer's Group

1 July 2015 – 18 ladies attended morning tea at the Community Day Centre Rooms.

8 July 2015 – the Wanderers Group enjoyed morning tea at the Community Day Centre Rooms. The morning consisted of a group craft project and game activities.

15 July 2015 – 15 members from the Women's and Wanderer's Group enjoyed the day at the Day Centre Rooms. The theme for the day was "Crime Doesn't Pay". The day was full of lots of laughs with some of the activities including poetry reading, cognitive quizzes and finishing off the day with a Miss Fisher Murder Mystery Movie.

22 July 2015 – the Wanderer's Group travelled to Armidale where they viewed an aboriginal art exhibition at the Aboriginal Keeping Place and New England Regional Art Gallery. Lunch was held at the Armidale Bowling Club Restaurant.

Men's Group

14 July 2015 – 17 gentlemen attended morning tea at the Community Day Centre Rooms. The men thoroughly enjoyed watching my holiday photos from leaving Walcha, through western Queensland into the Gulf of Carpentaria onto a large cattle station and returning back down the east coast of Queensland.

28 & 29 July 2015 – 14 gentlemen attended the overnight trip to Moree. With an early leave at 8am on Tuesday morning our first stop was Bundarra on the river picnic area for morning tea. Next stop was at the Gravesend Hotel for lunch where we relaxed in the outdoor entertainment area before departing for the Stahmann Farms Trawalla Pecan farm. The Stahmann Farms was established in New Mexico by Deanne Stahmann snr & his sons when they planted 100,000 trees in 1932. Looking at bringing their product to Australia, weather conditions and the availability of water meant Moree was the most favorable destination in the Southern Hemisphere. Over 95% of Australia's pecan nut crop is grown on Trawalla. The 844 Ha crop of 90,000 trees is harvested mechanically between

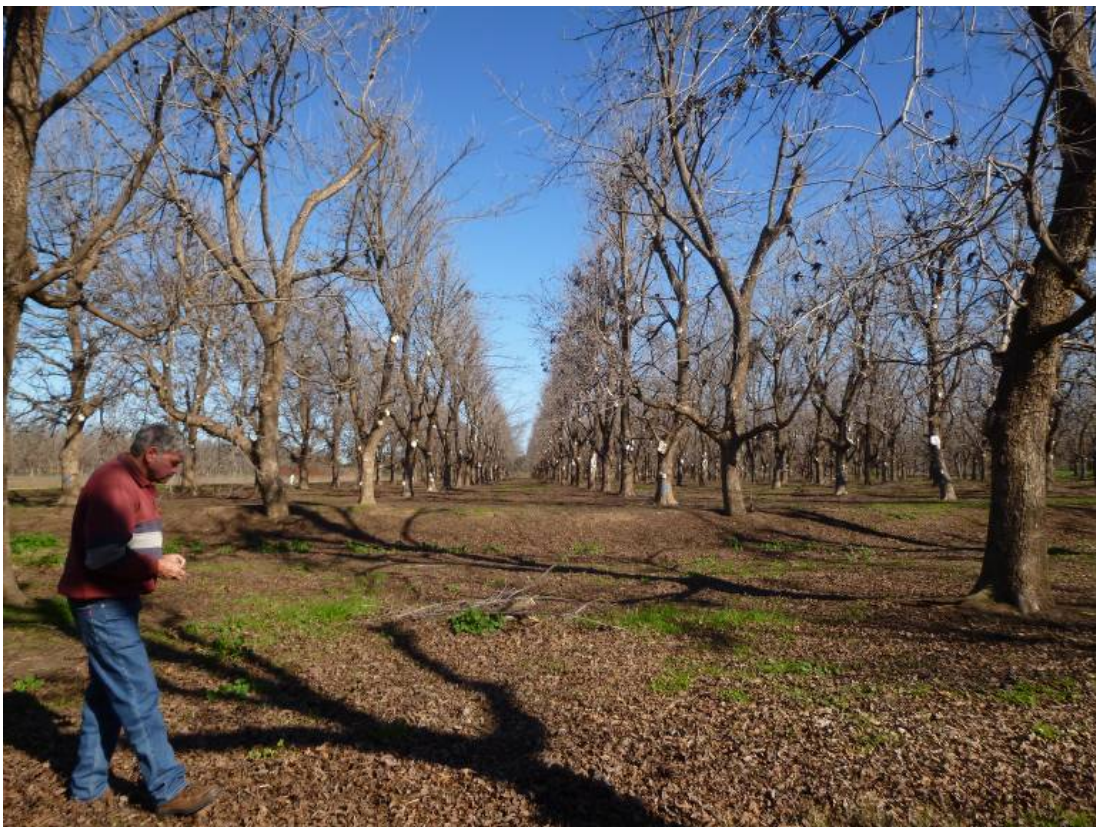
Submitted to Council: 29 July 2015

..... General Manager Mayor



April & July. After harvest the trees are pruned and new trees are planted through until September. The business employs 105 between the Moree farm and the Toowoomba processing plant in which backpackers are regulars. Nuts are removed from the trees by a mobile shaker and picked up from the ground by mechanical harvesters. They are de-husked and shipped to the Toowoomba plant for storage and shelling. The men were fascinated with the size and diversity of the operation and hope to revisit when the trees are ready for harvesting. Pecan slice was enjoyed for afternoon tea and our tour guide, Scott, did a wonderful job of showing us around the entire farm. After finishing at the Pecan farm we continued on to Moree where the men had free time until dinner at 6:30pm. Dinner was held at the Explorers Restaurant located in the Burke & Wills Motel.





Submitted to Council: 29 July 2015

..... General Manager Mayor



Submitted to Council: 29 July 2015

..... General Manager Mayor



Next morning we boarded the coach with our tour guide, Bruce Monie, heading to “Keytah” Cotton Farm and gin. This tour proved just as successful as the pecan farm. Every inch of the operation was again explored and viewed with great interest by the men. Once again the size of the operation was far bigger than expectations. Financial income generated from both the pecans and cotton industries is enormous as well as generating a huge amount of employment opportunity for the Moree area. The men were really appreciative that Bruce took time out from his own busy schedule to conduct the tour of the “Keytah” cotton farm. Morning tea was on the bank of one of the channels and the Gwydir River running through the farm while lunch was held back at the Moree RSL Club on our way home.

Submitted to Council: 29 July 2015

..... General Manager Mayor



Submitted to Council: 29 July 2015

..... General Manager Mayor



Submitted to Council:

29 July 2015

..... General Manager Mayor



Transport

Medical Drives for July 2015 – 11 clients utilized the service in which 26 trips to medical appointments were made.

Access bus – 7 clients used the service making 48 trips during July 2015.

Bus to Tamworth – 6 clients used the service on 31 July 2015.

Bus to Armidale numbers for July 2015 was as follows:

7 July 2015 – 9 clients – Walcha Service

14 July 2015 – 5 clients - Uralla Service using TCT Bus and Driver

21 July 2015 – 9 client - Walcha bus

28 July 2015 – 9 clients – Walcha Bus

Submitted to Council: 29 July 2015

..... General Manager Mayor



Meals on Wheels

10 clients received 224 meals in July 2015.

Rural and Remote Exercise Groups

4 clients attended the exercise groups at Niangala.

7 clients attended the exercise groups at Nowendoc.

Feedback and Complaints

There were nil complaints about Walcha Council Care services for this month, however a survey was conducted.

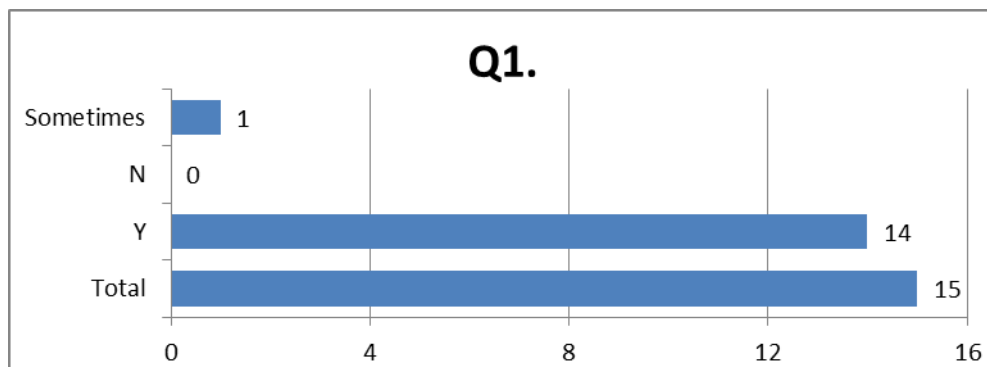
WALCHA COUNCIL COMMUNITY CARE JULY 2015



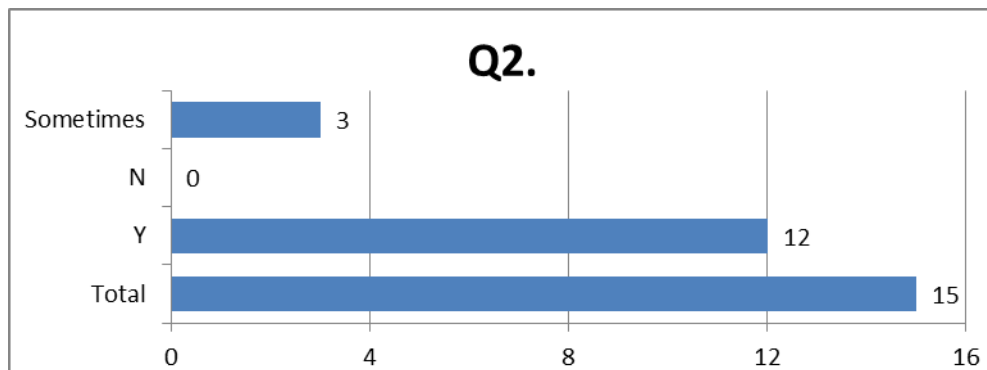
GROUP SURVEY

A survey of the Walcha Council Community Care Women's n Wanderer's Groups was conducted. The following results were obtained from 16 participants.

Q1. Do you attend the morning tea group at the beginning of the month?



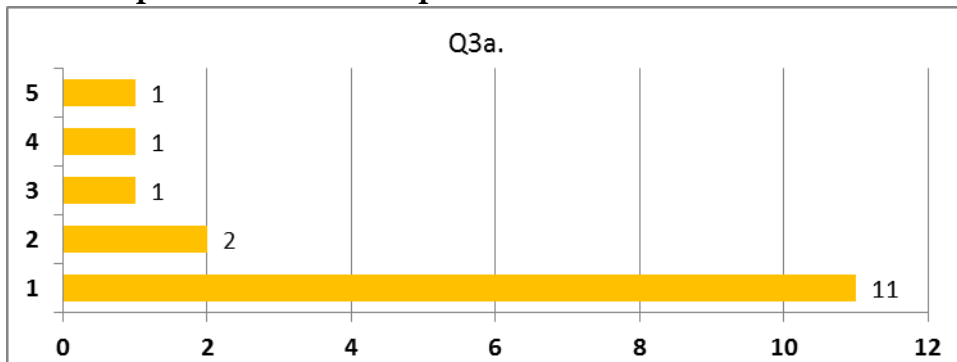
Q2. Do you attend group outing trips at the end of the month?



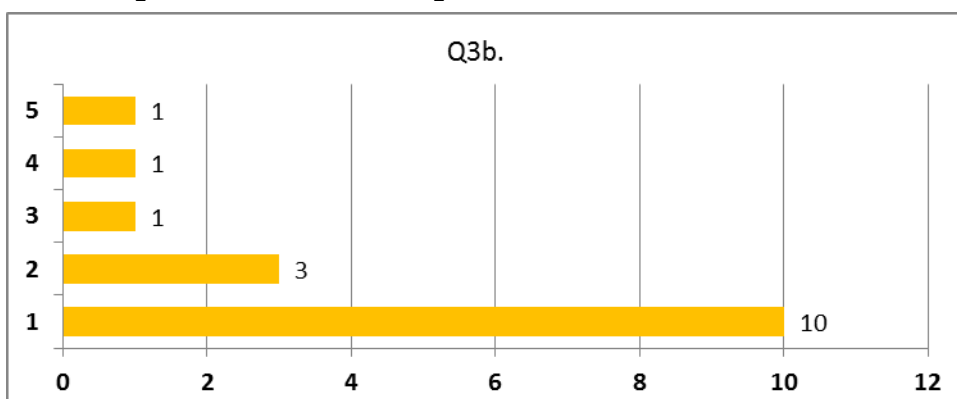
Q3. If you do attend the morning tea group, which activities do you enjoy? 1 to 5 with 1 being most enjoyable & 5 being least enjoyable.



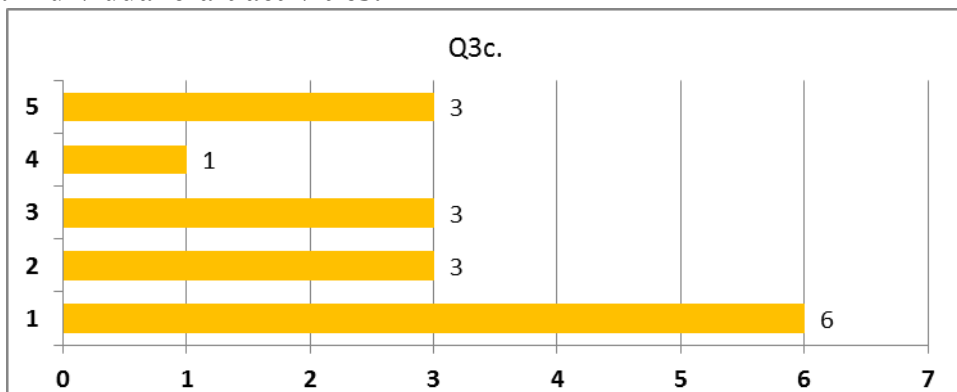
a. Guest speakers on health topics?



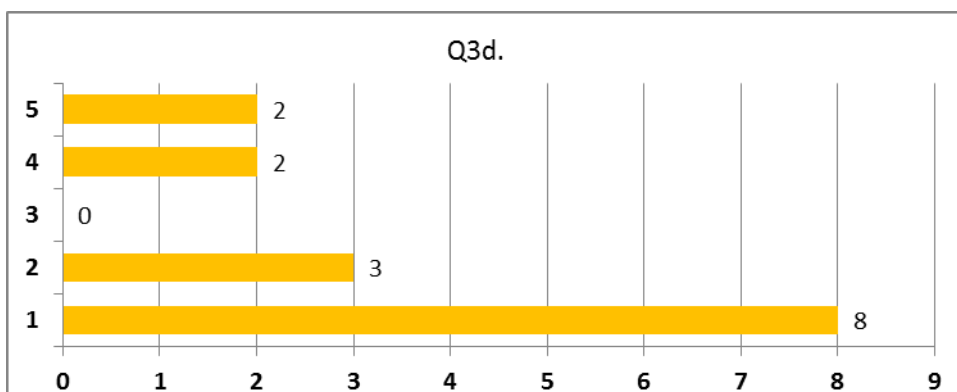
b. Guest speakers on various topics of interest?



c. Individual craft activities?

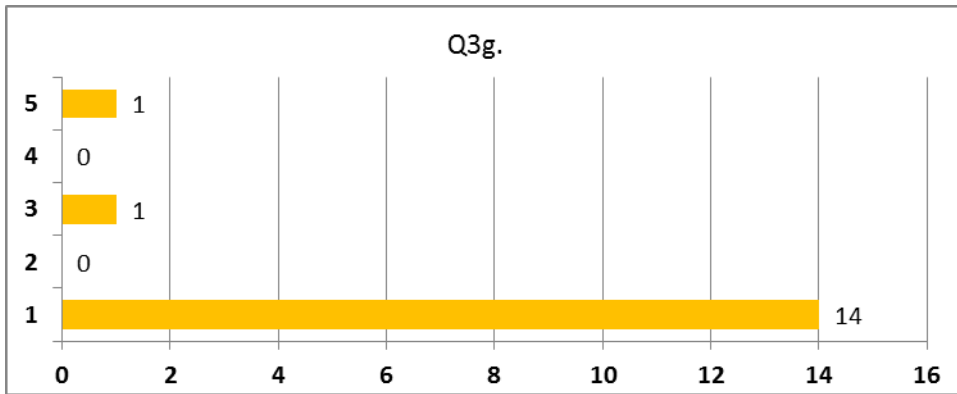


d. Group projects?

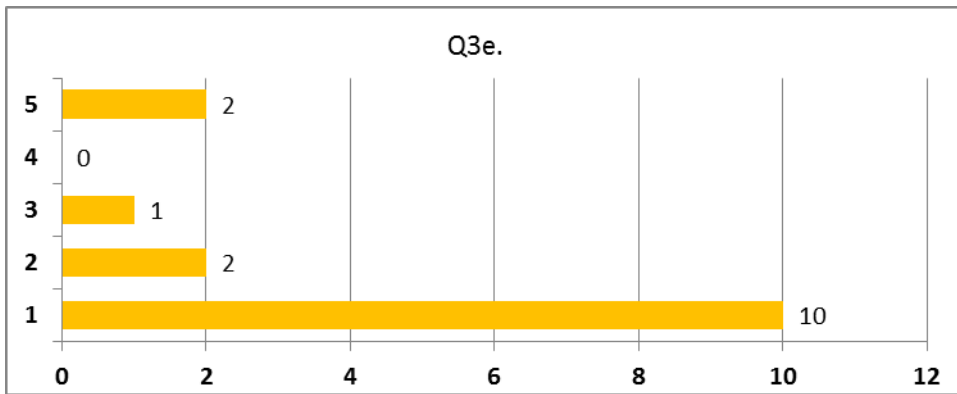




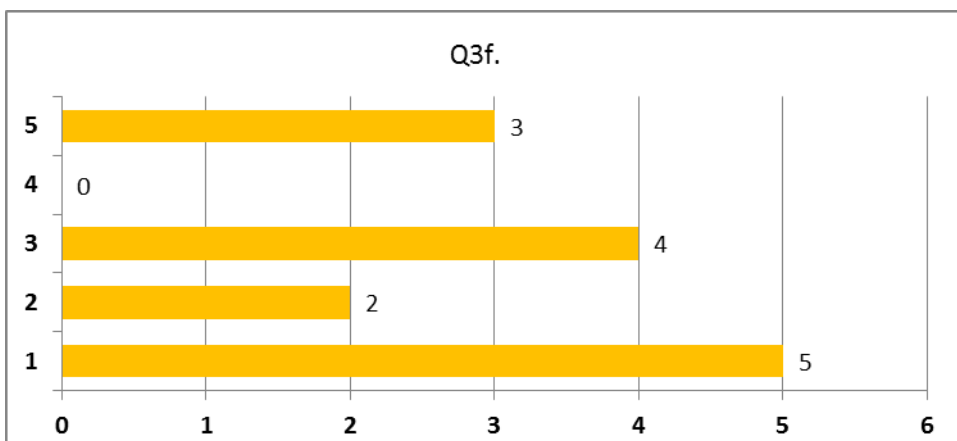
e. Activities such as word games & puzzles?



f. Gentle exercises to improve your balance & muscle strength?



g. Just to catch up with friends & have a cuppa?

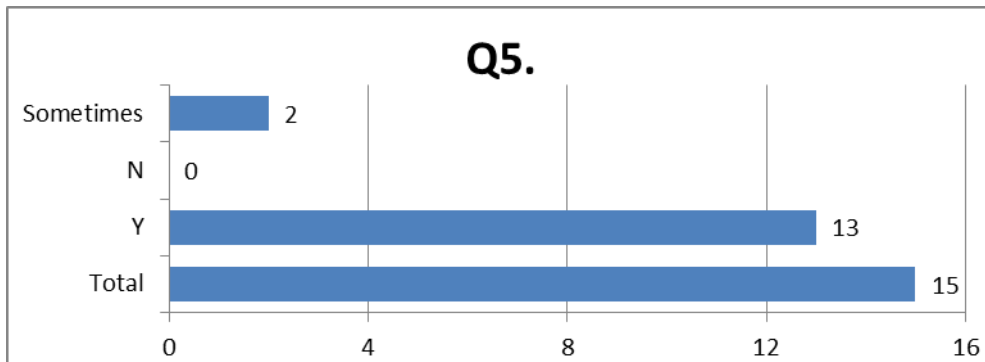




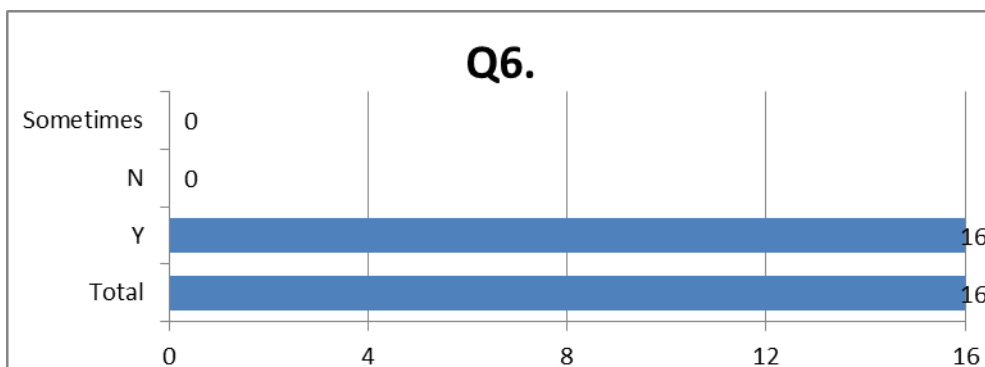
Q4. Do you have suggestions for topics of interest for a guest speaker?

One suggestion was given: Mayor Janelle Archdale

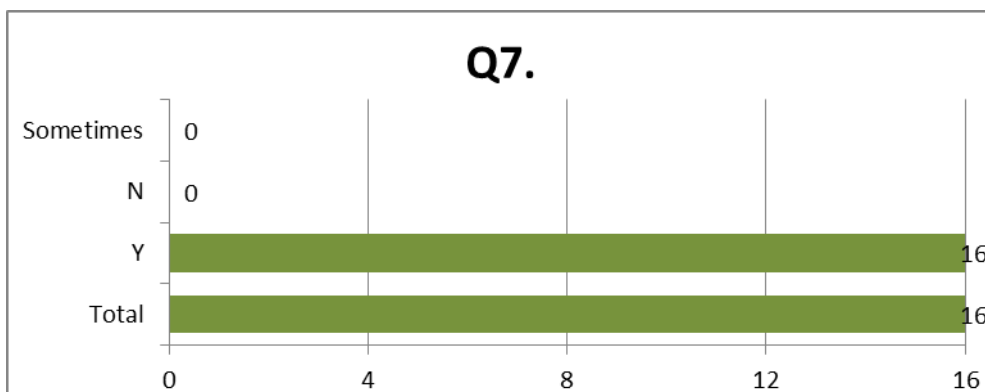
Q5. Do you feel the food offered for morning tea is healthy?



Q6. Do you feel the food offered for morning tea is enjoyable?

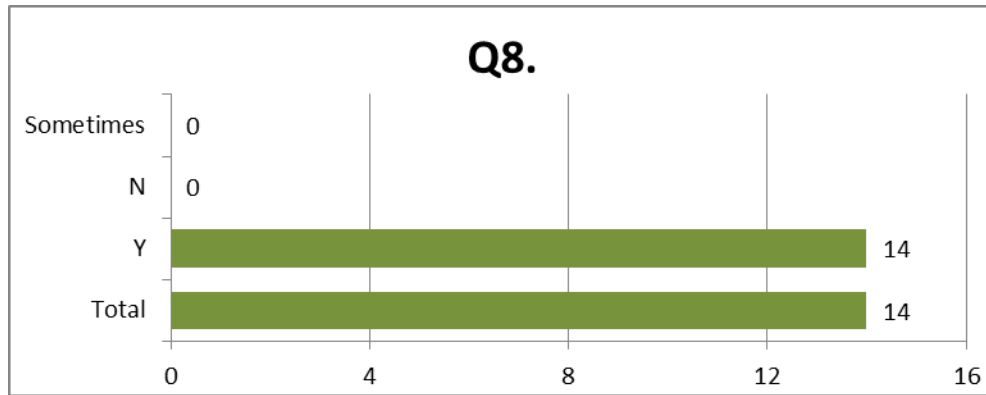


Q7. Do you feel the food offered for morning tea has enough variation?

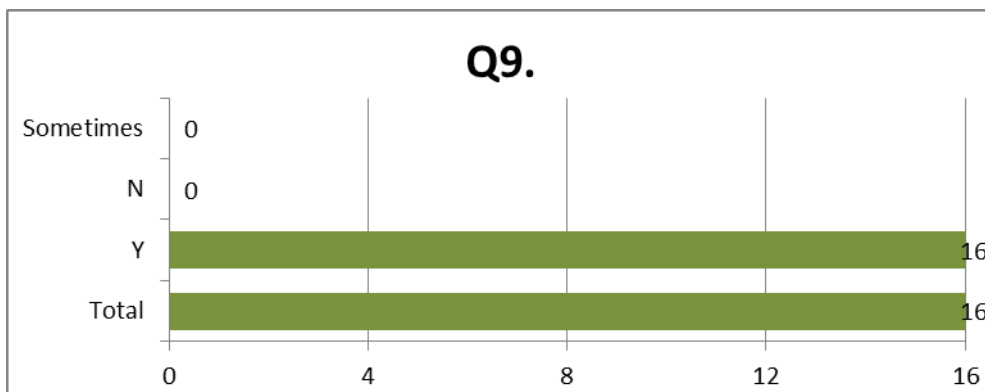




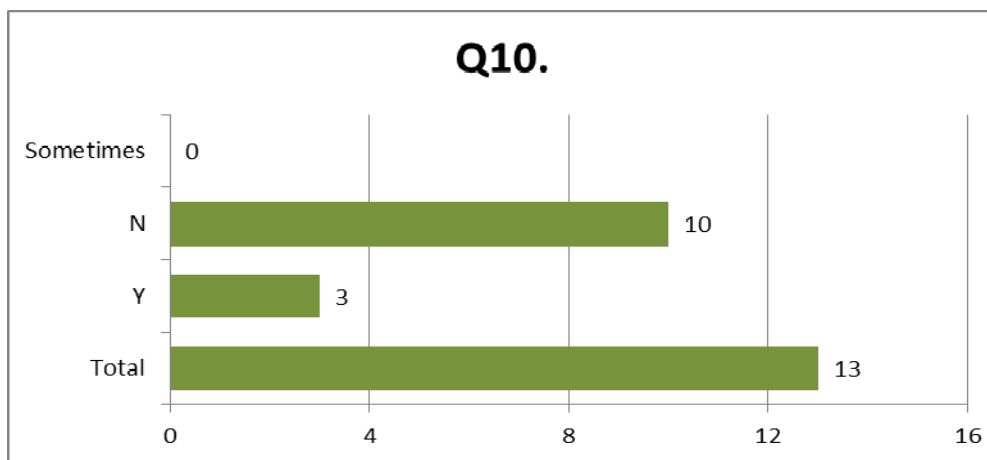
Q8. Do you feel the food offered for morning tea caters to your dietary needs?



Q9. Do you feel the food offered for morning tea is good value for the \$5 you pay?

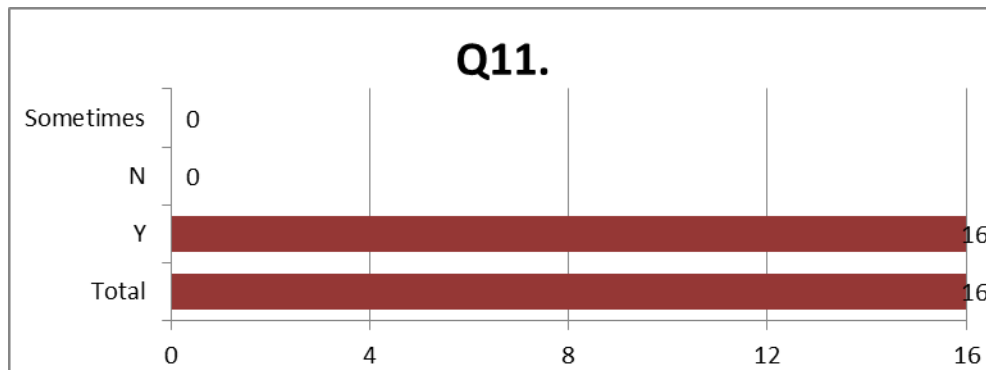


Q10. Would you prefer the group flyer posted the month before the group outing?

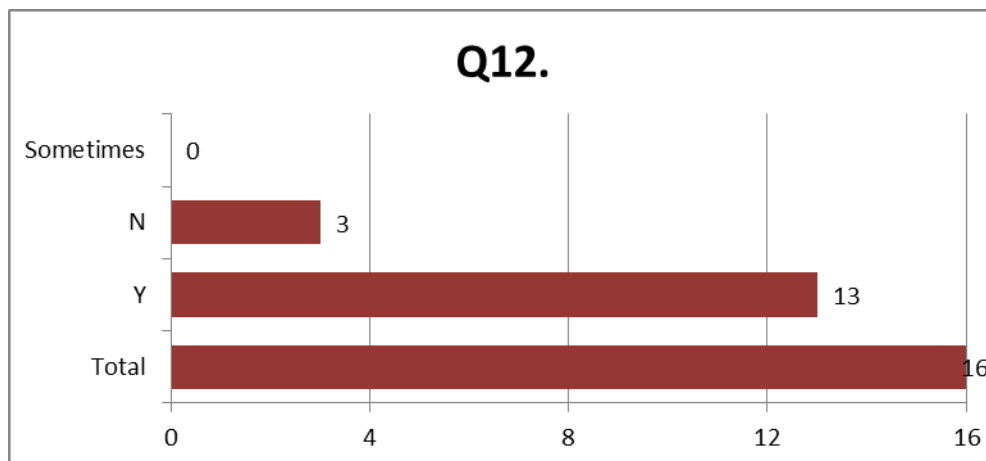




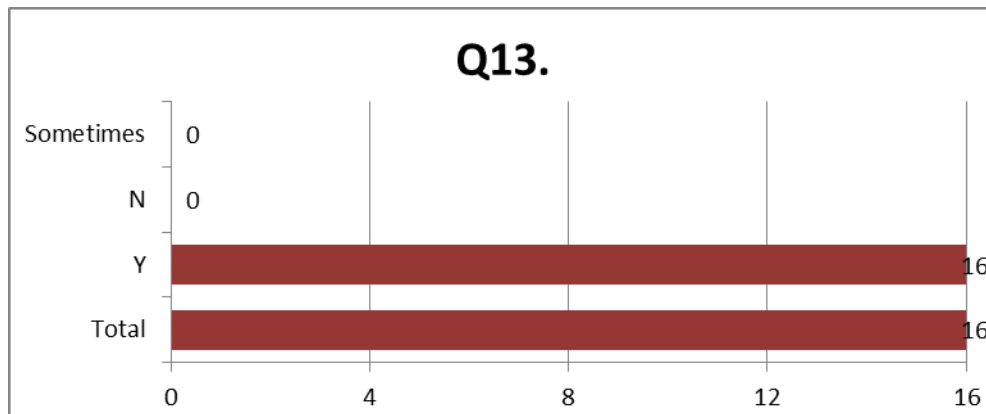
Q11. Does the monthly flyer contain enough information for you?



Q12. Would you attend a trip away where an overnight stay is required, with a mixed group, (the Women's Group, Men's Group & Wanderers Group)?

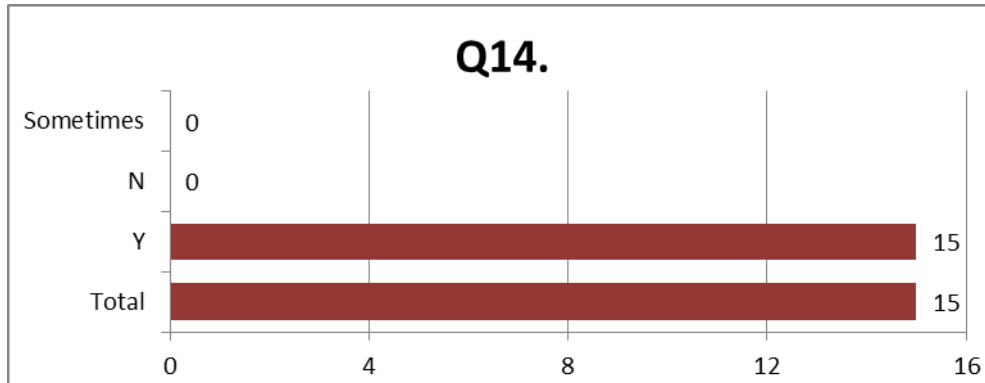


Q13. Is there enough variety of venues & places we visit on the outing trips?





Q14. Do you think that the venues & places that we visit as a group are appropriate & suitable to your age group?



Q15. If no, please comment or suggest improvements?

No suggestions were made other than “don’t change a thing”

Q16. Any ideas or suggestion for a place to visit?

- Visit to small school.
- Café at Kentucky
- Small schools
- Bundarra Iris farm
- Ralph's place - twice
- Peterson's Winery
- Armidale Bowling Club lunch etc.
- Heritage tour Armidale.
- Blueberry farm at Rocky River.
- Kootingal RSL
- Toowoomba flower show.
- Port Macquarie
- Saumarez Homestead when warm

Q17. Further comments?

- I enjoy coming to Women's Group for a friendly mornings' outing.
- Enjoyable group & well organised
- “and we do have our bus driver”
- Just happy to go with the group
- I am happy to go on any trips



Meetings and Training

8 July – Community Care Interagency meeting with community nurses, Dr’s surgery nurses and home Care co-ordinator to discuss My-Aged Care and how we can support the local clients through the process of registration.

9 July – Dementia support group get together held in the Day Centre rooms.

24 July – Elaine and I attended a workshop called “3Cs – change, conflict and Communication” held at the Armidale Bowling Club.

July was MDS and Transport for NSW reporting time so much of our time during the month was taken up with preparing and sending these extensive reports.

Catherine Noon
Community Care Coordinator

RECOMMENDATION: that items included in the Management Review Report, numbered 1 to 13 inclusive, be NOTED by Council.

Submitted to Council: 29 July 2015

..... General Manager Mayor



Item 10:

Committee Reports

Submitted to Council: 26 August 2015

..... General Manager Mayor



Walcha Council Community Care Advisory Committee Meeting Minutes

held on

Tuesday, 4 August 2015

at

2:30 pm

at

Walcha Council Community Care Day Centre Rooms

PRESENT:

Clr Kevin Ferrier (Chair), Kate Hoy, Sue Reardon, Debra Sweeney, Cathy Noon (Community Care Coordinator), Lacey Latham (Environmental Services Manager).

IN ATTENDANCE:

Susie Dunn (Network Support Consultant, NSW Meals on Wheels)

1. APOLOGIES: Ron Denham and Elaine Bartholomew (ATSI Community Care Coordinator)

RESOLVED: On the motion of Hoy and Sweeney that the apologies be accepted.

2. CONFIRMATION OF MEETING MINUTES HELD ON TUESDAY 21 APRIL 2015:

RESOLVED: On the motion of Reardon and Hoy that the Minutes of the Walcha Council Community Care Advisory Committee Meeting held on 21 April 2015, copies of which have been distributed to all members, be taken as read and confirmed a true record.





3. BUSINESS ARISING:

- 3.1 The recruitment of further Committee members has been delayed as Council is planning to review all Section 355 Committees, as part of this review Council will confirm this Committees membership requirement and will advertise for additional members accordingly.

4. MEALS ON WHEELS

The meeting was attended by Susie Dunn, the NSW Meals on Wheels Network Support Consultant to report on Meals on Wheels in the region and to offer advice where possible. The Committee reported that the number of meals on wheels clients had reduced considerably over the previous six months with the cause not yet confirmed; however there is some concern around the quality of the meals being provided. It is Ms Dunn's experience that clients in the New England region prefer the provision of quality hot meals that are fit-for-purpose i.e. specifically more nutritional to be consumed over a long-term period as opposed to hospital meals that really are meant for a short period of time. There are not many hospital providers left, rather service providers are tendering for more suitable services, it was suggested that Walcha Council Community Care do the same.

RESOLVED: On the motion of Hoy and Sweeney that the Committee RECOMMEND that the Council seek expressions of interest for the provision of Meals on Wheels meals to Walcha Council Community Care Clients.

5. COMMUNITY CARE COORDINATOR'S REPORT

A report from the Community Care Coordinator was tabled and presented to the Committee.

The Community Care Coordinator advised she is considering amending the group trips from the alternately men's / women's monthly day trips to combined overnight quarterly trips to allow greater diversity in the travel destination options. The alternate months would remain a local outing to maintain the budget. The Community Care Coordinator will survey clients to determine support for the idea.

6. FINANCIAL REPORT

A full statement of income and expenditure was not available at the time of the meeting.

7. FEEDBACK AND COMPLAINTS

Zero feedback or complaints had been received by Walcha Council Community Care for the reporting period.



8. GENERAL BUSINESS

Nil

9. NEXT MEETING

The next meeting of the Walcha Council Community Care Advisory Committee will be held on Tuesday, 20 October 2015. The meeting will commence at 2:30pm.

There being no further business the Chair declared the meeting closed at 3:44pm.

CONFIRMED _____ **(Signed)**

Date: ___ / ___ / ___ **Chairperson**



Item 11:

Delegate Reports

Submitted to Council: 26 August 2015

..... General Manager Mayor



Country Mayors Association of NEW SOUTH WALES

Chairman: Cr Rod Kendall
PO Box 20 Wagga Wagga NSW 2650
02 69269111
ABN 92 803 490 533

MINUTES

GENERAL MEETING

THURSDAY, 6 AUGUST 2015, COUNTRY EMBASSY, SYDNEY

The meeting opened at 9.15 a.m.

1. ATTENDANCE:

Albury City Council, Cr Kevin Mack, Mayor
Albury City Council, Mr Frank Zaknich, General Manager
Armidale Dumaresq Council, Cr Laurie Bishop, Mayor
Armidale Dumaresq Council, Mr Glen Wilcox, General Manager
Bathurst Regional Council, Cr Gary Rush, Mayor
Bathurst Regional Council, Mr David Sherley, General Manager
Bega Valley Shire Council, Cr Michael Britten, Mayor
Bellingen Shire Council, Cr Mark Troy, Mayor
Berrigan Shire Council, Cr Bernard Curtin, Mayor
Bland Shire Council, Mr Ray Smith, General Manager
Boorowa Council, Cr Wendy Tuckerman, Mayor
Boorowa Council, Ms Anthony McMahon, General Manager
Carrathool Shire Council, Cr Peter Laird, Mayor
Coonamble Shire Council, Cr Alan Karanouh, Mayor
Deniliquin Shire Council, Cr Lindsay Renwick, Mayor
Dubbo City Council, Cr Mathew Dickenson, Mayor
Dubbo City Council, Mr Mark Riley, General Manager
Eurobodalla Shire Council, Cr Lindsay Brown, Mayor
Gloucester Shire Council, Cr John Rosenbaum, Mayor
Gloucester Shire Council, Mr Danny Green, General Manager
Griffith City Council, Cr Doug Curran, Deputy mayor
Griffith City Council, Mr Brett Stonestreet, General Manager
Gunnedah Shire Council, Cr Gae Swain, Deputy Mayor
Harden Shire Council, Cr John Horton, Mayor
Harden Shire Council, Mr Trevor Drowley, Acting General Manager
Jerilderie Shire Council, Mr Craig Moffitt, General Manager
Leeton Shire Council, Cr Paul Maytom, Mayor
Lockhart Shire Council, Cr Peter Yates, Mayor

Lockhart Shire Council, Mr Rod Shaw, General Manager
Mid Western/Mudgee Regional Council, Cr Des Kennedy, Mayor
Mid Western/Mudgee Regional Council, Mr Brad Cam, General Manager
Moree Plains Shire Council, Cr Katrina Humphries, Mayor
Murray Shire Council, Cr Tom Weyrich, Mayor
Murray Shire Council, Ms Margot Stork, General Manager
Narrabri Shire Council, Cr Conrad Bolton, Mayor
Parkes Shire Council, Cr Ken Keith, Mayor
Parkes Shire Council, Cr Alan Ward, Deputy Mayor
Shoalhaven City Council, Cr Allan Baptist, Deputy Mayor
Shoalhaven City Council, Russell Pigg, General Manager
Tamworth Regional Council, Cr Col Murray, Mayor
Tamworth Regional Council, Mr Paul Bennett, General Manager
Upper Lachlan Shire Council, Cr John Shaw, Mayor
Uralla Shire Council, Cr Michael Pearce, Mayor
Urana Shire Council, Cr Patrick Burke, Mayor
Wagga Wagga City Council, Cr Rod Kendall, Mayor
Wagga Wagga City Council, Mr Phil Pinyon, General Manager
Wakool Shire Council, Cr Neil Gorey, Mayor
Wakool Shire Council, Mr Bruce Graham, General Manager
Walcha Council, Cr Janelle Archdale, Mayor
Walcha Council, Mr Jack O'Hara, General Manager
Warrumbungle Shire Council, Cr Peter Shinton, Mayor
Warrumbungle Shire Council, Mr Steve Loane, General Manager
Yass Valley Council, Cr Rowena Abbey, Mayor
Local Government NSW, Cr Keith Rhoades, President

APOLOGIES:

As submitted

SPECIAL GUESTS:

Hon Paul Toole MP, Minister for Local Government

Hon Rob Stokes MP, Minister for Planning

Hon Duncan Gay MLC, Minister for Roads, Maritime and Freight

2. ADOPTION OF MINUTES OF PREVIOUS MEETING:

RESOLVED that the minutes of the General Meeting held on 12 June 2015 be accepted as a true and accurate record (Eurobodalla shire Council / Tamworth Regional Council).

3. Matters Arising from the Minutes

The positive growth in membership was noted

4. CORRESPONDENCE

Outward

(a) Mr Jim Betts, CEO Infrastructure NSW , thanking him for his presentation to the 12 June 2015 meeting

(b) Ms Marcia Doheny, CEO, Office of Local Government, thanking her for her presentation to 12 June meeting

- (c) Cr Keith Rhoades, President LGNSW, advising of this Associations support of the Roads Congress Communiqué
 - (d) Eurobodalla Shire Council, advising of the Associations support for funding to be allocated to manage the Grey Headed Flying Fox
 - (e) Cr Keith Rhoades, President LGNSW, asking for advice as to how to advocate for Changes to the Local Government Act and the Code of Conduct particularly councilor conduct following Murray Shire Councils case
 - (f) Hon Troy Grant MP, Deputy Premier, Minister for Justice and Police, Minister for the Arts and Minister for Racing, regarding police not attending minor crashes and the subsequent loss of data
 - (g) Hon Mike Baird MP, Premier, advising of the Associations support of the Roads Congress Communiqué
 - (h) Hon Tony Abbott MP, Prime Minister, advising of the Associations support of the Roads Congress Communiqué
- Inward
NIL

NOTED

5. PRESENTATIONS

5.1 Hon Paul Toole MP, Minister for Local Government

The Fit for the Future reforms started 4 years ago and are designed to provide a real partnership with Councils. No change is not an option, Councils need to look at operations and become more efficient. IPART has received 141 submissions and recommendations are scheduled to be made to government in October. The reforms are not about mergers alone but about Joint Organisations sharing resources and skills. Once the 5 trial Joint Organisations prove effective the model will be rolled out to other areas. Financial funding is part of the package and Treasury is involved. Councils can apply for low interest loans for infrastructure projects and reassessment of the Financial Assistance Grants is being undertaken so that Councils in need are the beneficiary of the grants. Guidelines for the Rural Council Innovation Fund of \$4 million are out now and funds will be available after Fit for the Future is assessed. The Local government Act is being reviewed and feedback on changes will be sought from councils early next year. The Auditor General will audit councils from 2017. If a councilor is suspended for misconduct on 3 occasions then that councilor will be excluded from holding office for 5 years. Non compliance with a Performance Improvement Order by councilors will see those councilors targeted and not the whole Council which is the present case.

5.2

Hon Rob Stokes MP, Minister for Planning

Planning in NSW is either Metropolitan, Resource Assessment or Regional. The Resource Assessment sector of land use is under increasing focus and clean up. Exploration licenses created expectations that planning consents will follow and this misconception will take a few years to sort through. Integrated Mining Policy makes clear to communities, councils and other stake holders what the governments policy is on issues relating to water, annual reporting, auditing and

voluntary planning agreements. Social, economic and environmental issues are equally valid and stakeholders need to take that into consideration.

Strategies are being adopted for Regional Plans for all areas of the State integrating infrastructure planning to regional planning initiatives. In respect of Complying Development councils are being asked whether they support the the 2 week notification period. If they don't the requirement will be taken away.

5.3

Hon Duncan Gay MLC, Minister for Roads, Maritime and Freight

The State Government has a \$68billion infrastructure program in place. \$19.5billion has been spent on regional roads since 2011 and since that year 60% of the states road budget has been spent outside Sydney, Newcastle and Wollongong. 1,700km of new bitumen will be laid in the State this year. This government has provided \$1.8billion in grants to councils and \$326million will be provided this year. The government is recycling capital assets by leasing assets and expending the returns on new infrastructure. The Fixing Country Roads program is partnering with councils and other stakeholders eg rail and the wheat industry to create stronger communities and stronger councils. The Fixing Country Roads next round of funding starts in September this year. Applications are assessed by a panel of independent experts who concentrate on applications that build or upgrade infrastructure that provides a return on investment. A standard design for bridges has been developed by the RMS and Intermodal Facility Hubs are being approved where there is guaranteed freight

6. FINANCIAL REPORT

RESOLVED That the financial reports for the last quarter were tabled and accepted (Albury City Council / Coonamble Shire Council)

7. General Business

(a) Disaster Mitigation

RESOLVED That Country Mayor's make representation to the State and Federal Government to review the balance between natural disaster recovery and mitigation and increase the financial assistance made available at the Local Government level for disaster mitigation, resilience and recovery (seek more money for mitigation) and advise that the Association does not support cutbacks in federal funding for restoration of flood damaged assets after natural disasters as recommended by the Productivity Commission Inquiry (Wagga Wagga City Council / Bellingen Shire Council)

(b) Mobile Blackspot Programme

RESOLVED That the County Mayors' Association of NSW:

1. Expresses its concern that a key objective of the Australian Government Mobile Blackspot Programme, as enunciated in section 1.1.2 of the document, "The Mobile Blackspot programme is the Australian Governments initiative to extend mobile phone coverage and competition in regional Australia", is at risk of not being achieved.

2. Write to ACCC, Paul Fletcher (Minister Turnbolls Office), Emergency Services, the CEO of Telstra, Mr Andrew Penn and the CEO of Vodafone, Mr Inaki Berroeta, the last two organisations being the recipients of the funding allocated in the programme, calling on Telstra and Vodaphone to support rural and regional Australia by confirming that they will include new and upgraded base stations/towers funded under all rounds of the Australian Government Mobile Blackspot Programme in the Wholesale Products they offer to all mobile service providers (Eurobodalla shire Council / Coonamble Shire Council)

(c) Inland Rail

RESOLVED That the Country Mayors Association write to the Prime Minister supporting the Inland Rail and encourage Councils to lobby their local members (Parkes Shire Council / Tamworth regional Council)

(d) Country Embassy

The Association has been advised that the Country Embassy, Trade and Investment Centre will be closing at the end of the year. A new venue will need to be arranged for 2016 and beyond. The Secretariat has contacted Infrastructure Australia who have meeting facilities and will make a submission to them. Contact will be made with the Ministers office to see if the decision is final and if not will make a submission supporting its continuation.

(e) Natural Disaster Funding

Funding to Local Government for natural disaster works is only funded if it falls outside normal operational work and is undertaken out of hours as overtime. Warrumbungle Shire Council and Harden Shire Council are to prepare a discussion paper for the next meeting.

(f) Murray Darling Basin Plan

The need for a review of the social and economic impacts of the Murray Darling Basin Plan was discussed. Carrathool, Leeton and Wakool Shire Councils are to prepare a discussion paper for the next meeting.

Next Meeting

The date of the next meeting is Thursday, 5 November 2015

There being no further business the meeting closed at 12.35pm.

Cr Rod Kendall
Chair – Country Mayor's Association of NSW