


**GENERAL MANAGER'S REPORTS TO COUNCIL MEETING
TO BE HELD TUESDAY 26 FEBRUARY 2019 AT DARLINGTON POINT**

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 General Manager

 Mayor

ITEMS FOR DECISION

ITEM NO. 1 – GENERAL MANAGER MONTHLY UPDATE

Council Meeting:	26 February 2019
Report Date:	19 February 2019
Author:	General Manager
File:	03.16.02
Approval:	General Manager

EXECUTIVE SUMMARY

To provide information generally relating to past and future actions of the General Manager, along with specific action items being dealt with.

RECOMMENDATION

1. That Council authorise the General Manager's annual leave request from 15 April to 26 April inclusive.
2. That Council receive the balance of this report as information.

OFFICER COMMENT

1. Water

Never a dull moment. Council is aware of most everything from emails and workshop discussions. Below I provide a recap:

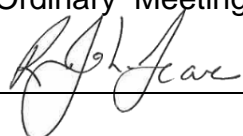
Coleambally and Darlington Point

Bore 1 Coleambally sucked dry, which resulted in lengthening the suction on both Bore 1 and 2 in Coleambally. During the hot period in January we saw between 100% and 200% increase in water usage in Coleambally. Darlington Point also saw up to 200% increase in water usage over the same January period. With the cooler days, some normality has returned.

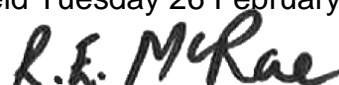
Jerilderie

In company with Operations Managers Johann Pereira and William Wade, I met with Department of Primary Industries Regional Inspector Pat Freeman at the Water Treatment Plant to discuss the turbidity, amongst other things. We are meeting again in the next two weeks to carry out some tests on the sand filters and look at different process designs, which could be incorporated into the existing footprint to assist with water treatment. The go-slow on water delivery to Jerilderie is placing enormous pressure on the treatment plant. I am working to find the ear that can assist us with this issue. We are finalising the water wise notices as

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General Manager



Mayor

presented to the Council workshop, they will be ready for distribution at the appropriate time.

2. Information Technology

Council may be aware that we are part of a 5-member team from RAMJO focusing on information technology, working together to make savings. The funding for this project is on its final stage, which is connecting a common software each of us has to the cloud. The software chosen were IntraMaps and Confirm. Murrumbidgee uses IntraMaps so we have committed to the pilot for 12 months, commencing once NBN fibre is installed at Darlington Point. As Council is aware from the workshop discussion, only Darlington Point is within a reasonable distance from NBN fibre to be connected.

On 19 Feb 2019 I meet with representatives from Transgrid Telecommunications, about opportunities for Murrumbidgee and the RAMJO area in the way of telecommunications. One opportunity to be investigated further results from Transgrid placing optical fibre along the Sturt Highway passing Darlington Point. From past experience it would be possible to achieve high speed internet to both Darlington Point and Coleambally from this connection, not sure of costs and other logistics, this is still being investigated.

3. RAMJO

Council has been provided with the RAMJO Statement of Regional Strategic Priorities 2018-2022, identifying the key areas we are to tackle, broken down into subcommittees. Murrumbidgee is on the Telecommunications (as convener) and Health Sub-Committees. A lot more work to be done before we have things to report to Council.

The last RAMJO board meeting and General Manager's meeting primarily centred around the Strategic Priorities.

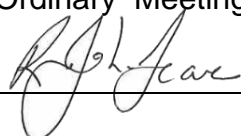
That document will give you a greater understanding of the meetings attended than I can write in this report.

4. Workshop

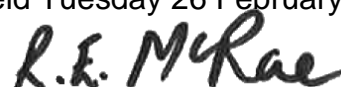
There was so much content in the February workshop, it seemed as if we just glossed over a lot of it, however we tackled many major issues. What was highlighted was we need to schedule a second workshop some time in June, July, August to specifically tackle two to three issues.

Need to think of dates for this workshop, I will distribute the three topics in April at the latest.

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General Manager



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5. Movements

Tuesday 26 February 2019 – Darlington Point Day
Wednesday 27 February 2019 – Griffith (NSW Police) - cancelled
Thursday 28th February 2019 - Morning - 10.30am Citizenship Ceremony
Darlington Point; afternoon - Coleambally
Friday 1 March 2019 - Jerilderie Day

Monday 4 March 2019 - Jerilderie Day
Tuesday 5 March 2019 - Darlington Point Day
Wednesday 6 March 2019 - afternoon out of the office (personal appointments in Albury)
Thursday 7 March 2019 – morning Coleambally ½ day; afternoon travel to Sydney for Country Mayors on Friday
Friday 8 March 2019 – morning Country Mayors Meeting, Sydney; afternoon - travel back to Murrumbidgee

Monday 11 March 2019 - Jerilderie Day
Tuesday 12 March 2019 - Sick leave specialist appointment Albury
Wednesday 13 March 2019 - Coleambally Day
Thursday 14 March 2019 - Darlington Point Day - 11.00am Griffith (NSW Police)

Annual Leave - 15 to 26 April 2019 – (to be finalised - may be a day or two each way)

SUSTAINABILITY

N/A

STATUTORY COMPLIANCE/POLICY

N/A

FINANCIAL

N/A

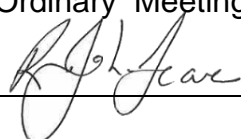
INTEGRATED PLANS

Theme 5: Our Leadership – Looking to our Future
1.1 Demonstrating Transparent Leadership Through Accountability and Community Representation

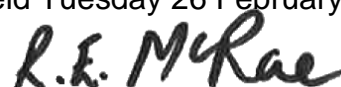
RISK MANAGEMENT

N/A

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General Manager



Mayor

CONSULTATION / ENGAGEMENT

N/A

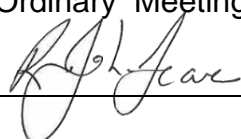
OPTIONS

N/A

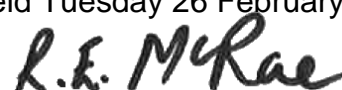
ATTACHMENTS

NIL

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General Manager



Mayor

ITEM NO. 2 – COUNCIL ELECTIONS 2020

Council Meeting:	26 February 2019
Report Date:	18 February 2019
Author:	Executive Assistant
File #:	03.10
Approval:	General Manager

EXECUTIVE SUMMARY

Local Government elections will be carried out in September 2020. Following this election, merged Councils will then be on the four-year election cycle for Councillors in NSW.

RECOMMENDATION

The Murrumbidgee Council ("the Council") resolves:

1. Pursuant to Section 296 (2) and (3) of the Local Government Act 1993 (NSW) ("the Act") that an election arrangement be entered into by contract for the Electoral Commissioner to administer all elections of the Council;
2. Pursuant to Section 296 (2) and (3) of the Act, as applied and modified by s.18, that a Council poll arrangement be entered into by contract for the Electoral Commissioner to administer all Council polls of the Council;
3. Pursuant to Section 296 (2) and (3) of the Act, as applied and modified by s.18, that a constitutional referendum arrangement be entered into by contract for the Electoral Commissioner to administer all constitutional referenda of the Council.

BACKGROUND

The NSWEC has conducted the Local Government Elections for:

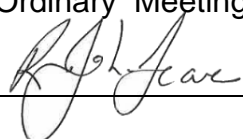
Jerilderie Shire Council - 2012
Murrumbidgee Shire Council - 2012
Murrumbidgee Council - 2017 and the 2018 By-Election;

OFFICER COMMENT

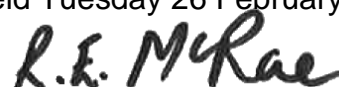
Council was previously advised by the Office of Local Government in Circular 18-43 – 12 December 2018:

- Where a Council resolves to engage the NSWEC to administer its elections, polls and referenda, the election arrangement with the NSWEC will apply to the 2020 ordinary election and every election, poll and referendum, including any

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General Manager



Mayor

- by-election or countback election, until the contract is automatically terminated 18 months before the following ordinary election of Councillors.
- Under section 296 (3) (b), where a Council has resolved to enter into an election arrangement with the NSWEC, the contract with the NSWEC must be finalised no later than 15 months before the next ordinary elections (ie 11 June 2019).
 - Under section 296 (5), Councils can enter into an election arrangement for the NSW EC to administer an ordinary Council election less than 15 months before the election, if the Council has resolved to enter into the election arrangement and the NSWEC is satisfied that there are exceptional circumstances that make it necessary or desirable for the election to be administered by the NSWEC.
 - A Council that fails to make a decision on the administration of its elections by 11 March 2019, will be required to publish a notice of that failure on the Council's website.

Since then, and in Circular 19-02 from the Office of Local Government – 8 February 2019, we have been advised that the NSW Government has approved a review by the Independent Pricing and Regulatory Tribunal (IPART) of the costs of conducting Local Government elections in NSW. The purpose of IPART's review is to ensure a robust methodology for determining costs is applied, in order to minimise the financial burden on Councils and ratepayers and to ensure local Government elections are conducted efficiently and cost effectively.

IPART has been requested to report to the Minister for Local Government recommending a costing methodology to be applied in determining the amount the NSW Electoral Commissioner (NSWEC) charges Councils to administer their ordinary elections. IPART is to submit its final report to the Minister by Friday 30 August 2019.

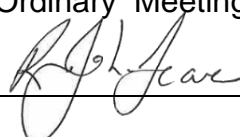
As the outcomes of the IPART review may impact on the administration of the September 2020 Council elections, it is proposed to introduce legislation in the first Parliamentary sitting period of 2019 following the NSW State Election to amend the Local Government Act 1993 (the LGA) to extend the deadline for Councils to make a decision on the administration of their elections under Sections 296AA and 296. This deadline will be extended to 1 January 2020.

SUSTAINABILITY

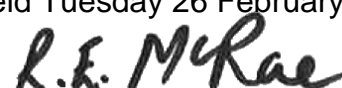
STATUTORY COMPLIANCE/POLICY

Under Section 296AA of the Local Government Act 1993, Council must make a decision on how their September 2020 ordinary election is to be administered.

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General Manager



Mayor

FINANCIAL

The election arrangement is a standardised contract for all Councils. The service schedule and costs schedule of the standardised contract will vary between Councils, and will be made by the NSWEC in consultation with each Council, following the IPART review.

The cost to Council of the 2018 By-Election (East Ward) was \$20,498.50.

The cost to Council of the 2017 Election was \$21,483.00.

Council is also responsible for the cost of advertising for the elections.

In 2020, Council has an anticipated budget of \$47,000.

INTEGRATED PLANS

Leadership - 5.1 Transparent Leadership, Sustainability, Accountability and Community Representation.

- Action 5.1.1.6 - Ensure Council's policies and processes meet the current Legislation, Statutory and regulatory requirements.

RISK MANAGEMENT

Nil

CONSULTATION / ENGAGEMENT

General Manager and Finance Manager

OPTIONS

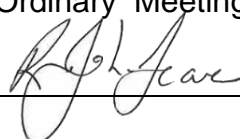
1. To engage the NSWEC to administer the Council's elections, polls and referenda, by resolution at today's meeting; or
2. To await results of the IPART review, which will extend the deadline for Councils to make a decision on the administration of their elections to 1 January 2020; or
3. The Council's elections be administered by the General Manager of the Council.

ATTACHMENTS

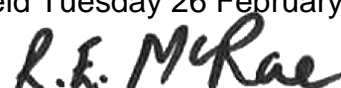
Attachment # 1: Letter from Office of Local Government;

Attachment # 2: Circular 19-02/8

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General Manager



Mayor

ITEM NO. 3 – DRAFT BACKFLOW PREVENTION POLICY

Council Meeting:	26 February 2019
Report Date:	12 February 2019
Author:	Susan Appleyard
File #:	03.06
Approval:	General Manager

EXECUTIVE SUMMARY

The Draft Backflow Prevention Policy will assist Council in protecting the potable water supply in each of the Council's reticulated water systems.

RECOMMENDATION

That the Draft Murrumbidgee Council Backflow Prevention Policy be exhibited for a period of 28 day with a submission period of 42 days in accordance with Section 160 of the Local Government Act 1993.

BACKGROUND

In 2014 the Department of Primary Industries released circular LWU17, which recommended that Councils should continue to enforce requirements for installation, repair, maintenance, testing or commissioning of backflow prevention devices to safeguard their public water supply systems.

OFFICER COMMENT

The policy has been updated from the former Jerilderie Shire Council policy to cover the three towns. The policy will allow Council to enforce the installation, repair, maintenance, testing and commissioning of backflow prevention devices to protect the town water supplies.

SUSTAINABILITY

STATUTORY COMPLIANCE/POLICY

There are no statutory requirements to have a backflow prevention policy, however it is recommended by the Department of Primary Industries.

FINANCIAL

There are no financial implications to Council. There may be additional costs to developers and businesses requiring a trade waste approval.

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General Manager



Mayor

INTEGRATED PLANS

The Backflow Prevention Policy will ensure that Council maintains a safe potable water supply in the 3 towns within the Council area. This meets with Strategy 3.2.4 - Manage Public (Safety) Liability and Risk Associated with Public Infrastructure.

RISK MANAGEMENT

The Backflow Prevention Policy is a compliance policy designed to manage risk to the reticulated water system.

CONSULTATION / ENGAGEMENT

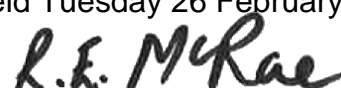
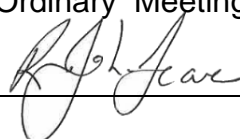
The policy has been developed in consultation with Council's trade waste consultant.

OPTIONS

1. Do nothing and increase risk of backflow into the reticulated water systems; or
2. Adopt a policy and have guidelines to prevent backflow into the water reticulation systems.

ATTACHMENTS

Attachment # 3: Draft Murrumbidgee Council Backflow Prevention Policy



ITEM NO. 4 – JERILDERIE SWIMMING POOL UPGRADE

Council Meeting:	26 February 2019
Report Date:	18 February 2019
Author:	Susan Appleyard
File #:	04.58.22
Approval:	General Manager

EXECUTIVE SUMMARY

To ensure that contractors were available to undertake the upgrade works to the pool at the end of the 2019 pool season, expressions of interest to tender for the works was issued in January. This means that Council will be utilising the selective tender process permitted under the Local Government (General) Regulations 2005 and a resolution of Council is required in accordance with clause 168 of the Regulation.

RECOMMENDATION

That:

- 1. Council endorse the use of the Expression of Interest and progress to selective tender in accordance with Section 168 of the Local Government (General) Regulation 2005;**
- 2. An extraordinary meeting of Council be held on 3 April 2019 at 10.00am in the Jerilderie Chambers to award the tender;**
- 3. The animation of the proposed upgrade be placed on Council's website for comment from the public during the month of March 2019.**

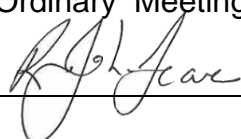
BACKGROUND

In December 2018 preliminary works began on the Jerilderie Pool upgrade project. It was realised that the majority of contractors that undertake this work are booked out by the end of the pool season.

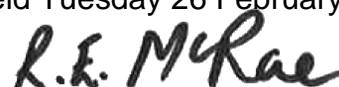
In January, after consultation with the General Manager and the architect appointed to the upgrade project, facility design and construction, it was decided that the best way to ensure a contractor was available was to call for expressions of interest and then utilise the selective tender provisions of the regulations.

30 January 2019 - Expressions of Interest were called via tenderlink;

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General Manager



Mayor

13 February 2019 - Expression of Interest period closed, and a total of three expressions were received.

OFFICER COMMENT

A review of the three companies that expressed an interest in the pool project was undertaken on the 13-14 February 2019, and from the review it has been assessed that any of the three companies are capable of taking on the project.

On the 14 February the three companies were advised that they will be provided with the tender documentation no later than 14 March 2019, and that the tender period will close 28 March 2019.

A special meeting of Council will be required to award the tender, giving the contractor appointed as much time as possible to undertake the works over winter.

The architectural firm appointed to undertake the works, Facility Design and Construction, has also provided an indication of costs to undertake the works of approximately \$2.8 million. An animation of the proposed facility has been provided and will be shown at the Council meeting.

After discussions between the architect and staff, it was recommended to continue down this path and test the market for cost.

The costing have been designed so that some aspects of the design can be removed if required. These include heating and pool blankets.

SUSTAINABILITY

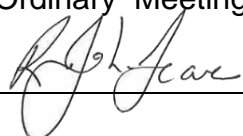
STATUTORY COMPLIANCE/POLICY

As stated previously, to ensure compliance with the Local Government (General) Regulation, a resolution of Council is required to undertake the selective tender process:

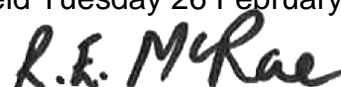
168 Selective tendering method by which invitations to tender for proposed contract are made following public advertisement asking for expressions of interest

- (1) A Council that decides to use the selective tendering method referred to in clause 166 (b) for allocating a particular proposed contract must publish in the relevant newspapers an advertisement inviting applications from persons interested in tendering for the proposed contract.
- (2) Every such advertisement must include:
 - (a) a brief description of the work, goods, facilities, services or property concerned, and
 - (b) the name of a person to whom requests for information concerning the proposed contract may be addressed and how the person can be contacted, and

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General Manager



Mayor

- (c) the deadline for submitting applications. The deadline must be a specified time on a date that is at least 21 days after the date of publication or first publication of the advertisement.
- (3) A Council must consider all applications made in response to such an advertisement and, in so doing, must take into account:
- (a) the experience of the applicants in fulfilling the requirements of similar contracts, and
 - (b) the capacity of the applicants to fulfil the requirements of the proposed contract.
- (4) After considering the applications, the Council may either:
- (a) send invitations in writing to all applicants, or such of them as the Council thinks will be able to fulfil the requirements of the proposed contract, to tender for the proposed contract, or
 - (b) decline to invite tenders from any of the applicants.
- (5) In inviting tenders from applicants, the Council must:
- (a) invite them to submit tenders to the Council by the deadline specified in the invitations, and
 - (b) give details of where and when tender documents relating to the proposed contract can be obtained and the purchase price of those documents. The deadline must be a specified time on a date that is at least 21 days after the date of the invitation.
- (6) The tender documents relating to the proposed contract must comply with clause 170.

FINANCIAL

The new estimate of costs provided by the architect indicated that additional funds may be required to undertake upgrade work to the 25 metre pool. The tender documents have been prepared to allow those preparing a tender to provide alternative options for the project.

Council should however be prepared for some additional costs if they wish to have a full upgrade to the 25 metre pool.

A refurbishment of the 25 metre pool would cost less, but at the Strategic Workshop the Council indicated there was no appetite for this option.

INTEGRATED PLANS

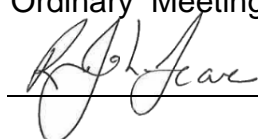
The following themes and strategies from the Community Strategic Plan are relevant to this report.

THEME 1: OUR COMMUNITY

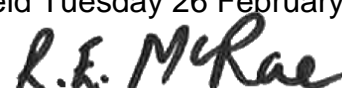
Strategies:

- 1.3 Creating Community Opportunities and Equitable Access to Council and Community Services and Programs
-

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General Manager



Mayor

THEME 3: OUR INFRASTRUCTURE

Strategies:

- 3.1 Responsible, Sustainable Asset Management
- 3.2 Infrastructure (Council Buildings and facilities) which Meet Community and Public Safety Needs
- 3.3 Providing the Community with Open Spaces to be Active

RISK MANAGEMENT

- 1. Inadequate funds to complete the project

By going to tender and allowing for variations to the design and construction methods Council will be doing everything to ensure a quality facility, while keeping the works as close to budget as possible.

- 2. Time delays

If a company is not appointed by early April, it is unlikely that the works can be undertaken in 2019. The companies that have expressed an interest in the project have indicated that there may be a delay of 4-6 weeks in opening the pool to the public.

CONSULTATION / ENGAGEMENT

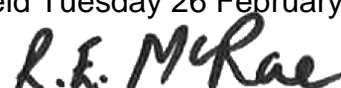
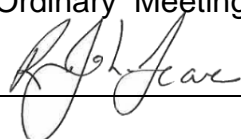
General Manager – To commence the selective tender process
Facility Design and Construction – Architect, Stephen Johansson

OPTIONS

- 1. Standard Tender Process - tender awarded May/June 2019
- 2. Selective Tender Process - tender awarded March/April 2019

ATTACHMENTS

NIL, however an indication estimate of costs and a list of companies that provided an Expression of Interest will be provided at the meeting, and also an animation will be shown.



ITEM NO. 5 – DEVELOPMENT APPLICATION 52-17/18

Council Meeting:	26 February 2019
Report Date:	18 February 2019
Author:	Matt Johnson, Consultant Town Planner, Habitat Planning
File #:	DA 52-17/18
Approval:	General Manager

EXECUTIVE SUMMARY

Council has received Development Application DA 52-17/18 for a proposed chain mesh fence, display of decorative fuel bowzers and installation of five (5) shipping containers at 64 Jerilderie Street, Jerilderie. An assessment of the application has been undertaken against the requirements of Section 4.15 of the *Environmental Planning and Assessment Act 1979* as outlined within this report.

RECOMMENDATION

That Council refuse Development Application No. 52-17/18 for a proposed chain mesh fence, display of decorative fuel bowzers and installation of five (5) shipping containers on Lot 5, DP758541 and addressed as 64 Jerilderie Street, Jerilderie dated 8 May 2018 in accordance with Section 4.16 of the *Environmental Planning and Assessment Act 1979* and subject to the reasons for refusal provided as Attachment # 4.

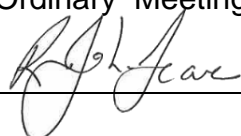
PROPERTY DESCRIPTION

Applicant:	Garry Baffsky
Property:	64 Jerilderie Street, Jerilderie
Zoning:	RU5 Village
Proposed Development:	Chain mesh fence, display of decorative fuel bowzers and installation of five (5) shipping containers
Consent Authority:	Murrumbidgee Council
Reason for Report:	Submissions received, high profile location, development within heritage conservation area, recommended refusal.

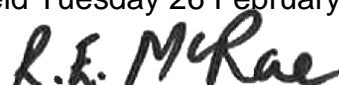
BACKGROUND

Date Lodged:	8 May 2018
Exhibition period:	12 September 2018 to 25 September 2018
Submissions received:	Seven (7), including two (2) identical submissions being from a husband and wife. Of these, two (2) submissions were in support of the proposal, whilst the other five (5) opposed the development.

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General Manager




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Previous Approvals: The following table provides a brief summary of the relevant approvals issued for the site in the context of the current application:

Table 1: Approval History

Approval Date	Application Ref. No.	Description
27 May 2014	DA15-13/14	<p>Workshop & Showroom Additions</p> <p>Approval for a workshop and showroom additions for a new workshop to be connected to the existing building on-site.</p> <p>The building was designed to be similar in appearance (wall height and roof pitch) to the 1950s workshop and was setback 5m from the street with landscaping.</p> <p>An independent assessment of the application was undertaken and it was recommended that the façade of the building be adjusted to be more in keeping with the heritage character of the area, which included the northern façade of the extension to be in red 'old style' brickwork with header courses at windows and door openings, with brick parapet capping, steel windows and doors that match the style of the original building.</p>
12 November 2014	Construction Certificate CC02	<p>Construction Certificate – Stage 1: Slab and Frame for shed additions</p> <p>Following the approval of the original DA, an application for a staged construction certificate was applied for the slab and frame only, however this was not enacted upon as the design was subsequently modified.</p>
25 August 2015	DA15-13/14A (also known as DA02-15/16)	<p>Modification of Consent (No. 1)</p> <p>A subsequent modification of consent was approved following assessment by Council's heritage consultant that allowed for the:</p> <ol style="list-style-type: none"> 1. Enclosure of the southern area which, in the original application, was to be a verandah area; and 2. Change of the front elevation of the building (from brick to colorbond).
25 August 2016	DA15-13/14B (also known as DA02-15/16)	<p>Modification of Consent (No. 2)</p> <p>A second modification was subsequently approved that granted consent for a separate colorbond shed with the gable end facing Jerilderie Street.</p>
26 October 2016	DA02-15/16 Construction Certificate	<p>Construction Certificate – Workshop and Showroom Additions</p> <p>A Construction Certificate was obtained for the proposed workshop and showroom additions.</p>
Yet to be determined	DA52-17/18	<p>Fence and Shipping Containers</p> <p>Development application lodged with Council seeking approval for the erection of new fencing and the installation of five (5) shipping containers and two (2) decorative fuel bowers.</p>
13 September 2018	DA02-15/16 Interim Occupation Certificate	<p>Interim Occupation Certificate – Workshop and Showroom Additions</p> <p>Following the completion of the construction works, an interim occupation certificate was issued by Council.</p>

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 General Manager

 Mayor

LOCATION

SITE AND SURROUNDING CONTEXT DESCRIPTION

The subject land is described as Lot 5 DP758541 and addressed as 64 Jerilderie Street, Jerilderie ('the subject land').

The subject land is located within the main street of Jerilderie and is located on the corner of Bolton Street and Jerilderie Street, which forms part of the Newell Highway (see Figure 1). The subject land is also located within the Jerilderie Main Street Heritage Conservation Area.

The property is zoned RU5 Village and comprises an established single storey showroom building located on the corner of Jerilderie and Bolton Streets, as well as a recently constructed 5-metre-tall workshop (shed) located between the existing showroom building and the adjoining Jerilderie Hotel. The site is currently being used for the restoration and display of motor vehicles.

To the north of the subject land is Jerilderie Street (Newell Highway), as well as a pedestrian crossing. On the opposite side of this roadway is a service station and a row of commercial shops, including a café and supermarket, which are accessed via the lower order Powell Street.

To the east of the subject land is the lower order Bolton Street and on the opposite side of this roadway are a number of residential dwellings, as well as a former commercial building located on the corner of Jerilderie and Bolton Streets.

To the south of the subject land is an unmade and unnamed rear laneway, which is used to service this property, as well as a number of other commercial developments fronting Jerilderie Street and residential dwellings fronting Mahonga Street.

To the west of the subject land is the adjoining two storey Jerilderie Hotel, whilst further west along Jerilderie Street are a number of other single storey and two storey commercial businesses.

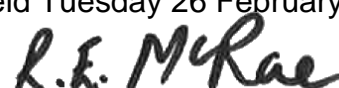
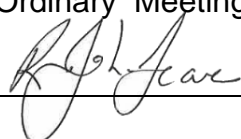




Figure 1 – Location of Subject Land (outlined)

DEVELOPMENT DESCRIPTION

The proposal involves the erection of a chain mesh fence, display of decorative fuel bowers and installation of five (5) shipping contains on-site.

More specifically, the development involves the following works:

- Erection of a 2.4 metre high galvanised chain mesh fence inclusive of three (3) strands of barbed wire on top. This fence will extend across the entire Jerilderie Street frontage and will also return along the Bolton Street frontage of the site to enclose the canopy area of the existing showroom building. This fence will contain a double swinging gate to access the existing workshop building, as well as a pedestrian access gate outside of the showroom building.

A rear fence in the same style as the front fence, inclusive of swinging gates, is also proposed at the rear of the property.

- Installation of five (5) shipping containers on-site to be used for the purposes of parts and hazardous materials/chemicals storage. These shipping containers will have dimensions of 12 metres (40 foot) long, 2.4 metres wide and 2.6 metres high and will be painted the same colour as the existing workshop building (dark grey).

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General Manager

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The applicant proposes to place three (3) of these containers along the western side of the existing workshop building adjacent to the Jerilderie Hotel, and proposes another two shipping containers on the western side of the existing showroom building in the breezeway between the two buildings. These shipping containers will be placed on-site via the use of a crane; and

- Installation/display of two decorative restored fuel bowzers approximately 2 metres in height located outside of the existing showroom building within the boundaries of the subject land. These bowzers will be affixed to the ground for security and safety reasons.

In addition to the above, the owner also proposes to display a number of restored vehicles along the Jerilderie Street frontage inside the property boundaries of the site.

It is noted that the display of vehicles does not require development consent as no physical works are proposed and the works will be contained entirely on private property.

An extract of the proposed site plan and elevations are provided in **Figures 2-3** below and a full copy of the submitted plans is included as Attachment # 5 to this report.

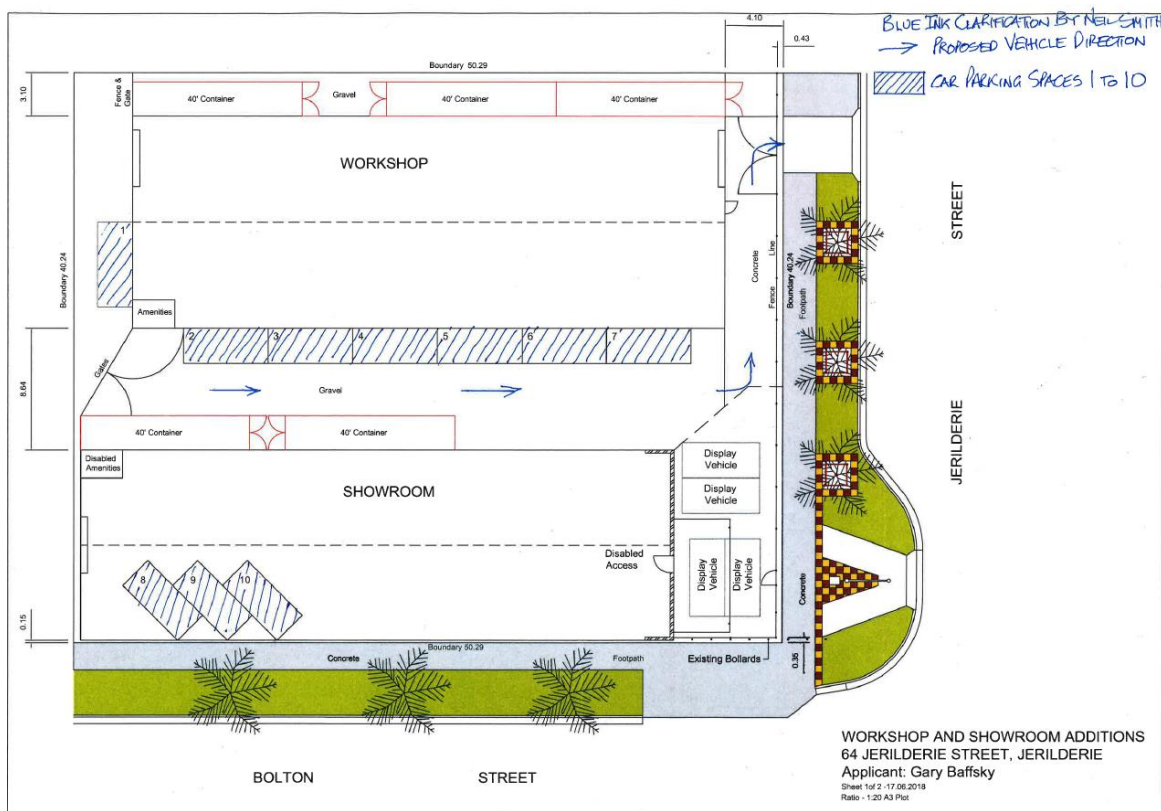


Figure 2 – Proposed Site Plan

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[Signature]

General Manager

[Signature]

Mayor

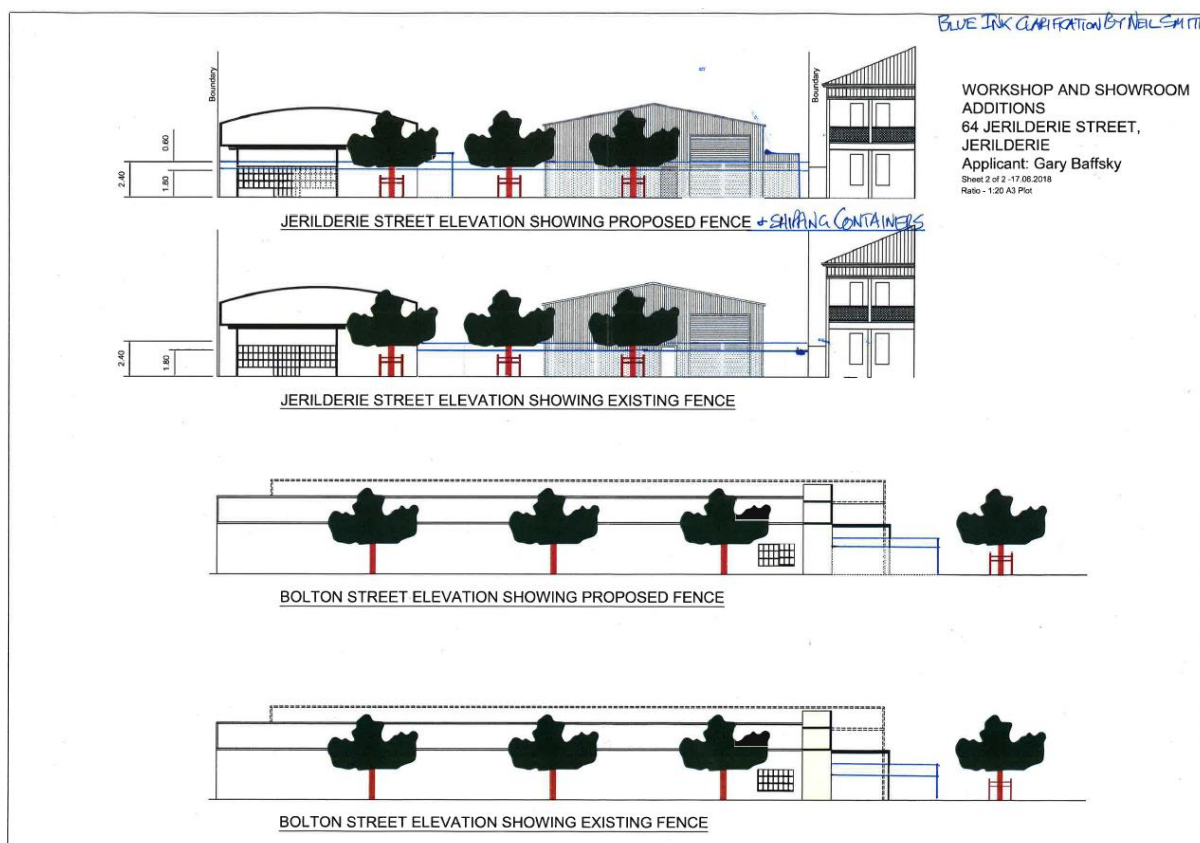


Figure 3 – Proposed Elevations

In response, to a number of concerns raised by both Council and adjoining neighbours during the public exhibition period, the applicant was requested to provide additional information and clarification regarding the proposed works and/or amend the application.

The following table provides a summary chronology of correspondence and meetings undertaken with the applicant, as well as a brief summary of previous reports that were presented to Council.

Table 2: Summary of Correspondence with Applicant and Council meeting details

Date	Description
8 May 2018	Email advice to applicant seeking clarification of the proposed works and recommending contact be made with Council's heritage advisor regarding the proposed works.
17 May 2018	Letter sent to applicant seeking clarification of the proposed works and seeking additional information. The letter also advised that Council had concerns regarding the proposed application on the aesthetics of the main street and heritage conservation area. In particular, Council officers advised that they did not support the use of barbed wire and that the use of shipping containers has the potential to negatively affect the area unless proper consideration of aesthetic and heritage treatment is provided.

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R. E. McRae

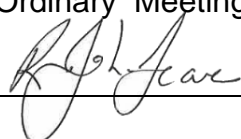
General Manager

R. E. McRae

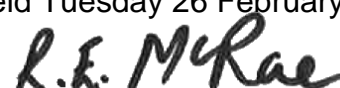
Mayor

Date	Description
19 July 2018	Letter received from applicant responding to Council's request for additional information. More specifically, the letter response outlined that the proposed fence seeks to replace the existing fence that existed on-site and is generally consistent with the variety and mix of other fencing erected in the general area. The applicant also advised that the proposed shipping containers can be screened by attaching colorbond sheeting to these containers in the same colour as the workshop or alternatively can be painted in the same colour as this workshop.
27 July 2018	Letter sent to applicant seeking further clarification regarding the proposed shipping containers and front fencing, as well as details regarding the fire rating of buildings and clarification surrounding the design and appearance of the fuel bowers.
9 August 2018	Letter received from applicant requesting that the development be determined at the Council meeting in August. The applicant also requested to be present at this meeting.
28 August 2018	As per applicant's request, the application was referred to the August Council meeting. Following consideration of this application, Council resolved the following: <ol style="list-style-type: none"> <i>Development Application 52-17/18 be notified by:</i> <ol style="list-style-type: none"> <i>advertising in accordance with Council policy; and</i> <i>writing to property owners in Jerilderie Street, Jerilderie that are within the Heritage Conservation Area.</i> <i>Following the notification period, the matter be further considered and a report presented to Council including, but not limited to, the issues of traffic flow, including proximity to the pedestrian crossing, heritage appeal, amenity, fencing, fire safety rating, cap on number of shipping containers and aesthetic appeal, and clarity on car parking spaces to be addressed.</i>
30 October 2018	Having completed public notification of the development application from 12 September 2018 until 25 September 2018, the application was referred to the October meeting of Council as a confidential item. Following consideration of this Council report and in response to both Council's and the community's concerns regarding the application, Council resolved to defer a decision on the application and undertake separate/further negotiations with the landowner to try and come to a suitable resolution that satisfied all parties.
Mid November 2018	On-site meeting between Council's consultant building surveyor, Mr Neil Smith who was assessing the application and the applicant to discuss potential opportunities to amend the application to satisfy all parties.
20 November 2018	Letter sent to applicant seeking further consideration of potential opportunities to amend the application to amend both Council and community concerns. Reiterated that Council is keen to find a mutually agreeable way forward.
18 December 2018	Phone conversation between Council's General Manager and the applicant seeking to organise a time to meet on-site with Council's consultant town planner, Mr Matt Johnson to discuss the application.

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General Manager



Mayor

Date	Description
21 December 2018	<p>On-site meeting between Council's General Manager, consultant town planner, Mr Matt Johnson, who was referred the application to independently assess, and the applicant, to discuss potential opportunities to amend the application to satisfy all parties. Particular items discussed included:</p> <ul style="list-style-type: none"> ▪ Opportunities to utilise alternative storage methods (shedding) as compared to shipping containers; ▪ Alternative fence designs including sliding or 'stacker' fencing that would allow the site to appear more open. General agreement was reached that the type of fencing proposed would be consistent with existing security/safety fencing located outside the site alongside the Newell Highway, being a 2.1m high black wrought iron metal fence and that this fence would be retractable to try and maintain an open feel. Council were to provide a separate quote to undertake the works. <p>The applicant was advised that Council did not support the use of barbed wire, shipping containers or galvanised chain mesh fencing given the location of the site in the main street and a heritage conservation area and the applicant was encouraged to consider alternative options that would achieve the same outcome, such as alternative types of fencing, storage or security measures, such as security lighting, cameras or motion sensors.</p>
24 December 2018	Letter sent to applicant confirming discussions of the on-site meeting held on 21 December 2018, requesting that the applicant amend the application to address Council's concerns. The letter did however outline that should the applicant not be willing to amend the application, that suitable justification be provided to Council as to why they should be accepted.
29 January 2019	Email sent to the applicant providing a quote to supply and construct a 2.1m high front and rear fence with security spikes and 5 sliding gates for \$26,869.54.
30 January 2019	Meeting between Council's General Manager and the applicant to discuss the proposed fence quote and to organise inclusion of the development application on the February Council meeting agenda. The applicant confirmed that they did not accept Council's quote due to cost.
1 February 2018	Telephone conversation between Council's consultant town planner and the applicant advising that the application will be referred to the February Council meeting. The applicant also confirmed that they do not propose to make any changes to the originally submitted development application and that the application should be determined in its current form.

SUSTAINABILITY

STATUTORY COMPLIANCE/POLICY

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

4.15 EVALUATION

(1) Matters for consideration—general

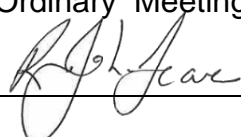
In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

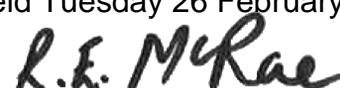
- (i) any environmental planning instrument, and*

The following environmental planning instruments are relevant to the application:

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General Manager



Mayor

State Environmental Planning Policies

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

Clause 7 of this SEPP requires Council to consider whether the land is contaminated prior to granting consent to the carrying out of any development on that land and consider whether the subject land, in its current or remediated condition, is appropriate for the proposed development.

The subject land has recently been approved for a vehicle workshop and showroom, and was previously determined as not being contaminated.

Consequently, no further investigation in this regard is warranted as the development does not seek to change the current activities conducted on-site and does not propose a 'sensitive land use' (such as residential development, child care centre, educational establishment etc) as it only relates to fencing and shipping containers.

Council can therefore be satisfied in regard to its obligations under this SEPP.

Local Environmental Plans

Jerilderie Local Environmental Plan 2012

Clause 2.3 Zone Objectives and Land Use Table

The subject land is zoned RU5 Village under the *Jerilderie Local Environmental Plan 2012* ("the LEP"). The objectives of the RU5 Zone are:

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*

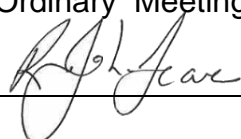
Clause 2.3(2) requires Council to have regard to the objectives and Land Use Table of the zone when determining a development application. The proposal seeks to erect a fence and install shipping containers and decorative fuel bowsers, which are permitted with consent in the RU5 Zone.

The proposed development also does not derogate from the objective of the RU5 zone as it only relates to ancillary development (fencing, storage areas) associated with the existing buildings on-site.

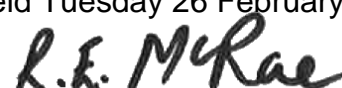
Clause 5.10 Heritage Conservation

The subject land is located within Heritage Conservation Area C1 – *Jerilderie Main Street Conservation Area* (see Figure 4). Accordingly, the provisions of Clause 5.10 of the LEP apply.

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General Manager



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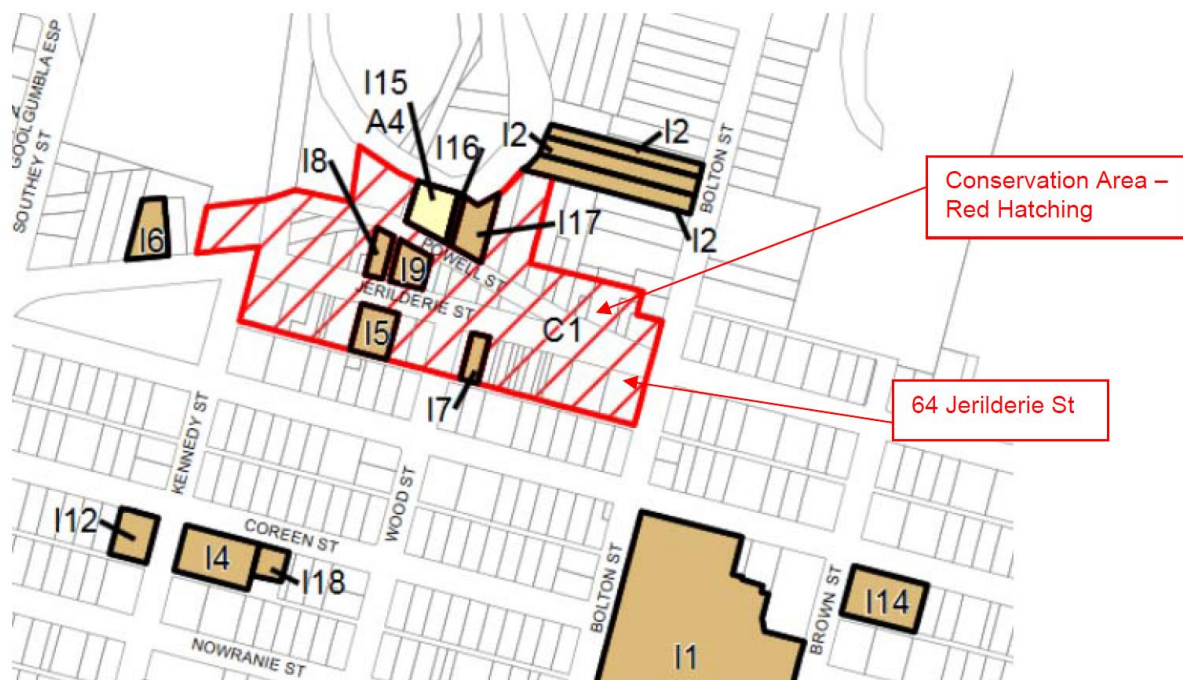


Figure 4 – Extract of the Heritage Map of the Jerilderie LEP 2012.

An extract of the relevant sections of this clause are outlined as follows:

5.10 Heritage conservation

Note. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the [Heritage Map](#) as well as being described in Schedule 5.

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Jerilderie,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,

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General Manager

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- (b) *altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,*
- (c) *disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*
- (d) *disturbing or excavating an Aboriginal place of heritage significance,*
- (e) *erecting a building on land:*
 - (i) *on which a heritage item is located or that is within a heritage conservation area, or*
 - (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*
- (f) *subdividing land:*
 - (i) *on which a heritage item is located or that is within a heritage conservation area, or*
 - (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

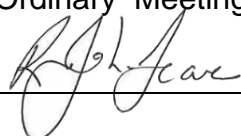
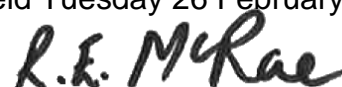
(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) *on land on which a heritage item is located, or*
- (b) *on land that is within a heritage conservation area, or*
- (c) *on land that is within the vicinity of land referred to in paragraph (a) or (b),*

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

In accordance with clause 5.10(4) of the Jerilderie LEP 2012, Council is required to consider the effect of the proposed development on the heritage significance of the item or area concerned. As the proposed development is located within a heritage conservation area and the site is visually prominent in the main street, the application was initially referred to Council's heritage advisor, Mr Noel Thomson by both Council and the applicant for comment and review due to his involvement in previous applications for the site.

Upon referral, a heritage assessment was provided by Noel Thomson dated 17 August 2018 (Attachment # 6) and a summary of this assessment is outlined below in italics:

"The use of galvanized chain mesh fencing has an association with this site for over 50 years and replacement with new 2.4m high is appropriate at this location rather than 2.1m high steel picket fence. The replacement fence in new galvanized chain wire mesh fence at 2.4m high will have minimal impact on the significance of the Heritage Conservation Area."

The report includes several references and photographs of other chainmesh fences similar to the one proposed, which are contained within the Leeton Heritage Conservation Area and provides the following:

As demonstrated by Figure 3 above the use of chain mesh fencing is 'almost invisible' when viewed from the road and with reference to Figures 4 & 5, there are examples showing premises with chain mesh and barbed wire fences in Leeton's Heritage Conservation Area...

Therefore, in regards to the Development Control Plan, Heritage Development and Matters for Consideration; it is noted that the replacement fence and the "extent to which the carrying out of the development in accordance with the consent would affect the significance of the building, work or aboriginal object and its setting" would be minimal.

The report also references the proposed use of shipping containers and states, as follows:

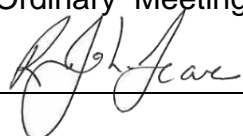
"...recommendation is for the front shipping container to be placed 200mm back from the building. The proposal to paint the shipping containers to match the colour scheme of the adjacent buildings is appropriate rather than clad with corrugated sheeting. In painting the shipping containers to match in with the buildings means that they will have minimal impact on the significance of the Heritage Conservation Area."

The report concludes by stating that:

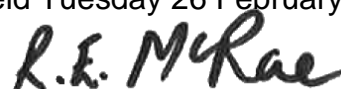
Noel Thomson has reviewed the Design Drawings (Workshop and Showroom Additions 17.06.2018) submitted with the Development Application and in accordance with the above recommendations in regards to this report; the location, materials and finishes/colours for the chain wire mesh fence and the placement of shipping container are deemed acceptable and recommendation is for approval by Murrumbidgee Council.

Notwithstanding the above advice, given the level of public interest and ongoing Council concerns regarding the visual appearance of the development from both a streetscape and heritage perspective, the application was subsequently referred to

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General Manager



Mayor

Dr Peter Kabaila, heritage consultant, to provide additional independent heritage advice as he has had no previous affiliations with the site. Separate assessment and advice was also considered warranted in recognition of the significant approved changes that have occurred to the building since the original approval was issued.

Upon referral, Dr Peter Kabaila provided a formal heritage assessment report dated 15 February 2019 (Attachment # 6). A summary of this advice is provided below in italics:

Existing street character

Despite council constructed tree barriers and “traffic calming” structures, the main street retains a pleasant character. There are sufficient street trees, gardens, shaded footpaths and restored historic buildings to create a distinctive local character. Establishment of a conservation area here is well justified. An intact heritage streetscape adjoins the development on both sides.

Impact of the subject development

The subject development is in stark contrast to this established character. Its main street frontage and internal view corridors create a forbidding industrial landscape, worsened by a large expanse of concreted frontage and inappropriate treatments to the buildings. The general lack of vegetation creates a gap in the main street at this most crucial – town gateway – location. Pleasant streetscapes to both sides of this development accentuate the contrasts.

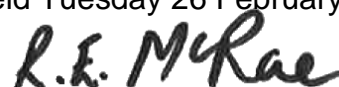
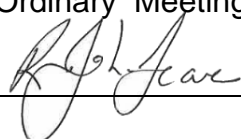
I believe that the proposed development, including the installation of chainmesh fencing and shipping containers has an unacceptable level of adverse impact on the conservation area, harms local character, harms the gateway into the Jerilderie CBD and should not be approved in its current form.

As submitted, the proposal does not value-add to the HCA and main street. It does not celebrate and protect the historic garage building, or beautify the town and its gateway.

Recommended works to mitigate impact

The development, both existing and proposed, poses adverse impacts on the HCA and local character and will create an industrial feel and appearance. To try and reduce these impacts, it is recommended that a few very simple landscaping measures and building treatments could bring this development into acceptable conformity with the main street. These, (shown on the attached sketch) are:

- 1. Council to re-plant felled street tree. Council to also consider replacing the concrete driveway at the front of the property with pavers consistent with the remainder of the footpath.*



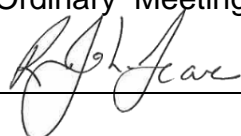
2. *Install a 1m high spear point timber picket fence (colour white) along the main street with screen planting to 1m depth behind. Screen planting to be Photinia robusta @ 1.5m centres maintained by the owner (watering by irrigation) for a minimum of 24 months until established.*
3. *Chainwire fence maximum 2.4m high, limited to two locations shown on the attached sketch, being in line with the existing buildings on-site. This must be in a recessive colour (e.g. black), visually screened from the main street by approved screen planting to 2m depth. Screen planting to be Cupressus x Leylandii hedge maintained by the owner (watering by irrigation) for a minimum of 24 months till established.*
4. *Install corrugated galvanised metal fence or gates are permitted at the rear lane as shown on the attached sketch. These fences and gates should be a minimum 1.5m high up to a maximum of 2.1m high.*
5. *The use of shipping containers is strongly discouraged due to their industrial appearance and location with a HCA. Where containers are proposed, they shall be placed only against the wall of the new shed and only behind the landscape screen planting either between the two sheds or along the western wall of the new shed. Placing shipping containers in the side or rear lane, or abutting shipping containers to the side of the historic garage, would adversely impact the HCA. In general, no shipping containers to be visible from a street.*
6. *Provide business identification signs or other approved wall graphics in locations shown on the attached sketch.*
7. *Barbed wire and high fencing are inappropriate in this main street, town gateway location in the heritage conservation area. Unobtrusive alternatives, such as electronic security or lighting, may be considered.*
8. *Applicant to provide full details for council comment of any proposed wall murals, heritage style signage and historic display items. Signwriter's mockups must be submitted for all proposed signs.*

In conclusion, the heritage advisor outlined the following:

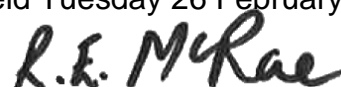
Having completed this independent heritage assessment I believe that the proposed development in its current form cannot be supported unless a number of recommended mitigation measures are adopted.

In the absence of these recommended mitigation measures, the proposed development, inclusive of the installation of chainmesh fencing and shipping containers will have an unacceptable level of adverse impacts on the conservation area, will harm local character, harm the gateway into the Jerilderie CBD and should be refused.

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General Manager



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It is noted however, that a number of the items listed above relate to the previously approved building and driveway on-site and are therefore outside the scope of the current application and cannot be considered as part of this application.

Notwithstanding, the heritage advisor outlined that front fencing should be limited to between the buildings and, where provided, should be painted a recessive colour, such as black, to help it better blend with the recently constructed building on-site. The heritage advisor also made it clear that the use of barbed wire was unacceptable and that there are alternative security measure options available.

It was also suggested that a 1m high decorative fence with landscaping be provided along the street frontage consistent with other similar developments in the main street.

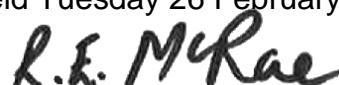
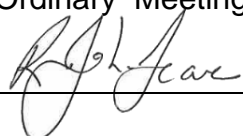
In addition, the heritage advisor made it clear that shipping containers should not be visible from the street and should be screened.

In recognition of the fact that Council has received different heritage advice from two separate heritage advisors, Council must weigh up the advice received from each of these professionals.

Whilst it is acknowledged that Noel Thomson has been involved with the development of the site from the initial development concept design and approval stage up to date, given the significant modifications and changes that have occurred to the building design it was considered necessary that separate heritage advice be obtained from a heritage advisor who has had no affiliations with the site previously.

Having now completed this independent review and an assessment of the proposed development and its relationship with existing development that has occurred on-site, the second heritage advisor has advised that the cumulative heritage impacts of the works are considered to be unacceptable, particularly in light of other alternative options being available and in the absence of a number of changes being made.

For these reasons, the development does not satisfy Clause 5.10(4) of the LEP and the application should be refused.



(iii) any development control plan,

Jerilderie Development Control Plan 2012

Section 2 Plan Objectives

The following objectives of the DCP represent the policy framework established to guide all future development within the Jerilderie Shire:

- *To manage development such that it encourages orderly and sustainable growth whilst having regard to character, amenity, rural and agricultural productivity and environmental values associated with the Shire*
- *To ensure that all development has regard to and reflects the principles of ecologically sustainable development*
- *To provide a basis for assessing development applications*
- *To provide certainty and confidence about the quality of development within the Shire*

Having assessed the proposed development against the general objectives of the DCP, the proposal will have an adverse impact on the character and amenity of the surrounding area for the reasons outlined in this report.

Section 2.1 Village Development Objectives Commercial/Mixed Use Development

The following objectives apply to commercial development:

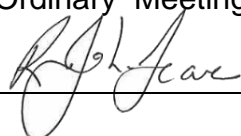
- *To enhance the scenic quality and amenity of commercial streetscapes and public places*
- *To enhance the commercial amenity and economic viability of the commercial centre*
- *To promote active street level frontages in the main street*
- *To ensure that the operation of commercial premises is compatible with and does not adversely impact on the amenity and character of any adjoining residential uses*

The proposed development is contradictory to these objectives for the reasons outlined below:

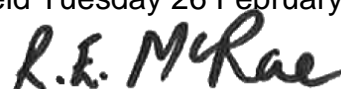
- The development will not enhance the scenic quality and amenity of the commercial streetscape and will in fact have a detrimental impact on the streetscape via the installation of a 2.4m high galvanised chain mesh fence inclusive of three strands of barbed wire. Furthermore, the development involves the installation and placement of five (5) shipping containers on-site.

The cumulative impact of these works will be negative and will provide an overall industrial appearance, particularly when combined with the existing

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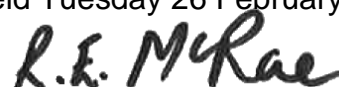
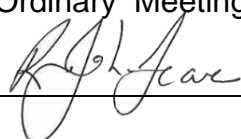
630m² and 5 metre high dark grey workshop (shed) that already exists on-site.

Given Council's, the Heritage Advisor's (Dr Peter Kabaila) and general community concerns, the applicant was requested to investigate alternative development solutions that would achieve the same outcome, but be more in keeping with the surrounding area from both a heritage and streetscape perspective. Such options included:

- Limiting the amount of fencing on-site to between the existing showroom and workshop buildings. This option would still provide site security, but would minimise the amount of solid fencing along the street frontage;
- Should fencing be proposed along the street frontage, it was recommended that alternative fencing designs and materials be used, such as a 2.1m high black wrought iron fence, which is consistent with the type of fencing that exists on the north side of the Newell Highway and which would better blend with the existing dark grey building on-site. This type of fencing would provide improved site security as compared to a chainmesh fence and would avoid the need for barbed wire;
- Other fencing options included the use of sliding or stacker fencing or the use of more openings and gates that could be utilised during the day to provide a more open feel whilst still achieving site security and safety outside of business hours;
- Removal of barbed wire from the main commercial centre and use of alternative security and safety measures such as motion sensor lights, security systems, cameras or alarms. These options would achieve the same outcome but would be less intrusive and would not negatively affect the streetscape;
- Opportunities to soften the appearance of front fencing via the use of landscaping or other design measures such as signage displays;
- Use of alternative storage solutions rather than shipping containers, such as purpose-built shedding or buildings, which would be consistent with the existing buildings on-site. This would also avoid the need to have to crane these containers onto the site from adjoining lands.

As a means of trying to resolve potential streetscape concerns, Council staff offered to waive some of the previous car parking requirements on-site, which would give the applicant more room to construct a purpose-built building, which would achieve a more appropriate design outcome.

Whilst Council does not object to the construction of site security fencing or additional storage areas on-site, given the availability of other alternative design solutions that can achieve the same result without having an adverse impact on both the heritage conservation area or streetscape, the development in its current form is not supported.



- The development will support an existing commercial business on-site, but, as outlined above, will have an overall detrimental impact on this commercial centre.
- The development does not provide an active street frontage, and instead proposes a 2.4m high security fence inclusive of barbed wire. In addition, this fence provides limited breaks and will appear as a solid structure along both the Jerilderie Street and Bolton Street frontages. The use of barbed wire further detracts from the active street level frontage and will give the site an overall industrial appearance.

Whilst it is acknowledged that the purpose of the fence is to provide security for a number of restored vehicles that are to be displayed at the front of the property, which will have a positive impact on the streetscape, there are alternative fencing and security options as outlined above that could be adopted that could achieve the same outcome, that will have a more positive impact on the streetscape and create a more active street frontage.

- The subject land adjoins residential development to the east and south and, as outlined above, the development will have an overall industrial appearance that will adversely affect the character and amenity of adjoining lands.

In summary, the proposed development does not comply with the commercial/mixed use development objectives of this section of the DCP and should be refused.

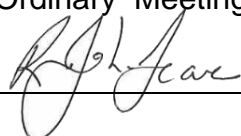
Section 2.5 Heritage Conservation Objectives

The following objectives apply to items of heritage significance (including heritage conservation areas):

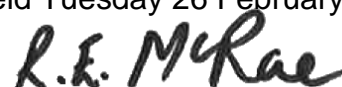
- *To identify heritage buildings and encourage the conservation and enhancement of these items*
- *To promote public awareness of the significance of heritage items*
- *To provide for public involvement in matters relating to the conservation of Jerilderie's environmental Heritage.*
- *To ensure that alterations, additions and infill developments are sympathetic and respectful of the values of the heritage sites*
- *To control the demolition of heritage items or buildings and archaically record these buildings in circumstances of demolition.*
- *To comply with the basic principle and procedures of the Burra Charter.*

The **Burra Charter** defines the basic principles and procedures to be followed in the conservation of Australian heritage places.

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As previously outlined, the subject land is located within Heritage Conservation Area C1 – Jerilderie Main Street as identified within Schedule 5 of the LEP. An assessment of the heritage impacts of the development has previously been provided in response to Clause 5.10 of the LEP, which largely addresses the general heritage conservation objectives of this Section of the DCP.

In summary, the development seeks to undertake infill development and works within the Jerilderie Main Street Heritage Conservation Area.

The development does not involve any demolition works and the application has been independently assessed by two separate heritage advisors.

As previously outlined, the proposed works will have an adverse heritage impact and, when combined with the existing development already constructed on-site, will have an overall industrial appearance, which will detract from the overall heritage conservation area unless some significant modifications are made to the current plans.

As a result, the development is inconsistent with the requirements of Clause 5.10 of the LEP, the heritage objectives of this section of the DCP, as well as the general controls and objectives of the Burra Charter.

Section 3.2 Notification

The following objectives apply to the notification of development applications:

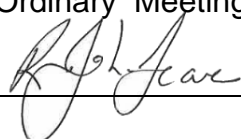
- *To clearly demonstrate the process for notification and/or public exhibition of development applications under various circumstances;*
- *To provide an opportunity for public involvement in the development process;*
- *To ensure that the views of interested persons are considered before determining development applications.*

As resolved by Council in August 2018, the development application was publicly notified from 12 September 2018 until 25 September 2018. A notification letter was sent to adjoining owners advising them that they may make a submission.

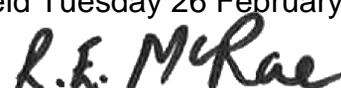
A total of seven (7) submissions were received during this public notification period, including two (2) identical submissions being from a husband and wife. Of these, two (2) submissions were in support of the proposal, whilst the other five (5) opposed the development.

Further details regarding these submissions and a town planning response is provided later in this report.

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General Manager



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Section 4 RU5 Village Zone Development

Section 4.2 Commercial Precinct

Section 4.2.1 Land Use Table

The proposed development is permitted with consent in the RU5 Village zone.

Section 4.2.2 Minimum Lot Size

Not applicable, as the development does not propose subdivision.

Section 4.2.3 Provision of Essential Services

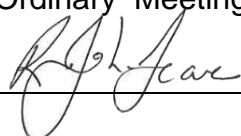
Not applicable, as the development does not propose subdivision and the property is already connected to reticulated services.

Section 4.2.4 Prescribed Standards for Commercial Development

Section 4.2.4 of the Jerilderie DCP provides the relevant controls that commercial development must comply with. An assessment of the proposed development against these controls is provided in the following table:

Consideration	Prescribed Standard	Compliance Assessment
<i>Front setback and dual frontage</i>	In line with neighbouring developments or as required for vehicle access if the first development in the street	The proposal seeks to erect fencing on the front property boundary of the site consistent with a number of other front fences that have been erected along Jerilderie Street. The development also proposes to install a shipping container at the front of the property, which will be located 200mm behind the existing building on-site, which complies with this setback requirement.
<i>Side Setbacks</i>	3000mm or compliance with Building Code of Australia requirements	The development proposes to install three (3) shipping containers along the western side of the existing workshop building, which will be setback approximately 0.5m from the western boundary. As these structures are located less than 3m from this boundary, the containers will need to be fire rated in accordance with the Building Code of Australia.
<i>Rear Setback/ Laneway Setback</i>	3000mm or compliance with Building Code of Australia requirements	The development proposes to install a shipping container approximately 0.9m from the rear property boundary. As this structure is located less than 3m from this boundary, the container will need to be fire rated in accordance with the Building Code of Australia.
<i>Onsite carparking</i>	Please refer to onsite parking requirements, Schedule 1	The development does not alter existing parking arrangements and retains previously identified car parking spaces on site.

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<i>Signage</i>	Signage is limited to 3 external signs in total: <ul style="list-style-type: none"> ▪ One sign on the parapet to be flush with the parapet ▪ One sign on side wall ▪ One A-Frame or banner sign on the footpath. Please refer to Schedule 2 for suitable locations. 	Not applicable as no signage is proposed as part of the current application.
<i>Street furniture and trading</i>	Please refer to schedule 2 for locations of outdoor seating, trading stands and tables. Please note that street furniture and trading on the footpath will require the owner of the furniture or trading stand to carry public liability insurance indemnifying Council. To ensure compliance with AS 1428 – Disabled Access, a clearway of a minimum of 2 metres for pedestrian traffic is to be maintained. Street furniture is to be of a standard suitable to Council. Please contact Council for further information.	Not applicable as no works are proposed within Council's road reserve and all activities will be contained within the subject land.
<i>Compliance with Building Code of Australia</i>	All applications are required to comply with the requirements of the Building Code of Australia	If Council decides to grant approval, a condition will be included on the development consent requiring compliance with the Building Code of Australia.

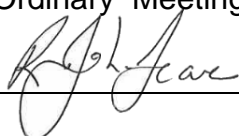
Section 9 Heritage Development

Section 9.1 Matters for Consideration

In assessing a development proposal, Council will consider the following:

- *The heritage significance of the building, work or Aboriginal object to Jerilderie;*
- *The extent to which the carrying out of the development in accordance with the consent would affect the significance of the building, work or aboriginal object and its setting;*
- *Whether any stylistic, horticultural or archaeological features of the building or work or its setting should be retained;*
- *Whether the building or work constitutes a danger to the users or occupiers of that item or to the public;*
- *The colour, texture, style, size and type of finish of any materials (or signage) to be used on the exterior of the building compared to other period buildings in the vicinity and the existing fabric of the structure;*

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- *The style, proportion and position of openings for any windows and doors which will result from, or be affected by, the carrying out of the development;*
- *The pitch and form of any roof or other architectural feature of the structure;*
- *The appropriate management, establishment or reinstatement of landscape features; and the style, type and height of any fencing;*
- *Compliance with the principles of the Burra Charter.*

The subject land is located within a heritage conservation area (local item) and therefore Council must consider the matters for consideration outlined in Section 9.1 of the DCP. The subject land is not identified as an individual heritage item, however consideration needs to be given to the impact of the proposed works on the wider heritage conservation area.

As previously outlined, the application has been assessed by two separate heritage advisors who, upon review, provided opposing recommendations. Following further consideration of these responses and concerns raised by both Council and general members of the public, the development is considered to have an adverse impact in terms of heritage for the reasons previously outlined in this report.

More specifically, although there is no defined fencing theme within this area, the nature and design of the proposed fencing, being a 2.4 metre high galvanised fence, inclusive of three strands of barbed wire, is considered to be inconsistent with the surrounding area and will have a negative impact upon the streetscape of this heritage conservation area.

Similarly, the installation and use of shipping containers on-site is inconsistent with the heritage values of the area and will add to the general industrial appearance of the development given the number of containers proposed and their location.

It is noted that a review of other subsections of Section 9 was undertaken, however these were not relevant as they related to demolish works, subdivision, development in vicinity to a heritage item, conservation incentives for prohibited development, signage and the excavation of potential archaeological sites.

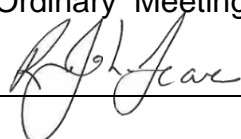
(iia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

There are no planning agreements under Section 7.4 of the EP&A Act applicable to the proposed development.

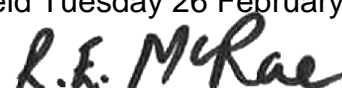
(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,

There are no matters prescribed by the Regulations applicable to this development.

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

Section 4.15 of the EP&A Act requires consideration of likely impacts of the development, including environmental impacts on both natural and built environments and social and economic impacts in the locality.

Key areas for consideration in respect to the subject application are outlined as follows:

Context and Setting

The subject land is zoned RU5 Village and is located in the Jerilderie main street and adjoins a number of single storey and two storey commercial developments.

The proposed development seeks to undertake a number of ancillary and associated works relating to the existing vehicle workshop and showroom in order to improve site security and provide additional storage.

More specifically, the development involves the erection of a 2.4 metre high galvanised chain mesh fence, inclusive of three strands of barbed wire on top, along the Jerilderie and Bolton Street road frontages. The development also involves the placement of five (5) shipping containers on-site that will be visible from Jerilderie Street.

Whilst the proposed works are ancillary to the existing activities on-site and are permitted with consent, for the reasons outlined in this report, they will have an adverse impact on the context and setting of the area, namely Jerilderie Street.

Council has concerns regarding the use of shipping containers on-site as a permanent storage solution rather than purpose-built structures, given the industrial nature of these containers. As a consequence, Council is currently preparing a draft policy, which seeks to prevent the installation or use of shipping containers within the RU5 Village zone due to the adverse amenity and visual impact that these create.

Whilst this cannot be considered as part of the current application and retrospectively applied, it does identify a wider Council concern regarding the use and cumulative impact of these structures.

Streetscape

As outlined within this report, the proposed development will have an adverse visual impact on the streetscapes of both Jerilderie and Bolton Streets as the works will have an overall industrial appearance.

In particular, the use of fencing with limited breaks along the entire property frontage will essentially create a solid wall and physical barrier along this street which, when combined with three strands of barbed wire on top, will have a

This is page 37 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



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detrimental impact on the streetscape and will create an industrial appearance, particularly when combined with existing development already undertaken on-site.

Whilst it is acknowledged that the purpose of the proposed fencing is to provide safety and security for the display of restored vehicles on-site, which will have a generally positive visual impact, the overall negative impacts of the proposed fencing outweigh any positive impacts achieved by displaying restored vehicles.

In addition, the development proposes to install five (5) shipping containers on-site which, by their nature, have an industrial appearance. Whilst a number of these containers along the western side of the existing workshop building will be largely screened from view, a number of them will still be highly visible and will have a negative visual impact on the adjoining Jerilderie Street.

As a consequence, the proposed works will have a negative visual impact on the streetscape and will be out of context with surrounding developments in the area.

Natural Hazards

The subject land is not identified as being either bushfire prone or flood prone. The land is also not known to be subject to land contamination.

Utilities and Infrastructure

The land is centrally located and has already been developed for commercial purposes. Accordingly, the land is already serviced and the development will not alter existing utility and infrastructure arrangements.

Biodiversity

The subject land does not contain any trees or other vegetation and therefore the development will not adversely affect matters regarding biodiversity.

European Heritage

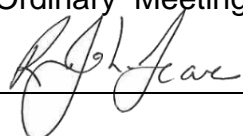
As previously outlined within this report, the subject land is identified as Heritage Conservation Area C1 – Jerilderie Main Street within Schedule 5 of the Jerilderie LEP.

As previously outlined, the application has been assessed by two separate Heritage Advisors (Attachment # 6), who upon review provided opposing recommendations. Following further consideration of these responses and concerns raised by both Council and general members of the public, the development is considered to have an adverse impact in terms of heritage for the reasons previously outlined in this report.

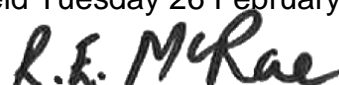
Aboriginal Cultural Heritage

The subject land is centrally located and has already been developed for commercial purposes and is therefore not expected to contain any items or artefacts of aboriginal cultural heritage significance.

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Air Quality and Dust

Standard conditions associated with air quality and dust could be included in a draft determination if Council were to resolve to grant development consent.

Noise and Vibrations

Standard conditions associated with noise and vibrations could be included in a draft determination if Council were to resolve to grant development consent.

Traffic and Access

The proposed works do not affect existing traffic, access and parking arrangements. More specifically, the proposed fencing will still allow vehicles to enter and exit the site and will not swing out onto the public footpath.

Waste Management

Standard conditions would be imposed should Council resolve to approve the development.

Safety, Security and Crime Prevention

The primary purpose of the proposed development is to provide safety and security for the display and parking of restored vehicles on-site. Whilst it is acknowledged that in the absence of this fencing being approved the site cannot be secured, it is noted that there are a number of alternative fencing and security options that could achieve the same outcome, which will have a more positive impact on the streetscape.

Such alternatives include the use of wrought iron fencing with decorative security spikes on top. This type of fencing is more secure/solid than chainmesh fencing and would also avoid the need to use barbed wire. Alternatively, other types of fencing could include retractable fencing that will provide a more open and inviting feel, whilst at the same time still providing site security.

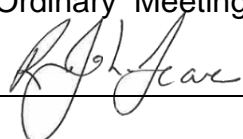
Other alternatives to the proposed security fence and barbed wire include the use of security cameras, motion sensor security lighting or security alarms, which would discourage anti-social or criminal behaviour and would minimise the impacts on the streetscape.

Soils

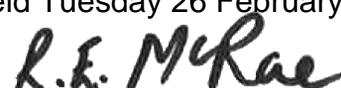
The proposed works will not adversely affect soil quality or other land resources.

Social Impacts

As outlined within this report, the development will have an overall negative social impact on both the heritage conservation area and streetscape due to the visual appearance of the works. In particular, the use of tall front fencing, barbed wire and shipping containers within the main street of Jerilderie is not considered appropriate and will detract from the overall visual appearance of the area.



General Manager



Mayor

Economic Impacts

The proposed works will support the existing business on-site and will help secure the site and improve storage facilities on-site.

Construction Impacts

Standard conditions associated with construction works could be included in a draft determination if Council were to resolve to grant development consent.

(c) the suitability of the site for the development,

THE SUBJECT SITE IS NOT SUITABLE FOR THE PROPOSED DEVELOPMENT GIVEN THE LIKELY NEGATIVE VISUAL IMPACTS THAT THE DEVELOPMENT WILL HAVE ON BOTH JERILDERIE'S MAIN STREET AND HERITAGE CONSERVATION AREA.

(d) any submissions made in accordance with this Act or the regulations,

As outlined above, the development application was publicly notified from 12 September 2018 until 25 September 2018.

During this period, a total of seven (7) submissions were received during this public notification period including two (2) identical submissions being from a husband and wife. Of these, two (2) submissions were in support of the proposal, whilst the other five (5) opposed the development. Copies of these submissions are included as Attachment # 7 to this report.

Below is a summary of the issues raised and a town planning response. For the purposes of this report submissions have been grouped under two key groups, being those that support the development and those that objected to the proposed development.

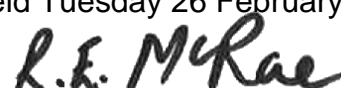
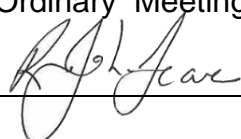
Submissions Supporting the Development

Issue No. 1: Security Fencing

The proposed fencing will improve site security and will have minimal visual impact. It is requested that colorbond type fencing be applied at the front of the northwest corner of the property consistent with the colour of the existing workshop.

Planning Response:

It is acknowledged that the proposed fencing will improve site security, however the overall visual impacts of the fencing on the streetscape is considered to be negative. Opportunities to utilise colorbond fencing in a similar colour to the existing building on-site at the north west corner of the property could be utilised if they were in line with this existing structure, however this would be subject to further consideration by both the applicant and Council.



Issue No. 2: Shipping Containers

Support the placement of five shipping containers on-site, so long as they are painted and not used to house vehicles or parts on their rooves.

Planning Response:

Noted, as outlined above the proposed shipping containers will be painted the same colour as the existing workshop building on-site and the applicant does not propose to store/place goods or materials on top of these containers.

It is noted however that as outlined within this report, Council does not support the use of shipping containers within the RU5 Village zone due to their industrial and visual appearance and the availability of other purpose-built alternatives for the storage of goods.

Issue No. 3: Economic Development and Jobs Growth

The development will support a new and exciting business, which may lead to jobs growth.

Planning Response:

Noted, Council agrees that the proposed works will support an existing business, however these considerations need to be weighted against the overall impacts of the proposed works and the public interest. It is noted that the business is already operating from the site and the development is only for ancillary works that do not prevent the continued operation of the business.

Submissions Objecting to the Development

Issue No. 4: Visual appearance of the development

The proposed works have an industrial appearance and will detract from the overall appearance of the area, particularly in recognition of previous works approved on-site.

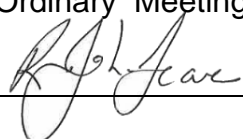
Planning Response:

Concerns regarding the potential negative visual appearance of the proposed development are acknowledged.

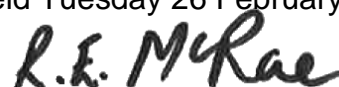
Following an assessment of the proposed works, the development is considered to have an industrial appearance given the use of chain mesh fencing and barbed wire, as well as the use and installation of shipping containers on-site. Whilst the use of such materials in an industrial area would be considered acceptable, given the site's highly prominent location on the main street, as well as the fact that it is located within a heritage conservation area, the development is not acceptable in this instance.

Further details regarding the proposed impacts of the development are discussed within this report.

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Issue No. 5: Use of shipping containers

Object to the use of shipping containers as a storage solution and concerned about the potential precedent that this may create for other similar developments.

Planning Response:

Concerns regarding the use and appearance of shipping containers are acknowledged and have been assessed as part of the determination of this application. Whilst shipping containers do provide an alternative solution to the construction of purpose-built structures, by nature they have an industrial appearance.

Given the high-profile location of the site, the number of containers proposed and the fact that they will be visible from the street, the development will have an overall industrial appearance that will not be in keeping with the streetscape and heritage values of the area.

In recognition of these concerns, Council is currently in the process of preparing a local shipping container policy to manage and control the use of these containers, particularly in the main townships to ensure that they do not detract from the overall visual appearance of the area.

Whilst this draft policy cannot be retrospectively applied to the current development, it does outline Council's intention to limit the use of shipping containers, particularly in high profile locations. This would essentially exclude the use of shipping containers in high profile locations.

Issue No. 6: Impacts on Beautification Works

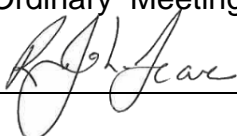
Council has recently undertaken a number of improvement works to the Jerilderie main street to improve the appearance of the area and this will be diminished by the proposed works. This would include the storage or display of unrestored vehicles.

Planning Response:

Noted, Council has undertaken a number of beautification works in recent times along the main street of Jerilderie, including new footpaths, street landscaping and furniture.

As previously outlined within this report, the development is considered to have an overall adverse visual impact on the amenity and appearance of this area from both a heritage and streetscape perspective. This is due to the use of solid high fencing, barbed wire, as well as the installation of shipping containers, which will give the development an industrial feel and is inconsistent with surrounding land uses.

Whilst it is acknowledged that the primary purpose of the fencing is to allow for the safe parking and display of restored vehicles facing Jerilderie Street, there is no restriction on what type of vehicles may be displayed in this area, as well as their



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condition. The visual and aesthetic effect of any vehicles displayed can vary and is subjective in nature.

As outlined within this report, whilst the display of well-maintained or restored vehicles would have a positive impact on the streetscape, the overall negative visual impacts of the proposed fencing and shipping containers outweigh the benefits.

(e) the public interest.

The public interest is a broad consideration relating to many issues and is not limited to the demand upon public services and infrastructure. Council must also have regard for the impacts of development upon natural and man-made assets and the wider community.

The proposal represents development which is inconsistent with the established main street and heritage conservation character of the area.

Consequently, taking into account the full range of matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (as discussed within this report) it is considered that the application is not in the public interest.

7.12 Fixed development consent levies

The *Murrumbidgee Council Section 7.12 Development Contributions Plan 2017* ('the contributions plan') was endorsed by Council on 25 May 2017 and applies to any development over \$100,000.

For development with a total development cost of more than \$200,000, a 1% development contribution levy applies.

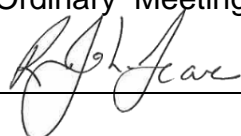
As the development has a total estimated project cost of less than \$100,000, no development contribution is payable in this instance.

FINANCIAL

The current project has no immediate financial implications for Council.

Notwithstanding the above, should the applicant appeal Council's decision to refuse the development application, then they may take action in the Land and Environment Court, which would have associated financial costs for Council to defend its decision.

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INTEGRATED PLANS

Community Strategic Plan

The following themes of the *Murrumbidgee Council Draft Community Strategic Plan 2017-2027* apply in this instance:

Community

The following strategies are contained under the theme of 'Community':

- *Value-add to our historic places and spaces;*
- *Unique historic stories from across the Council area are celebrated and protected.*

Environment

The following strategies are contained under the theme of 'Environment':

- *Stimulate the conservation of important heritage assets of Murrumbidgee Council;*
- *Consider plans for the improvement, beautification and revitalisation of Murrumbidgee towns including town entries.*

The proposed development does not comply with these strategies, as the proposed works will have a detrimental visual impact on the Jerilderie Heritage Conservation Area and more widely the visual appearance of the main street of Jerilderie.

RISK MANAGEMENT

The Heads of Consideration under section 4.15 of the *Environmental Planning and Assessment Act 1979* ensure that all foreseeable risks are reviewed as part of the assessment process for any application.

As outlined above, there is a risk that the applicant may appeal or seek a review of Council's decision should it decide to refuse the development application as recommended by this report.

CONSULTATION / ENGAGEMENT

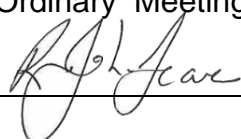
Internal Referrals:

- Consultant Building Surveying

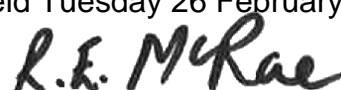
External Referrals:

- Adjoining neighbours;
- Independent Heritage Advisor, Mr Noel Thomson (on behalf of both Council and the applicant);
- Independent Heritage Advisor, Dr Peter Kabaila (on behalf of Council).

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OPTIONS

1. Approve the development application with conditions;
2. Approve the development application without conditions;
3. Refuse the development application.

It is recommended that Council adopt option 3, being to refuse the development in accordance with the attached reasons for refusal.

CONCLUSION

The development seeks approval to erect a new 2.4 metre high galvanised chain mesh fence with barbed wire on top, as well as the installation of two (2) decorative fuel bowsers and five (5) shipping containers at 64 Jerilderie Street, Jerilderie.

The development has been assessed against the relevant planning requirements of the *Jerilderie Local Environmental Plan 2012*, *Jerilderie Development Control Plan 2012*, as well as other relevant planning instruments including Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

Having undertaken this assessment, and following consultation with adjoining neighbours and independent advice received from a qualified heritage adviser, the applicant was advised that Council did not support the proposed development in its current form due to the negative visual impacts that the development would have on the Jerilderie Heritage Conservation Area and the wider Jerilderie main street.

In accordance with a previous resolution at the October 2018 meeting of Council, Council staff, including Council's General Manager, have engaged in ongoing discussions with the applicant in an attempt to try and find a development outcome that satisfies all parties.

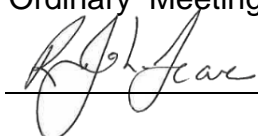
In response, the applicant has advised Council they do not wish to make any changes to the originally submitted development application and that Council determine the application in its current form.

In recognition of the negative visual impact that the proposed development will have from both a heritage and streetscape perspective, as well as the significant efforts that Council staff have made with the applicant to try and amend the application, so as to achieve a development outcome that all parties are satisfied with, it is now recommended that the application be refused in accordance with the reasons for refusal provided in Attachment # 4 to this report.

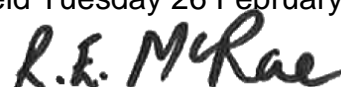
ATTACHMENTS

Attachment # 4:	Reasons for Refusal
Attachment # 5:	Plans
Attachment # 6:	Heritage Advisors' Reports
Attachment # 7:	Copies of Submissions received

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ITEM NO. 6 – DEVELOPMENT APPLICATION 27-18/19

Council Meeting:	26 February 2019
Report Date:	18 February 2019
Author:	Manager, Planning & Environment
File #:	DA 27-18/19
Approval:	General Manager

EXECUTIVE SUMMARY

A carport is proposed at the entrance to the preschool in Coleambally. Approval subject to conditions is recommended.

RECOMMENDATION

That Council grant Development Consent to Development Application No. 27-18/19 for a carport on Lot 86, DP 236144, addressed as Falcon Road, Coleambally dated 29 January 2019 and described in details accompanying the application under *Section 4.16 of the Environmental Planning and Assessment Act, 1979* and subject to the conditions provided as Attachment 8.

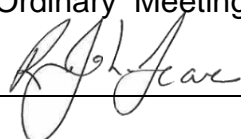
PROPERTY DESCRIPTION

Applicant:	Coleambally Preschool
Property:	Lot 86, DP 236144, Falcon Road, Coleambally
Zoning:	RE1 – Public Recreation
Proposed Development:	Carport
Consent Authority:	Murrumbidgee Council
Reason for Report:	The carport is proposed on Council land.

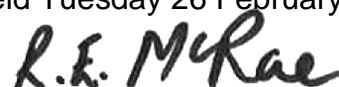
BACKGROUND

Date Lodged:	29 January 2019
Exhibition period:	6-20 February 2019
Submissions received:	Nil

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LOCATION PLAN

SUSTAINABILITY

STATUTORY COMPLIANCE/POLICY

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

4.15 Evaluation

(1) Matters for consideration—general - In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

(ii) any environmental planning instrument, and

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The proposed development complies with the objectives of the Murrumbidgee Local Environmental Plan 2013.

- (iii) *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*

N/A

- (iv) *any development control plan, and*

N/A

- (iiia) *any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*

N/A

- (iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,*

N/A

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

The site of the proposed carpark is located within the sports precinct in Coleambally. The site is highly modified from natural so there will be no impact on the natural environment. The carport will be covering an area that is currently used for parking in front of the entrance to the preschool building. There would be no adverse impact on the built environment.

(c) the suitability of the site for the development,

The site is considered to be suitable for the development as it is essentially covering an existing parking area.

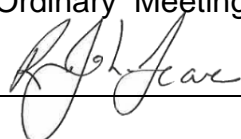
(d) any submissions made in accordance with this Act or the regulations,

N/A

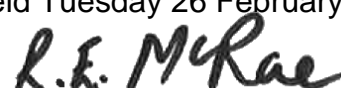
(e) the public interest.

The carport will shade vehicles while preschool children are being picked up and dropped off which, in the heat of summer, will ensure that the children are protected

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from the heat and the sun, therefore the proposal is considered to be in the public interest.

7.12 Fixed Development Consent Levies

N/A

FINANCIAL

There are no likely financial implications for Council.

INTEGRATED PLANS

The following themes and strategies from the Community Strategic Plan are relevant to this report.

THEME 3: OUR INFRASTRUCTURE

Strategies:

- 3.2 Infrastructure (Council buildings and facilities) which Meet Community and Public Safety Needs
- 3.3 Providing the Community with Open Spaces to be Active
- 3.4 Maintaining and Improving Transport Infrastructure

THEME 4: OUR ECONOMY

Strategies:

- 4.1 Welcoming and Supporting our Business and Industries Growth, Diversity and Productivity
- 4.4 Supporting Community Access to Education, Training and Future Opportunities

RISK MANAGEMENT

The Heads of Consideration under section 4.15 of the Environmental Planning and Assessment Act 1979 ensure that all foreseeable risks are reviewed as part of the assessment process for any application.

CONSULTATION / ENGAGEMENT

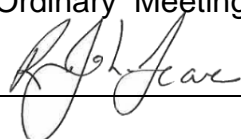
Internal Referrals

NIL

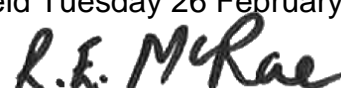
External Referrals

NIL

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OPTIONS

1. Approve with conditions
2. Approve without conditions
3. Refuse

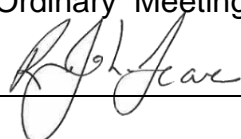
CONCLUSION

That DA 27-18/19 be approved subject to conditions.

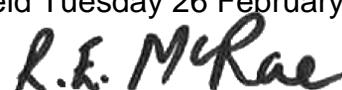
ATTACHMENT

Attachment # 8: Conditions of Consent

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ITEM NO. 7 – DEVELOPMENT APPLICATION 29-17/18

Council Meeting:	26 February 2019
Report Date:	11 February 2019
Author:	Matt Johnson, Consultant Town Planner, Habitat Planning
File #:	DA 29-17/18
Approval:	General Manager

EXECUTIVE SUMMARY

Council has received Development Application DA 29-17/18 for a proposed redevelopment of the Jerilderie BP service station at 11-15 Southey Street, Jerilderie. An assessment of the application has been undertaken against the requirements of Section 4.15 of the *Environmental Planning and Assessment Act 1979* as outlined within this report.

RECOMMENDATION

That Council grant Development Consent to Development Application No. 29-17/18 for a proposed redevelopment of an existing highway service centre (BP) on Lots 1 & 2, DP515642, Lot 15, DP564034, Lot 143, DP756426, addressed as 11-15 Southey Street, Jerilderie, dated 14 November 2017, and as amended 19 October 2018 and described in details accompanying the application under *Section 4.16 of the Environmental Planning and Assessment Act, 1979* and subject to the conditions provided as Attachment 9.

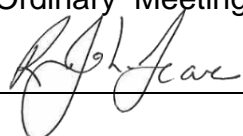
PROPERTY DESCRIPTION

Applicant:	ProUrban c/- BP Australia
Property:	11-15 Southey Street, Jerilderie
Zoning:	IN1 General Industrial
Proposed Development:	Proposed re-development of existing highway service station (BP)
Consent Authority:	Murrumbidgee Council
Reason for Report:	Submissions received, value of works

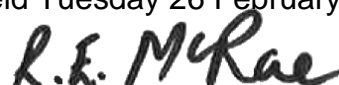
BACKGROUND

Date Lodged:	14 November 2017
Exhibition Period:	Original application: 30/11/2017 to 19/12/2017 Amended application: 12/12/2018 to 09/01/2019
Submissions Received:	One (1) during the initial exhibition period and one (1) during the re-notification period.

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SITE AND SURROUNDING CONTEXT DESCRIPTION

The subject land is described as Lots 1 & 2, DP515642, Lot 15, DP564034 and Lot 143, DP756426, addressed as 11-15 Southey Street, Jerilderie ('the subject land') and is more commonly known as the Jerilderie BP highway service centre.

The subject land is located approximately 1km southwest of the Jerilderie main street and is located on the western side of Southey Street, which forms part of the Newell Highway (see **Figure 1**).

The property is industrially zoned and comprises four (4) separate allotments. The topography of the subject land is generally flat and the property is currently developed as a highway service centre. The land also has frontage to the adjoining unsealed Sleeman Street to the west, however access to this street has been blocked from use.

To the north of the subject land is industrial development comprising an industrial business and associated sheds, outbuildings and silos fronting both Southey and Sleeman Streets. Land to the south of the subject land contains the Jerilderie Budget Motel, as well as a number of self-storage units.

Southey Street/Newell Highway adjoins the subject land to the east, whilst land on the opposite side of this road has been developed for a variety of purposes including residential dwellings, rural farming land, as well as light industrial development.

To the west of the subject land is the unmade Sleeman Street and on the opposite side of this road is land developed for industrial purposes.



Figure 1 – Location of Subject Land

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DEVELOPMENT DESCRIPTION

The proposal involves the redevelopment of the existing highway service centre and associated infrastructure on the land.

More specifically, the development involves the following works:

- Demolition of existing convenience shop/diner and replacement with new (including the provision of amenities including shower facilities);
- Demolition, removal and replacement of existing car and truck canopies with new canopy;
- Replace old steel tanks, with new double-skinned fibreglass tanks, and new fuel lines and pumps to bring it up to best practice environmental standards;
- Demolition and replacement of existing concrete pavement areas and replacement with new concrete pavement areas;
- Installation of 8 new hose dispensers to be installed to each fuelling location;
- Installation of new forecourt pollution control system;
- Replacement of existing pylon signage (price display) and replacement with new LED pylon sign;
- Installation of new business identification and direction signage; and
- Installation of an acoustic fence and associated landscaping buffer along the southern portion of the site adjacent to the adjoining motel.

An extract of the proposed site plan is provided in **Figure 2** below and a full copy of the submitted plans is included as Attachment 10 to this report.

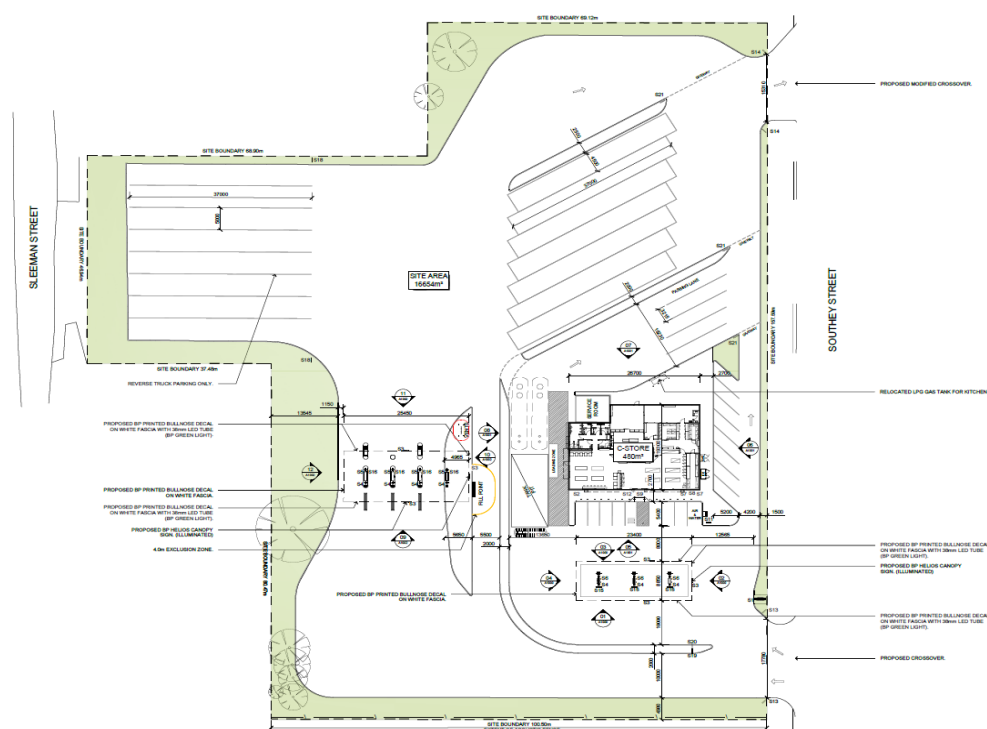


Figure 2 – Proposed Site Plan

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R. J. Pearce

General Manager

R. E. McRae

Mayor

It is noted that the proposed development has been subsequently amended since the application was originally submitted to Council in order to address amenity concerns raised by the adjoining neighbour to the south, as well as traffic and parking concerns identified by both Council and the Roads & Maritime Services (RMS).

More specifically, the proposed site layout has been redesigned and flipped to place the convenience store and re-fuelling areas on the southern side of the site and relocate the proposed truck and vehicle parking areas to the northern and western portions of the site.

The proposed site plan has also been amended to include a landscaped buffer area and acoustic fence along the southern boundary of the site to provide an improved interface to the adjoining motel to the south.

Further discussion regarding this submission and the amended site layout and design is discussed later in this report.

SUSTAINABILITY

STATUTORY COMPLIANCE/POLICY

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

4.15 EVALUATION

(1) Matters for consideration—general

In determining a Development Application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the Development Application:

(a) the provisions of:

(v) any Environmental Planning Instrument, and

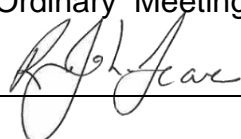
The following Environmental Planning Instruments are relevant to the application:

State Environmental Planning Policies

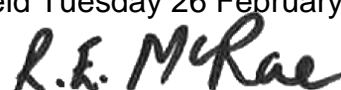
State Environmental Planning Policy No. 33 – Hazardous and Offensive Development (SEPP 33)

SEPP 33 applies to any proposals, which fall under the SEPP's definition of a *potentially hazardous industry* or *potentially offensive industry*. Certain activities may involve handling, storing or processing a range of substances, which in the absence of locational, technical or operational controls may create an off-site risk or offence to people, property or the environment. Such activities would be defined as potentially hazardous or potentially offensive.

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Clause 12 of SEPP 33 requires that a Development Application to carry out development for the purposes of a potentially hazardous industry must include a preliminary hazard analysis (PHA) prepared in accordance with *Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis* ('the Guidelines') published by the Department of Planning.

Clause 13 of SEPP 33 outlines the matters for consideration that Council must consider when deciding on an application.

- (a) *current circulars or guidelines published by the Department of Planning relating to hazardous or offensive development, and*
- (b) *whether any public authority should be consulted concerning any environmental and land use safety requirements with which the development should comply, and*
- (c) *in the case of development for the purpose of a potentially hazardous industry—a preliminary hazard analysis prepared by or on behalf of the applicant, and*
- (d) *any feasible alternatives to the carrying out of the development and the reasons for choosing the development the subject of the application (including any feasible alternatives for the location of the development and the reasons for choosing the location the subject of the application), and*
- (e) *any likely future use of the land surrounding the development.*

In response, the applicant has provided a SEPP 33 Assessment that, although not containing a Preliminary Hazard Assessment (PHA), demonstrates that the proposed development does not require a formal PHA in this instance for the reasons outlined below.

In accordance with the requirements of SEPP 33, for a development not to be classified as 'potentially hazardous' it must achieve a minimum setback distance from a sensitive land use boundary (such as the adjoining motel) of 9 metres or from any other use boundary of 6.5 metres.

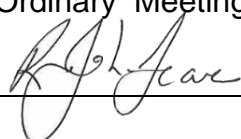
In response, the development will be located 10.9 metres from the adjoining Southey Street and approximately 17 metres from the adjoining motel to the south and the development is not classified as 'potentially hazardous'.

The report concludes that in accordance with the Guidelines under the Risk Screening Process, the following results have been determined:

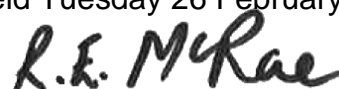
- Assessment distance from boundary – Pass
- Assessment of vehicular movement frequency – Pass
- Classification of site under SEPP 33 – Non-Hazardous
- Requirement to under a further PHA – Not required

Consequently, no further investigation in this regard is warranted and Council can therefore be satisfied in regard to its obligations under this SEPP.

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State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

Clause 7 of this SEPP requires Council to consider whether the land is contaminated prior to granting consent to the carrying out of any development on that land and consider whether the subject land, in its current or remediated condition, is appropriate for the proposed development.

The subject land is currently used as a service station, with the associated storage of fuel and the subject development seeks to continue this activity on-site.

Consequently, no further investigation in this regard is warranted as the development does not seek to change the current activities conducted on-site and does not propose a 'sensitive land use' (such as residential development, child care centre, educational establishment etc).

Council can therefore be satisfied in regard to its obligations under this SEPP.

State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64)

Clause 6 of SEPP 64 applies to the proposed development as the development involves advertising and signage.

Before granting development, Council must not grant Development Consent to an application to display signage unless the consent authority is satisfied:

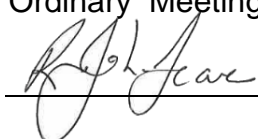
- (a) *that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and*
- (b) *that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1.*

The proposed new signage is generally consistent with the requirements outlined in Clause 3(1)(a) of SEPP 64, as it is generally compatible with the industrial nature of the area, provides clear and effective communication, and is of a high-quality design and finish.

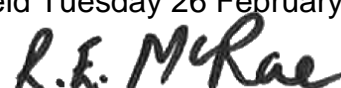
In addition, an assessment of the proposed signage against the requirements of the assessment criteria specified in Schedule 1 of this SEPP is provided as follows:

Consideration	Assessment Criteria	Compliance Assessment
1. <i>Character of the area</i>	<ul style="list-style-type: none">▪ Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?▪ Is the proposal consistent with a particular theme for outdoor	<p>The subject land is zoned IN1 General Industrial and is currently already developed for a service station.</p> <p>The style and nature of the proposed signage is consistent with the proposed redeveloped service station</p>

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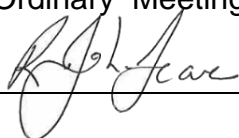
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	advertising in the area or locality?	and is not expected to adversely affect any adjoining land uses.
2. <i>Special areas</i>	<ul style="list-style-type: none"> Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas? 	<p>The subject land is not classified as a 'special area'.</p> <p>Notwithstanding, the development does adjoin an existing motel, however given the setbacks and design of the proposed signage, it is not expected to create any adverse environmental or social impacts.</p>
3. <i>Views and vistas</i>	<ul style="list-style-type: none"> Does the proposal obscure or compromise important views? Does the proposal dominate the skyline and reduce the quality of vistas? Does the proposal respect the viewing rights of other advertisers? 	The proposed signage will not obstruct or obscure any important view lines.
4. <i>Streetscape, setting or landscape</i>	<ul style="list-style-type: none"> Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? Does the proposal contribute to the visual interest of the streetscape, setting or landscape? Does the proposal reduce clutter by rationalising and simplifying existing advertising? Does the proposal screen unsightliness? Does the proposal protrude above buildings, structures or tree canopies in the area or locality? Does the proposal require ongoing vegetation management? 	<p>The proposed signage is proportional to the proposed new buildings on-site and will provide visual interest to the street as it replaces existing signage on-site.</p> <p>The proposal does not result in the removal of any vegetation and any signage protrusions above nearby urban elements in the locality is consistent with the current conditions of the site.</p>
5. <i>Site and building</i>	<ul style="list-style-type: none"> Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on 	The new signage revitalises the existing signage on-site and is compatible with the

This is page 57 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



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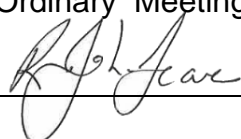


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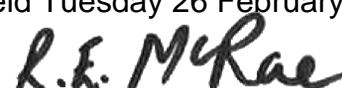
	<p>which the proposed signage is to be located?</p> <ul style="list-style-type: none"> ▪ Does the proposal respect important features of the site or building, or both? ▪ Does the proposal show innovation and imagination in its relationship to the site or building, or both? 	existing characteristics of the site and broader locality.
6. <i>Associated devices and logos with advertisements and advertising structures</i>	<ul style="list-style-type: none"> ▪ Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed? 	Not applicable to the proposed development.
7. <i>Illumination</i>	<ul style="list-style-type: none"> ▪ Would illumination result in unacceptable glare? ▪ Would illumination affect safety for pedestrians, vehicles or aircraft? ▪ Would illumination detract from the amenity of any residence or other form of accommodation? ▪ Can the intensity of the illumination be adjusted, if necessary? ▪ Is the illumination subject to a curfew? 	Whilst it is acknowledged that a number of the proposed new signs will be illuminated, these sites do not provide any unacceptable glare and are consistent with existing signage already constructed on-site.
8. <i>Safety</i>	<ul style="list-style-type: none"> ▪ Would the proposal reduce the safety for any public road? ▪ Would the proposal reduce the safety for pedestrians or bicyclists? ▪ Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas? 	The proposed new signage replaces existing signage already constructed on-site, and is therefore not expected to create any traffic safety concerns.

In accordance with the requirements of clause 18 of SEPP 64, the application requires referral to the NSW RMS as the proposed signage (namely the pylon fuel display sign) is greater than 20 square metres in size and 8 metres in height, and adjoins the Newell Highway.

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The application was subsequently referred to the NSW RMS for concurrence and this authority issued its approval subject to the inclusion of several conditions of Development Consent (see Attachment 9).

Consequently, the proposed development satisfies the requirements and obligations under this SEPP.

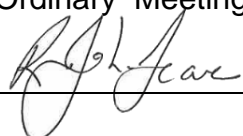
State Environmental Planning Policy (Infrastructure) 2007

Clause 101 of this SEPP seeks to ensure that new development does not compromise the effective and ongoing operation and function of classified roads and to reduce the potential impact of traffic noise and vehicle emissions on development adjacent to classified roads.

In response to both Council and RMS concerns regarding the internal site layout and the number of proposed vehicle crossovers, the development was revised and the following information was provided in support of the proposed application:

- *The revised DA plans show that the proposal reduces the total number of crossovers. The proposed crossovers are now limited to two and compromise an entry/egress at the south boundary fronting Southey Street, and an egress at the northern boundary fronting Southey Street.*
 - *We note that this is a substantial improvement because:*
 - *The existing site conditions rely on three crossovers to Southey Street, comprising an ingress at the southern boundary, an egress at the northern boundary, and an awkward ingress/egress at the central site boundary that was disposed to queuing concerns;*
 - *The original DA plans proposed four crossovers, which comprised a retention of the existing three crossovers and included an additional crossover farther south on the adjoining land parcel.*
- *The revised DA plans show a coherent and orderly car parking layout that ensures cars surround the control building and remain separate from trucks, and also includes a separate area adjacent to the control building for vehicles towing caravans, trailers etc.*
 - *We note that this is a substantial improvement because:*
 - *The existing site conditions and original DA plans rely on a separate car park area located away from the control building, which forced patrons to walk across the truck refuelling accessway. No provision exists or was proposed for vehicles towing caravans or trailers.*
- *The revised DA plans have not incorporated access from Sleeman Street. The alternative was explored but it is not possible for the following reasons:*
 - *Sleeman Street is not classified as a B-Double route;*
 - *The cost of upgrading the route is well beyond the feasibility of the project;*

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- *The revised DA plans indicated efficient truck movement within the site sans the use of Sleeman Street; and*
- *The revised DA plans show an opportunity for additional truck parking that an ingress/egress to Sleeman Street might have otherwise prevented.*

Following a review of the revised plans and information, and in consultation with the NSW RMS, the proposed development is now considered satisfactory and satisfies the requirements of this SEPP.

Local Environmental Plans

Jerilderie Local Environmental Plan 2012

Clause 2.3 Zone Objectives and Land Use Table

The subject land is zoned IN1 General Industrial under the Jerilderie Local Environmental Plan 2012. The objectives of the IN1 Zone are:

- *To provide a wide range of industrial and warehouse land uses;*
- *To encourage employment opportunities;*
- *To minimise any adverse effect of industry on other land uses;*
- *To support and protect industrial land for industrial uses.*

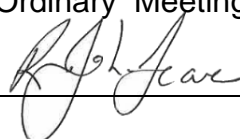
Clause 2.3(2) requires Council to have regard to the objectives and Land Use Table of the zone when determining a Development Application. The proposal seeks to undertake a redevelopment of an existing service station, which is permitted with consent in the IN1 Zone.

The proposed development is also consistent with the objectives of the IN1 zone as follows:

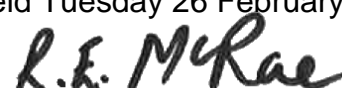
- The proposed development supports an existing service station on-site, which is permitted with consent in the IN1 zone;
- The redevelopment of the existing service station will create employment opportunities during both construction and operation;
- The development is not expected to have an adverse impact on any adjoining land uses, namely the adjoining motel to the south, as it seeks to improve the current situation via the installation of an acoustic fence and a landscape screening buffer along the southern boundary; and
- The development will not adversely affect adjoining industrial zoned land or industrial uses.

Accordingly, the proposed redevelopment of an existing service station is considered to satisfy the objectives of the IN1 zone.

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Clause 2.7 Demolition requires Development Consent

Clause 2.7 of the LEP stipulates that the demolition of a building or work may be carried out only with Development Consent.

The development complies with this requirement as it is seeking Development Consent.

Clause 6.8 Essential Services

Clause 6.8 of the LEP requires that Development Consent must not be granted unless Council is satisfied that adequate arrangements have been made for the provision of infrastructure and services.

The subject land is centrally located and currently developed for the purposes of a service station and therefore already has access to relevant infrastructure and services consistent with the requirements of this clause.

(vi) *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*

There are no draft planning instruments that apply to the proposed development.

(iii) *any development control plan, and*

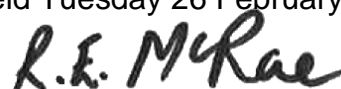
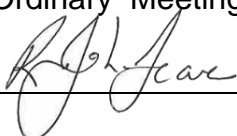
Jerilderie Development Control Plan 2012

Section 2 Plan Objectives

The following objectives apply to all development within the Jerilderie Shire:

- *To manage development such that it encourages orderly and sustainable growth whilst having regard to character, amenity, rural and agricultural productivity and environmental values associated with the Shire;*
- *To ensure that all development has regard to and reflects the principles of ecologically sustainable development;*
- *To provide a basis for assessing development applications;*
- *To provide certainty and confidence about the quality of development within the Shire.*

The proposed redevelopment of an existing service station is consistent with the general objectives of the DCP as it proposes a commercial/industrial development within an existing industrial area. The development also seeks to install a new



pollution control system on-site, which is also consistent with the objectives of this plan.

Section 2.2 Industrial Objectives

The following objectives apply to industrial development:

- *To enhance the scenic quality and amenity of industrial streetscapes*
- *To enhance the industrial amenity and economic viability of the commercial centre.*
- *To ensure that the operation of industrial premises is compatible with and does not adversely impact on the amenity and character of any adjoining residential uses.*

The proposed redevelopment is consistent with these objectives for the reasons outlined below:

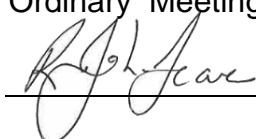
- The development involves a redevelopment of an existing highway service centre (service station), which will revitalise the existing site and enhance the scenic quality of the southern entrance to Jerilderie;
- The redevelopment of the existing service station will strengthen the economic viability of the existing business and more generally the township of Jerilderie; and
- The proposed development is not expected to adversely affect any adjoining sensitive land uses, namely the motel, as the development is considered to be an improvement upon existing conditions via the inclusion of an acoustic fence and landscaping screening buffer to this adjoining neighbour.

Section 7: IN1 – General Industrial Development

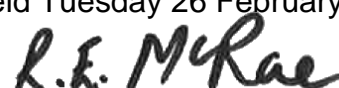
Section 7 of the Jerilderie DCP provides the relevant controls that an industrial development must comply with. An assessment of the proposed development against these controls is provided in the following table:

Consideration	Prescribed Standard	Compliance Assessment
<i>Front setback</i>	Will be governed by the type of development and the maximum sized vehicle that will be required to access the site.	The subject land is located within an established industrial area and there is no prevailing front setback that is applicable to this area. In response, the proposed highway service centre will be set back approximately 11m from the adjoining Southey Street, which is considered appropriate in this instance, particularly

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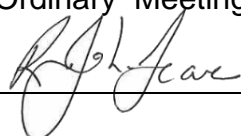
General Manager



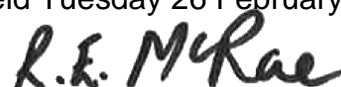
Mayor

		given the fact that the existing building and structures on-site are currently only located approximately 1m from the front property boundary.
<i>Side Setbacks</i>	3000mm or compliance with Building Code of Australia Requirements	The building will be setback over 25m from the closest side boundary and complies with these controls.
<i>Rear Setbacks</i>	3000mm or compliance with Building Code of Australia Requirements	The building will be setback over 14m from the rear boundary and complies with these controls.
<i>Onsite carparking</i>	Please refer to onsite parking requirements, Schedule 1	<p>Following a review of Schedule 1, service stations and convenience stores require the following car parking spaces:</p> <ul style="list-style-type: none"> ▪ 10 spaces per work bay ▪ 5 spaces per 100m² GFA of convenience store ▪ if restaurant is included then add: 1 space per 3 seats <p>The proposed development will contain 6 car bays and 8 truck bays with a 480m² convenience store.</p> <p>This would theoretically require the provision of 140 car parking spaces for the work bays and 24 spaces for the convenience store.</p> <p>In response, the development provides 17 car parking spaces and 15 truck parking spaces.</p> <p>Whilst it is acknowledged that the level of car parking proposed on-site is significantly less than that required in the DCP, it is noted that the level of car parking is comparable to current rates for the existing highway service centre.</p> <p>More importantly, the development provides 17 truck parking spaces that will be sealed, line-marked and more appropriately located as they avoid impacts on the adjoining motel to the south.</p> <p>Following a review of the proposed new highway service centre the development is considered appropriate from a traffic, access and parking perspective.</p>

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<i>Signage</i>	Signage is limited to 3 external signs in total: <ul style="list-style-type: none"> ▪ One sign on the parapet to be flush with the parapet ▪ One sign on side wall 	Whilst it is acknowledged that the proposed development will have more than three signs, this is considered appropriate in this instance and is consistent with the signage that already exists on-site. Furthermore, the signage is proportional to the building and is not expected to adversely affect the amenity of the area due to its location and level of illumination.
<i>Compliance with Building Code of Australia</i>	All applications are required to comply with the requirements of the Building Code of Australia	A condition will be included on the development consent requiring compliance with the Building Code of Australia.
<i>Trade Waste</i>	Depending on the type of development proposed, trade waste control measures for liquid waste may need to be included in your development. Please contact Council for additional information.	A condition will be included on the development consent requiring a trade waste application be submitted to Council.

(iia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

There are no planning agreements under Section 7.4 of the EP&A Act applicable to the proposed development.

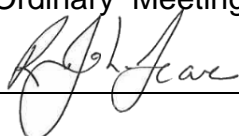
(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,

Conditions have been imposed to ensure this development is consistent with the regulations.

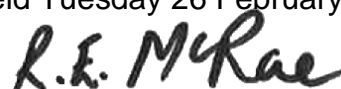
(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

Section 4.15 of the EP&A Act requires consideration of likely impacts of the development, including environmental impacts on both natural and built environments and social and economic impacts in the locality.

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Key areas for consideration in respect to the subject application are outlined as follows:

Context and Setting

The subject land is zoned IN1 General Industrial and the development proposes industrial development, being the redevelopment of an existing highway service centre. The development is therefore consistent with the context and setting of the area and will in fact result in an improved built form outcome through a redevelopment of the site.

The development will maintain similar setbacks to surrounding developments and has been designed so as to minimise impacts on adjoining businesses, as well as minimise impacts on the Newell Highway through the rationalisation and consolidation of existing driveway crossovers.

Natural Hazards

The subject land is not identified as being either bushfire prone or flood prone.

It is noted that given the current and proposed activities on-site, consideration needs to be given to the potential impacts of land contamination. In response, the proposed development has been considered against the requirements of SEPP 33 and SEPP 55, which has determined that the subject land is fit for its intended purpose.

Infrastructure

Matters regarding infrastructure and services have been considered and the subject land is already connected to these services given that the site is already developed for the purposes of a service station.

Biodiversity

The subject land is already developed and therefore contains no trees or other vegetation. The development will therefore not adversely affect matters of biodiversity.

Aboriginal and European Heritage

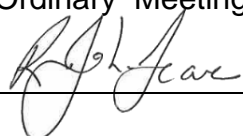
The subject land is not identified as a heritage item within Schedule 5 of the Jerilderie LEP, nor does it adjoin any heritage items.

In addition, the land is highly disturbed and has already been developed for the purposes of a service centre and therefore the likelihood of discovering any item of Aboriginal Cultural Heritage significance is considered low.

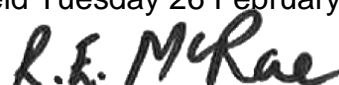
Air Quality and Dust

Matters regarding air quality and dust have been considered and are considered appropriate.

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More specifically, whilst it is acknowledged that the development will generate some levels of dust during demolition and construction works, these activities will only occur for a finite period of time and can be appropriately controlled via appropriate work management methods on-site, which will be enforced via conditions of development consent.

Similarly, matters regarding dust and air quality during operation and use of the site will be low and are considered a significant improvement on current conditions on-site as the entire site, including vehicle parking and movement areas, will now be sealed. In addition, truck parking will be relocated from the southern side of the site to the northern and western side of the site, which will reduce amenity impacts (such as odours from stock vehicles) on the adjoining motel to the south.

Noise and Vibrations

Matters regarding noise and vibrations have been considered and are considered appropriate in this instance.

Whilst it is acknowledged that the development will generate some levels of noise and vibrations during demolition and construction works, these activities will only occur for a finite period of time and can be appropriately controlled via appropriate work management methods on-site, which will be enforced via conditions of development consent. Designated construction days and times will also be set to protect the amenity of adjoining neighbours.

Furthermore, in response to concerns raised by the adjoining neighbour to the south regarding vehicle parking areas, noise and dust, the proposed development has been reconfigured to now place truck parking areas to the north and west of the site rather than on the southern boundary. In addition, the applicant has also agreed to install an approximate 5m wide landscape buffer, as well as an acoustic fence that will be used to protect the adjoining motel to the south. Specific details regarding this acoustic fence will be provided prior to the issue of a Construction Certificate.

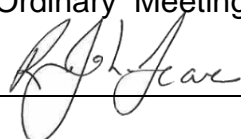
Traffic and Access

Matters regarding traffic, access and parking have been considered and the application has been revised in response to concerns raised by both Council and the NSW RMS regarding the internal site layout, as well as the number of driveway crossovers onto the Newell Highway.

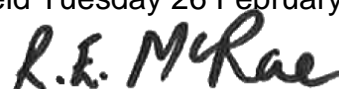
In response, the applicant amended the application and the application is now considered satisfactory for the following reasons:

- The number of driveway crossovers to the Newell Highway will be reduced from three (3) down to two (2) and will now comprise a single ingress only (southern entry) and egress only (northern exit). This will improve traffic safety and

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conflicts from shared driveways and will reduce the number of driveway crossovers to the Newell Highway;

- The internal site layout has been revised to now allow for a logical one-way movement, which will improve safety on-site;
- The internal layout provides for a separation of trucks and domestic vehicles;
- The development provides ample room on-site for the re-fuelling of bowzers by tankers, as well as for trucks and domestic vehicles (including recreational vehicle towing) without extending onto the Newell Highway;
- A new driveway intersection (Basic Right Turn (BAR) and Basic Left Turn (BAL)) will be created on the Newell Highway to improve road safety;
- On street parking will be denied outside the business via 'no stopping signs' to improve safe intersection sight distances;
- Truck parking areas have been relocated to the northern and western sides of the property away from the adjoining motel to the south;
- The development provides ample vehicle parking spaces for the proposed activities on-site.

Whilst it is acknowledged that the proposed development does not utilise or redirect traffic down the lower order Sleeman Street, this is considered appropriate in this instance as this road is not currently designated as a B-Double route, the road is unsealed and would require significant upgrades, and rather than provide an additional ingress/egress point, the development provides additional truck parking areas.

The NSW RMS have reviewed the application and raise no objection to the proposed development, subject to the inclusion of a number of conditions of development consent.

Waste Management

The development achieves relevant waste management requirements and will incorporate a loading area at the rear of the building for the appropriate disposal and collection of wastes.

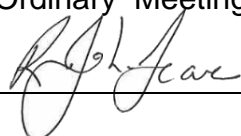
Wastes will also be appropriately collected and disposed of during demolition and construction works, via skip bins. Where possible, materials will be recycled or re-used and wastes will be regularly collected.

In addition, matters regarding trade waste have also been considered and a condition will be included on the development consent requiring that the applicant obtain a trade waste approval.

Soils

Matters regarding soils have been appropriately considered and a response has been provided earlier in regard to land contamination. Furthermore, a condition will be included on the development consent that requires the applicant to implement

This is page 67 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager



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and maintain appropriate sediment and erosion control measures prior to works commencing on-site, so as to limit potential pollution of the stormwater system.

Social Impacts

The development will have an overall positive social impact as it will improve the current facilities provided on-site and will support jobs and economic development.

In response to a submission received from the adjoining neighbour to the south, the development has been redesigned so as to relocate noise-generating activities away from this motel and the development will improve current traffic safety measures.

Economic Impacts

The development will have a positive economic impact as it will support economic development and jobs during both construction and operation.

Construction Impacts

Whilst it is acknowledged that the proposed development will result in a number of amenity impacts during demolition and construction, such as noise, dust, vibrations and traffic, these are considered appropriate in this instance and will only occur for a finite period of time and can be appropriately conditioned.

Furthermore, following a redesign, the works will be staged, which will allow the current site (including the existing convenience building) to continue operating whilst the site is being redeveloped. During demolition and construction works, appropriate site safety and security practices will be implemented to avoid any potential harm.

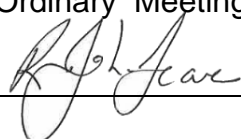
(c) the suitability of the site for the development,

The site is suitable for the development as it already operates as a highway service centre with the subject application only seeking to redevelop the existing facilities on-site. The development is permitted with consent in the IN1 General Industrial Zone, and has appropriately considered the surrounding land uses. Having considered all these criteria, the subject site is deemed suitable for the proposal.

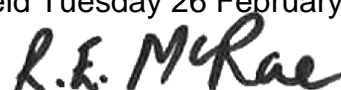
(d) any submissions made in accordance with this Act or the regulations,

As outlined above, the Development Application was originally notified from 30 November 2017 until 19 December 2017. During this period a written submission (attachment # 11) was received from the adjoining motel owner to the south and the application was subsequently amended to try and resolve these concerns.

Following receipt of amended information, the application was subsequently re-notified from 12 December 2018 until 9 January 2019. It is noted that during this



General Manager



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second exhibition period, a subsequent submission (attachment # 11) was received from the adjoining motel owner to the south.

Below is a summary of the issues raised and a town planning response. In summary, the proposed revised development is considered appropriate and warrants approval.

Issue No. 1: Acoustic fence details

No details have been provided regarding the height of the proposed acoustic fence.

Planning Response:

It is acknowledged that no details have been provided in the revised application regarding the proposed acoustic fence, however verbal discussions to date with the applicant has indicated that the acoustic fence will be approximately 3 metres in height and will run the length of the adjoining motel to ensure that it provides appropriate protection to the neighbour to the south.

Further details regarding this fence are to be provided to Council prior to the issue of a Construction Certificate, and will be subject to Council approval. It is expected that consultation will be undertaken with the adjoining neighbour to the south to ensure that there is a level of agreement regarding the particular details of this fence.

Issue No. 2: On-street parking in front of business

Object to vehicles associated with the adjoining service station parking in front of our business and blocking the driveway, causing amenity concerns (due to noise) or blocking sight distances.

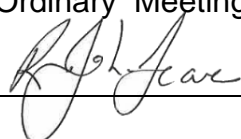
Planning Response:

Concerns regarding on-street parking are acknowledged. In response and following consultation with the NSW RMS, a condition will be included on the development consent that requires the installation of 'no stopping' signs along the Newell Highway frontage of the property. This will prevent vehicles parking on the street and will also improve sight distances.

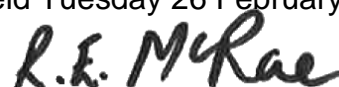
Furthermore, truck parking areas on site have been relocated away from the adjoining motel to the south to minimise impacts on this motel. In addition, truck parking areas have been significantly improved and formalised and will be sealed and line-marked. This will result in more vehicles being able to be catered for on-site and avoid the need for them to park on the street.

Issue No. 3: Impacts on billboard signage

At present we rent the north-side of a large billboard sign to advertise the business. If the new acoustic fence is constructed, which is taller than the existing fence, then this sign will be blocked – who will remunerate us for lost income?



General Manager



Mayor

Planning Response:

Concerns regarding existing billboard advertising and signage are acknowledged. It is noted however that the existing billboard sign located to the south is located only approximately 5m back from Southey Street/Newell Highway.

As a consequence, it is expected that the proposed acoustic fence will not extend this far forward towards Southey Street, so as to maintain existing sight lines to and from this property. As a consequence, this existing billboard sign will remain unobstructed by the proposed fencing.

Specific details regarding the location of fencing will be provided prior to the issue of a Construction Certificate and will be discussed with the adjoining neighbour to the south.

Issue No. 4: Request to purchase land

As a means of solving on-site parking issues, the site owners are requested to purchase the adjoining owners' rear parcel of land located at No. 2 Sleeman Street that adjoins the subject land to the immediate west.

Planning Response:

Whilst offers to purchase additional land in order to service the proposed are acknowledged, this is not considered necessary in this instance as the development can achieve relevant car parking, vehicle movement and setback requirements within the subject land.

It is also noted that utilising this additional parcel of land for truck parking could create potential amenity impacts such as traffic and noise on the adjoining neighbour to the south.

(e) the public interest.

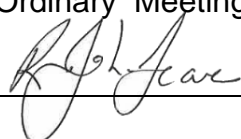
The impacts of the proposal on the environment in general, and on surrounding amenity, have been considered and addressed in this report. Having regard to the issues raised and discussed in relation to compliance with applicable planning instruments and Council controls, it is considered that the proposal is not contrary to the public interest.

7.12 Fixed development consent levies

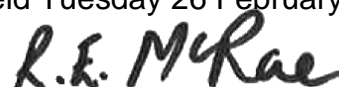
The *Murrumbidgee Council Section 7.12 Development Contributions Plan 2017* ('the contributions plan') was endorsed by Council on 25 May 2017 and applies to any development over \$100,000.

For development with a total development cost of more than \$200,000, a 1% development contribution levy applies.

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The development has a total project cost of \$2.8M and the following development contribution applies in accordance with this Plan:

$$\$2,800,000 \times 0.01 = \underline{\underline{\$28,000}}$$

A condition will be included on the development consent requiring the payment of this development contribution prior to the issue of a construction certificate.

FINANCIAL

There are no likely financial implications for Council.

INTEGRATED PLANS

Community Strategic Plan

The following themes of the *Murrumbidgee Council Draft Community Strategic Plan 2017-2027* apply in this instance:

Economic Development

The proposed development is generally consistent with the following strategies contained under the theme of 'Economic Development':

- *Welcoming and Supporting our Business and Industries Growth, Diversity and Productivity; and*
- *Promoting and Supporting a Regional Economy and Growth.*

RISK MANAGEMENT

The Heads of Consideration under section 4.15 of the *Environmental Planning and Assessment Act 1979* ensure that all foreseeable risks are reviewed as part of the assessment process for any application.

CONSULTATION / ENGAGEMENT

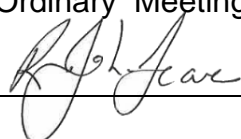
Internal Referrals:

- Manager, Planning and Environment.

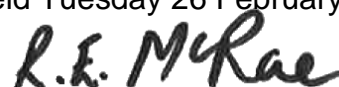
External Referrals:

- Adjoining neighbours;
- NSW Roads and Maritime Service (see Attachment # 9-Conditions of Consent).

This is page 71 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



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OPTIONS

1. Approve with conditions;
2. Approve without conditions;
3. Refuse.

It is recommended that Council adopt option 1, being approve the development in accordance with the attached conditions of development consent.

CONCLUSION

The development seeks to undertake a redevelopment of the existing Jerilderie BP service station to accommodate changing demands and to improve existing facilities on-site.

Following consultation with both adjoining neighbours and the NSW RMS, the proposed site layout has been significantly redesigned in order to address potential amenity and traffic concerns.

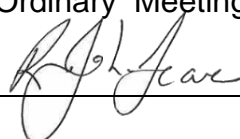
As a consequence, the revised development now provides an appropriate site layout and design that will result in both traffic, access and parking improvements, as well as improved amenity outcomes, for the adjoining motel located to the south.

The development has been assessed against the relevant planning requirements of the *Jerilderie Local Environmental Plan 2012*, as well as other relevant planning instruments including Section 4.15 of the *Environmental Planning and Assessment Act 1979*. Having undertaken this assessment, the development is considered appropriate and recommended for approval subject to the attached conditions of development consent.

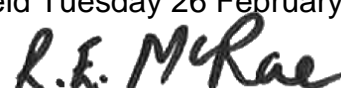
ATTACHMENTS

- Attachment # 9: Conditions of Development Consent;
Attachment # 10: Plans;
Attachment # 11: Copies of submissions received.

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ITEM NO. 8 – COLEAMBALLY POOL OPERATIONS FOR MARCH 2019

Council Meeting:	26 February 2019
Report Date:	18 February 2019
Author:	Manager, Planning & Environment
File #:	07.04
Approval:	General Manager

EXECUTIVE SUMMARY

The contractor has given notice that he will be breaking his contract and ceasing operations at the Coleambally Pool on 28 February 2019. This report outlines the actions that have been put in place to ensure the pool remains accessible to the community until the end of March 2019.

RECOMMENDATION

That the information contained in the Coleambally Swimming Pool Operations Report be noted.

BACKGROUND

At the end of January the current operator at the Coleambally Pool advised Council that he would be breaking his contract and ceasing work on 28 February 2019.

This leaves one month of the pool season for Council to find an alternative.

OFFICER COMMENT

The Planning and Environment staff reviewed options for the remainder of the season and advised the General Manager that utilisation of the fob system was the most viable option.

Advertising to all users and the community has commenced, and the regular group users, being the schools and swim club, have been advised.

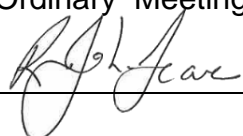
There will be no canteen facilities available at the pool.

SUSTAINABILITY

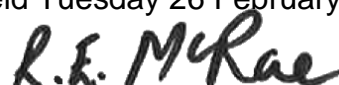
STATUTORY COMPLIANCE/POLICY

In line with the NSW Local Government Practice Note – Water Safety, it is recommended, but not compulsory, that Class 3 pools are supervised. The fob system will limit access and children under the age of 14 are to be supervised and a waiver is to be signed by all attending the pool unless they are part of an

This is page 73 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager



Mayor

organised group which will be providing their own supervision i.e. schools and swim club.

FINANCIAL

There will be increased staff costs. It is estimate to be \$1500 over and above the current budget.

INTEGRATED PLANS

The following themes and strategies from the Community Strategic Plan are relevant to this report.

THEME 1: OUR COMMUNITY

Strategies:

1.4 Enhancing Health and Wellbeing

THEME 3: OUR INFRASTRUCTURE

Strategies:

3.3 Providing the Community with Open spaces to be Active

RISK MANAGEMENT

The risks associated with the change to the operation of the pool have already been addressed by the introduction of the fob system and extended hours of operation without formal supervision at the Coleambally pool in January 2019.

CONSULTATION / ENGAGEMENT

Environmental Services staff and operational staff in Coleambally were consulted to ascertain whether or not the fob system operations could be expanded to cover the 13 hour days Monday to Friday and 7 hour days on weekends.

Additional assistance in the form of casual staff would be required.

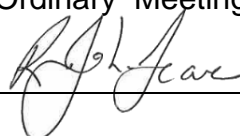
OPTIONS

1. Close the pool early;
2. Open the pool with the fob system;
3. Try to find an employee(s) to work the 42 hours a week to ensure the pool is supervised to the same level as under the contract;
4. Find another contractor for a month.

ATTACHMENTS

NIL

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General Manager



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ITEM NO. 9 – ART EXHIBITION-REQUEST FOR SUPPORT

Council Meeting:	26 February 2019
Report Date:	11 February 2019
Author:	Finance Manager
File #:	07.06
Approval:	General Manager

EXECUTIVE SUMMARY

Council has been successful in obtaining a Country Arts Support Program Grant of \$3,000, to be auspiced by the Jerilderie Tidy Towns Committee. Co-ordinated by local artist Roslyn Lockhart, the grant is to provide for 2 individual artist workshops and an art exhibition to be run in conjunction with the Jerilderie Show 'n Shine and Tractor Trek in May 2019.

RECOMMENDATION

That:

- 1. 15% commission on all art works sold at the art exhibition be held in trust by Council to support further art exhibitions at each future Show 'n Shine; and**
- 2. Council consider providing the use of Council facilities for each of the workshops, together with the art exhibition, at no cost.**

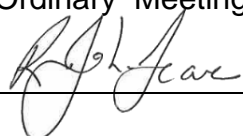
BACKGROUND

Jerilderie Tidy Towns Committee have run a successful Show 'n Shine event for a number of years, in conjunction with the popular vintage Tractor Trek. In order to provide additional sources of entertainment for visiting enthusiasts, the committee have teamed with local artist Ros Lockhart to initiate an art exhibition. With the successful grant application, the Committee have provided for 2 art workshops prior to the exhibition, which will then enable the participants to exhibit the outcomes of their tutorials.

A photography workshop is planned for Saturday and Sunday 6-7 April to be held in the Monash Room and a paint pouring workshop is planned for Sunday 5 May at the Jerilderie Racecourse amenities building.

The art exhibition is planned for Sunday 12 May through until Sunday 19 May. Whilst the organisers originally planned to make use of The Willows for the exhibition, the current priority of Council in requesting Expressions of Interest for

This is page 75 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



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use, have precluded this option, therefore they intend to utilise the Ian Gilbert Room for this week long exhibition.

Exhibitors will be able to sell their art works and a commission of 15% will be charged.

Council will receipt all sales and reimburse the vendor for the amount less commission.

OFFICER COMMENT

The total cost of providing Council facilities to an individual or organisation for the days requested would equate to \$961.

The organisers would be required to ensure that facilities are left in the same condition as they are provided.

SUSTAINABILITY

STATUTORY COMPLIANCE/POLICY

Risk assessments would be required for each workshop and exhibition areas in order to ensure adequate strategies are in place to fulfil the requirements of our Public Liability Insurances.

FINANCIAL

The grant application requested an allowance for \$600 for facility hire. As mentioned above, the total facility hire for the workshops and exhibition equates to \$961.

INTEGRATED PLANS

The support of these workshops and exhibition meets the expectations of item 1.1.3 of the Community Strategic Plan to 'foster and provide community opportunity through the performing and visual arts' by working in partnership with arts and community groups within Murrumbidgee Council

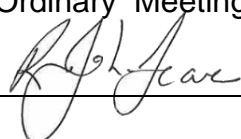
RISK MANAGEMENT

As noted above (Statutory Compliance/Policy).

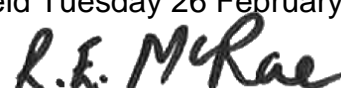
CONSULTATION / ENGAGEMENT

Consultation has been undertaken between the co-ordinator, Tidy Towns Committee, former Tourism/Economic Development Officer and the Finance Manager together with the General Manager.

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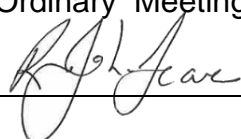
OPTIONS

Council may choose to:

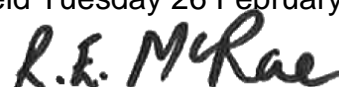
4. Insist on payment for the facilities at the full cost, thereby denying the opportunity to expend more of the grant on providing sufficient advertising and promotional support and workshop requirements;
5. Request a contribution to the amount of \$600, as anticipated for costs when making application for the grant;
6. Support the recommendation to provide the cost of the facilities at no charge, allowing the committee to utilise the entire grant for the provision of the workshops and exhibition, including advertising and publicity of the event to a wide area.

ATTACHMENTS

NIL



General Manager



Mayor

ITEM NO. 10 – QUARTERLY BUDGET REVIEW – DECEMBER 2018

Council Meeting:	26 February 2019
Report Date:	20 February 2019
Author:	Finance Manager
File #:	05.13
Approval:	General Manager

EXECUTIVE SUMMARY

Attached is the Quarterly Budget Review for the period to 31 December 2018, including a statement of financial performance, a proposed balance sheet, a statement of cash flows for each fund, an income and expenditure statement by function, a forecast capital budget review by function and a variation report.

Included also are a budget review of the cash and investment position, a budget review of key performance indicators, a budget review of contract and other expenses and a budget review of consultancy and legal expenses as required by the updated Code of Accounting Practice and Financial Reporting in accordance with clause 203(3) of the Regulations.

RECOMMENDATION

That the report be noted and variances to the budgets, as outlined in the attachment, be approved.

BACKGROUND

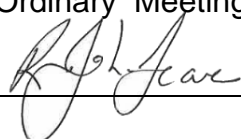
The Statement of Financial Performance indicates a surplus from ordinary activities of \$12,353,873 compared to the previous estimate surplus amount of \$10,344,336. With the exclusion of capital grants income, the Statement of Financial Performance shows a surplus of \$3,079,363.

The forecast Statement of Cash Flows for the General Fund indicates a decrease of cash held of \$3,547,721, an improvement of \$2,213,577 from the previous estimates.

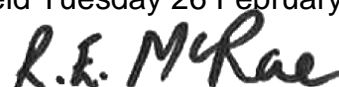
This variation results substantially from the additional grant funds to be received in respect of the Stronger Country Communities Fund Round 2, which are not expected to be expended within the remainder of the financial year.

The Sewer Fund cash flows indicate expenditure over income of \$452,843, an unchanged decrement from the original estimates.

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The Water Fund cash flow indicates income over expenditure of \$72,683, an increase of funds held of \$306,250 from the previous review. This is resultant from the deferral of capital works to be undertaken at Jerilderie and Darlington Point water treatment plants during this financial year.

OFFICER COMMENT

It is my opinion that the Quarterly Budget Review Statement for Murrumbidgee Council for the quarter ended 31 December 2018 indicates that Council's projected financial position at 30/6/2019 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Vicki Sutton
Responsible Accounting Officer
Murrumbidgee Council

Date

SUSTAINABILITY

STATUTORY COMPLIANCE/POLICY

Made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005.

FINANCIAL

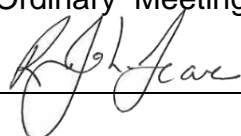
The full list of the variances to the budgeted figures can be viewed at pages 27-33 of the attachment.

A net variation of Stronger Country Communities Fund grant income amounting to \$2,100,978 has been shown within the document, together with additional funding for Stronger Community Funding of \$4,365,000.

It is anticipated that the Stronger Community Funding will be transferred to grant reserves, as it is highly unlikely that these funds will be expended prior to the close of the financial year. Expenditure of some \$4,000,000 (of the original SCF grant) has already been anticipated for the current year and has been included within the original operational plan.

The following projects included as expenditure variations have been funded from the following sources of reserves:

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Uncompleted Works Reserve

Additional Risk Management Costs	\$ 18,726
Additional Youth Week Costs	\$ 1,390
Specific Maintenance Jerilderie Civic Hall	\$ 20,000
Specific Maintenance – Monash Park	\$ 7,000
Cover over wash down bays Jerilderie Depot	\$ 40,000
Jerilderie Bus Shelters	\$ 15,000

Unexpended Grants Reserves

Murray LLS Weed Eradication	\$ 40,000
Regional Road Maintenance	\$482,789
Willows Museum Upgrade Works	\$ 9,055
Library Books and Equipment	\$ 16,791
Roads to Recovery Programmes	\$484,257
Darlington Point Female Change Rooms (SCCF 1)	\$ 73,260
Jerilderie Showground Amenities (SCCF 1)	\$ 83,161
Coleambally Information Bays (SCCF 1)	\$ 21,340
Coleambally Cemetery Toilet (SCCF 1)	\$ 35,100

Other Reserves

Employee Leave Entitlements	\$204,000
Public Toilet Upgrades – Coleambally	\$ 35,039
Jerilderie Street Tree Maintenance	\$ 25,000
Additional Land Purchase Costs Coonong St Depot	\$ 3,961

INTEGRATED PLANS

The above report addresses the current operational plan together with variances noted therein.

RISK MANAGEMENT

Council officers have not reassessed the depreciation expense in the current document resultant from the revaluation of major infrastructure. This will be undertaken prior to the next quarterly budget review. Consequently, there is a risk that depreciation may be understated at the current time.

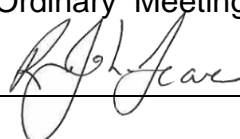
CONSULTATION / ENGAGEMENT

Consultation and discussion with the management group to enable further understanding of the anticipated work flows for the remainder of the year has been undertaken.

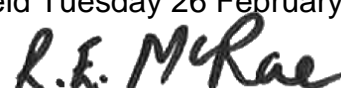
ATTACHMENTS

Attachment # 12: Quarterly Budget Review

This is page 80 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager



Mayor

ITEM NO. 11 – DARLINGTON POINT NATURE TRAILS

Council Meeting:	26 February 2019
Report Date:	20 February 2019
Author:	Asset Manager
File #:	05.17.04
Approval:	General Manager

EXECUTIVE SUMMARY

To name the constructed walking trails in Darlington Point's town common, the forest area at the end of Cemetery Road and around the Caravan Park (Lot 7008, DP1027096 Lot7305, DP1155816).

RECOMMENDATION

Council review and adopt the identified names for the Darlington Point nature trails.

BACKGROUND

In 2011 Council constructed in Darlington Point the Goanna Walking Trail along the bushland area behind King Street (Lot 7303 DP1145343, Part Lot 255 DP750908 Lot 7301 DP1145310), as well as the town common (Lot 7015, DP 1172075) and bushland areas behind the water tower at the end of Cemetery Road (Lot 7008 DP 1021217). These trails were funded by the Riverina Red Gum Regional Employment and Community Fund. Attachment 13 identifies which lots are affected.

The trails were affected by the 2012 floods, and have been restored so that they are once again able to be used by the community.

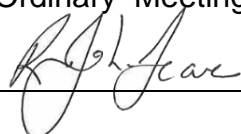
To complete the trails, naming and sign posting is required, so they can be individually identified.

OFFICER COMMENT

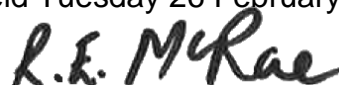
The installation of the trail names can be carried out by Council staff and resources. Ongoing maintenance of the signs and trails are a part of Council's operations and maintenance budgets.

Attachment 14 shows the type of sign posting which would be used at the start and end of each trail. They would be installed across the trails to help prevent people driving their vehicles along them and to help identify them for walking.

This is page 81 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager



Mayor

SUSTAINABILITY

STATUTORY COMPLIANCE/POLICY

The installation of the trail names on Lot 7008 DP102217 will still require concurrence from Local Land Services as it is a Travelling Stock Route. However, in the Local Land Services Regulation 2014, it states:

62 Authorised use of travelling stock reserves for recreational activities

(1) For the purposes of section 74 of the Act, the following are prescribed as recreational activities for which a person is authorised (subject to the Act and subclause (2)) to use a travelling stock reserve (or part of a travelling stock reserve) other than an excluded reserve:

- (a) walking, running and other kinds of individual physical exercise,*
- (b) horse riding,*
- (c) camel riding,*
- (d) picnicking,*
- (e) fishing,*
- (f) swimming,*
- (g) pedal cycling.*

(2) Subclause (1) does not apply to use of a travelling stock reserve (or part of a travelling stock reserve) for a purpose referred to in that subclause if Local Land Services has made a closure order in respect of the reserve or part of any such reserve under section 70 (1) (b) of the Act.

(3) In this clause:

Excluded reserve means a travelling stock reserve (or part of a travelling stock reserve) in the Western Division or a stock watering place.

The installation of the signs on the town common and around the caravan park will be on Crown land of which Council is the Trustee. Council is developing a Crown Land Management Plan which allows Council to make decisions on the management of the land.

FINANCIAL

Funding for the purchase and installation of the nature trail signs has been identified as one of the projects under the Stronger Country Communities Fund Round 1. The project has been allocated \$27,500.

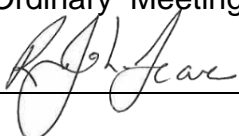
INTEGRATED PLANS

This project is linked to Council's Operational Plan and Delivery Program Strategy:

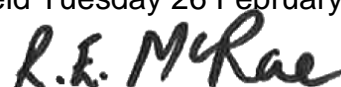
Action 3.3.1.3 - Increase the number of walking tracks in all towns and their surrounds

Action 3.3.1.4 - Ensure adequate signage and representation of Council's aquatic locations and facilities

This is page 82 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager



Mayor

RISK MANAGEMENT

At present, both vehicles and pedestrians are using the roads and walkways around the town common area. To minimise the risk to pedestrians the trails and roads need to be separated and clearly identified. The naming and sign posting of these trails will help to eliminate the risks by making vehicles aware that this trail is identified for walking.

CONSULTATION / ENGAGEMENT

The identification of the names for the trails was raised at a meeting of the former Murrumbidgee Shire Council. At that time it was discussed that the trails should be named after local aboriginal language and Order of Australia recipients.

Council staff approached a member of the local aboriginal community to gather information. Attachment 15 has information collected, as well as the trail information, and what trail could be named in each location.

Darlington Point recipients of the Order of Australia are:

- Miss Helena Pugh 1995
- Giovanni Toscan 2005 (John Toscan)
- Bruce Gowrie-Smith 2014
-

Attachment 16 shows the locations of the nature trails, but does not include any roads and what are the proposed names for each trail. Giovanni Toscan didn't have a trail named after him because he had already been recognised with a plaque at the Darlington Point Lions Park for his contribution to the community.

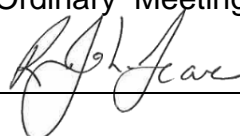
OPTIONS

1. Install the proposed trail signs named from local aboriginal language and Order of Australia recipients; or
2. Install a generic walking trail sign on each trail.

ATTACHMENTS

Attachment 13:	Identified Lots
Attachment 14:	Photo identifying types of sign posting
Attachment 15:	Local aboriginal language definitions
Attachment 16:	Trail names and locations

This is page 83 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager



Mayor

COMMITTEE MINUTES

ITEM NO. 12 - MINUTES OF THE MURRUMBIDGEE ECONOMIC & TOURISM ADVISORY GROUP MEETING

Council Meeting:	26 February 2019
Report Date:	6 February 2019
Author:	Economic Development & Tourism Manager
File #:	01.15
Approval:	Committee of Council Minutes

PRESENT: Mayor Cr Ruth McRae, General Manager John Scarce, Economic Development and Tourism Manager Kellie Dissegna, Crystal Sanders, Gloria Altin, Bruce Dalglish, Clifford Ashby, Daniel Griffith, Haidee Laycock, Lynne Stuckings, Suzie Falls

APOLOGIES: Kate O'Callaghan (Leave of absence)

AGENDA ITEMS:

1. Introduction

General Manager, John Scarce FCPA presented an overview of himself. Having spent City Manager for the City of Morden in Manitoba, Canada. Prior to this he has spent 20 years in Local Government in Australia, including in the Torres Strait Island Regional Council. Two areas of focus for Murrumbidgee Council: Find a niche or industry to focus on and data coverage.

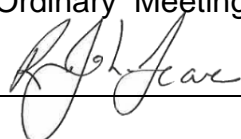
Economic Development and Tourism Manager, Kellie Dissegna presented an overview of herself. Working in the Economic Development team at Narrandera Shire Council previously as Marketing and Tourism Team Leader for 2 ½ years and at Wodonga City Council for 5 years prior.

2. Actions from previous meeting (see attached document)

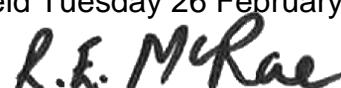
3. Growing Local Economies Fund

- As part of the NSW Government's \$1.3 billion Regional Growth Fund, funding will be made available through the Growing Local Economies fund over four years to turbocharge new regional economic opportunities and enliven local economies Growing Local Economies is designed to unlock growth in regional NSW by delivering the infrastructure that supports projects of economic significance.

This is page 84 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager



Mayor

- To date, the full amount in the fund allocated to the Western Riverina has not been applied for and Murrumbidgee Council would like to capitalize on this.
- Barriers could include telecommunications, electricity, transport networks, and gas supply.
- Altina Wildlife Park discussed data connectivity at their location and visitors not being able to upload selfies to further capitalize on the moment and promote their business.

4. Economic Development & Tourism Manager update

The Economic Development and Tourism Manager has a priority to develop and implement the Murrumbidgee Council Economic Development Strategy:

- Presented to Councillor Strategic Planning Day to set the direction for success in Economic Development for the Murrumbidgee Council area
- Next steps are stakeholder meetings and business and industry survey's to commence to ensure the strategy remains relevant.
- Regional Development Australia - Riverina
- Regional Development Australia – Riverina have sent out their Country Change Program for 2019-2020, with the main objective to attract individuals and families considering a move out of metropolitan areas. Murrumbidgee Council has participated in this program previously and will look into the program for next financial year.

Newell Highway Promotion Committee

- EDTM has submitted text and information for updated new Newell Highway tourism brochure. The brochure is aiming to be printed at the end of February.
- EDTM has sent fliers to the Adelaide Caravan and Camping Show being held next week. Will also be sending fliers to the Melbourne Caravan & Camping Show in a fortnight.

Thrive Riverina

- EDTM has submitted details on the Riverina Fishing Classic and Jerilderie Working Dog Auction for event newsletter, and details for Tulloc Cottage and Rivedestra for the romantic theme for newsletter.
- Thrive Riverina will have their Board meeting in Darlington Point on 19 February.
- Taste Riverina are going to the Handmade Markets in Canberra on 23-24 March. Interested operators can contact Thrive Riverina to be involved.

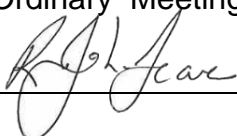
5. General Business

Clifford – Good to see actions being completed

Suzie – Good progress being made

John - Training for front line staff for promoting the area to visitors

This is page 85 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager



Mayor

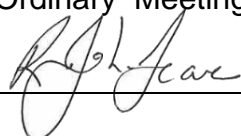
Kellie - TAFE NSW Finley Campus have released their courses for 2019.
Certificate I in Business is a fully government subsidised course

- Grant Writing Workshop in Griffith on Thursday 28 February \$20.
- 2019 NSW Tourism Awards Expression of Interest
- Agtech, AgriFood and Advanced Manufacturing Forum in Griffith on Wednesday 27 February.

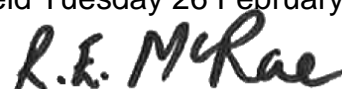
Next Meeting Date/ Venue: May 2019

Meeting closed at 7.42pm

This is page 86 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager



Mayor

ITEM NO. 13 - MINUTES OF THE MURRUMBIDGEE COUNCIL TRAFFIC COMMITTEE MEETING

Council Meeting:	26 February 2019
Report Date:	14 February 2019
Author:	Economic Development & Tourism Manager
File #:	01.15
Approval:	Committee of Council Minutes

Present: Cr Robert Black (Chair), Cr Gaila Smith, Cr Gavin Gilbert, Cr Phillip Wells, Cr Robert Curphey, John Scarce, William Wade, Steve Goodsall Murrumbidgee Council, Greg Minehan RMS, Jason NSW Police,

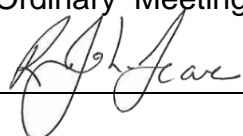
Apologies: Ian Girdwood (Local Member Representative), Peter Chudek Murrumbidgee Council

Minutes of the last meeting accepted on the motion of Gaila Smith and Greg Minehan.

Business Arising from the Minutes:

- Bus Stop, Darlington Point - Will advised that the trees had been cut back by contractors, council staff will now be able to maintain. Council will keep in contact with bus companies and the general public regarding this issue. RMS advised that a new bus stop policy will be available soon. Having the bus stop on a side street would be a better option.
- 50km/hr zone extension at Jerilderie. RMS advised that the actual zone does not match up on the data base. Greg will have the zone measured and the data base will be updated by the Speed Zone Coordinator, RMS Sydney. The signs are enforceable in their current location.
- B Double Access – Rolfe Road – information has been sent to the property owner regarding how to apply for an extension.
- Donald Ross Drive – 80% of this road is now suitable for B Double access. Permits will be issued at this stage.
- Extension of Turning Lane / Speed Zone Review Coleambally – discussion regarding turning off Kidman Way into Kingfisher Avenue.
- Median Strip, Kingfisher Avenue – John has asked for more information regarding this issue. Maybe new signage needs to be installed.
- B Double Access Kingfisher Avenue – several issues – Police recommend no access. What happens to B Doubles once they are in the town area, where do they park. At this stage there is no rest area for trucks to park for drivers to get food / stay overnight. Cr Black suggested community be consulted regarding the access. Trucks are parking near the motel and caravan park.

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General Manager



Mayor

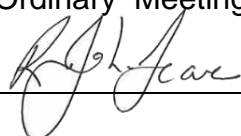
- Truck Stops / Rest Areas on Kidman Way. RMS drafting policy at the moment.
- Darlington Point signage – following input from Councillors Gilbert, Wells and Curphey; Will and Greg will inspect town for signage needs.
- Abandoned car policy being reviewed by Council. Service NSW app allows you to find out if car is registered.

Agenda Items:


1. Yarrabee Poultry Farm
Issues – Old Morundah Road not suitable for B Double Access – road would need to be upgraded.
Applicant would need to contribute to road upgrade. Road would need to be upgraded from intersection to access to property. Upgrade of road may need to be included in DA consent. If the road were upgraded Council could lift the condition relating to no access until 48 hours after rain. Would need to look at the road conditions and environment before the restriction regarding school bus hours could be lifted.
Suggested truck movements will mean the intersection will need to be upgraded at Eulo Road / Kidman Way.
John advised that as this is a State Significant Development the access will be looked at.
There was an issue with localised flooding in 2016, Will to look into the issue and see what can be done to alleviate this problem in the future.
Bridges may need widening – this may need to be added to cost of upgrading the road.
Traffic Counts for Old Morundah Road to be looked at.
2. Darlington Point Structure Plan – proposed town bypass – this suggestion is not feasible.
3. Darlington Point Structure Plan – Loop Road – main reason for this is to accommodate caravans coming from south. Will and Greg will look at this – may be able to add signage to create the loop.
4. Directional Arrows – in front of Gum View Café. This has been an ongoing issue, the passing lane was installed and the road markings are incorrect.

General Business:

1. Phillip Wells – need to look at the Development Application for the new solar farm at Morundah to see where the main traffic routes are. The development is not in our Council area but there may be an impost on our road network.
John will speak to Susan regarding the DA.



General Manager



Mayor

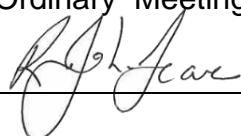
2. Gaila Smith – raised the issue of access from Sturt Highway into Altina. The driveway will be widened, advanced signage would be a good idea, suggestion of 80km/hr zone.

Darlington Point Signage:

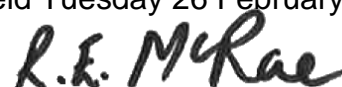
A discussion was held prior to the inspections regarding what signage is needed. Direction signs to parking areas, air brake signs, consistency of signage heights, need to support the community by making it easier for travellers. A loop using Boyd Street, Kerabury Street, MacLeay Street and Carrington Street was suggested.

Meeting closed 10.55 am

Next meeting 13 June 2019 at 10.00am.



General Manager



Mayor

**ITEM NO. 14 - MINUTES OF THE JERILDERIE TIDY TOWNS COMMITTEE
GENERAL MEETING**

Council Meeting:	26 February 2019
Report Date:	6 December 2018
Author:	Jerilderie Tidy Towns Committee Secretary
File #:	02.09
Approval:	Committee of Council Minutes

Present: Faith & John Bryce, Sadie & Tony Herrick, Isobel Milne, Ian & Robyne Sneddon, Richard & Ann Wright, Joan & Billy Ferris, Joan Kuschert, Chris & Ian Girdwood, Polly Fisher, Elaine Forbes, Fred & June Scammell, Garry Borger, Dot & Graham Mills, Ruth McRae, Loretta Marriott, Pat Godfrey,

Apologies: Judy Knight, Gwen McLaughlin, Alan Knight, Colin Sweeney, Sarah Gurciullo, Lisa Brackenrig, Jan Crittenden, Bruce Crittenden.

Mitch and Janine A'Vard dropped in for a visit so show the award Mitch received at the KABNSW Awards in Orange. His Eminence had a nice photo taken with Mitch.

Business arising from the Minutes:

- Still no answer re Tallest Rose Bush Category for Garden Awards!!!

Treasurer's report as tabled:

No Treasurer's Report and Richard was happy to receive all contributions to our Christmas dinner.

Correspondence:

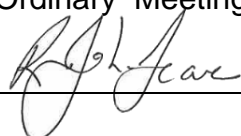
Inwards:

- Thanks from John Craig and assurance that \$400.00 smackaroos will be forthcoming. He loves us and always comments on our FB page.
- Council re gardens and toilet installation at Cemetery.

Outwards:

- Invoice sent to John Craig for \$400.00 being for clean up.
- Pictures and info to John Craig re above clean up.
- Council re Australia Day Nominations 2019
- KABNSW media release re Cessnock and list of award winners
- Letter from Mitch A'Vard with thanks for opportunity and assistance to go to Awards Weekend in Orange.

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General Manager



Mayor

General Business:

- Faith thanked everyone for their presence and hoped all would have a great night.
- Faith reminded all that Christmas Lights Judging will be happening soon. Members to be informed of cut off date for scores. (Sadie to do)
- Sadie mentioned that we have one more raffle selling day. Saturday December 22 and prizes will be drawn that day.
- Sadie to send out time slots for raffle roster.

Meeting Closed: **sometime that night....**

Next Meeting: **Feb 2019**
At: **Our Office**
Time: **6.00pm**

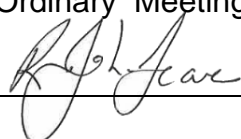
.....
President

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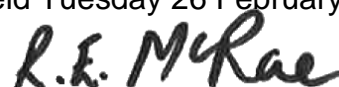
JOBS TO BE DONE

- Have a Joyous, happy and healthy Christmas and New Year.
- Enjoy your families and friends.
- Put your name down for raffle selling.
- Have Christmas Lights scores to Faith or Sadie by Sunday 16, 2018.
- Be excited because we received \$4,500 from RAMJO for some more bins.
- Thanks to all for another productive, busy year.

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General Manager



Mayor

ITEM NO. 15 - MINUTES OF THE JERILDERIE AUSTRALIA DAY COMMITTEE MEETING

Council Meeting:	26 February 2019
Report Date:	9 January 2019
Author:	Australia Day Committee Secretary
File #:	02.02.01
Approval:	Committee of Council Minutes

Present - Dean Knight, Hilary Knight, Rhonda Bryce, Faith Bryce, Ian Sneddon, Laurie Blackmore, Joan Blackmore, Kevin A'Vard, Ruth Mc Rae, Geoff Ham

Apologies - Maria and Peter Keating, Joy Knight,
Moved Laurie Blackmore , seconded Ian Sneddon that the apologies be
accepted. CARRIED

Minutes of Last Meeting

Moved, Faith Bryce , seconded Geoff Ham that the minutes of the last meeting
were read and accepted. CARRIED

Business Arising from Minutes of last Meeting

Geoff Ham replaced Kevin A'Vard, representing our committee at the Australia Day
Award selection meeting.

Incoming Correspondence

Nil

Outwards Correspondence

Nil

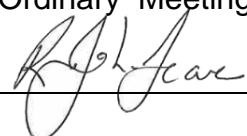
Treasurers Report

Balance at 3/12/18 was \$12,910.16 as of last meeting. Two accounts to pay.
Moved Joan Blackmore seconded , Kevin A'Vard that these accounts be paid and
that the treasurer's report be accepted. CARRIED

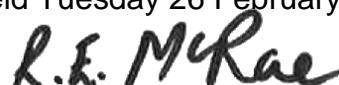
General Business

- See action register attached
- Alternate date for Aust.Day Event in case of postponement-March 9th
- Discussed Raffle Rosters for Saturday 12th, Saturday 19th and Friday 25th of
January- Rhonda to email these to everyone.

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Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager



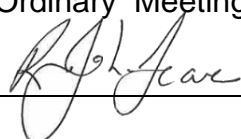
Mayor

- Plan A Ruth will ask Council for another raffle Day on the 12th Jan and let Rhonda and Joan know.
- Plan B Ruth will also ask the Murrumbidgee Council for a donation re our event
- Australia Day Ambassador, Jenny Stevens, to be invited to the event. Ruth will email Rhonda with the details.
- Re the shed- Ian suggested that we put air vents in the shed. Ruth and Dean will look into this. (John Crittenden maybe able to assist)
- Working Bee on the day of the event starts at 9 am. All to help please

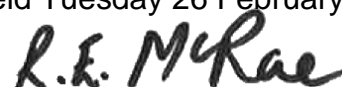
Meeting Closed 8.50pm

Next Meeting-18 February 2019 8pm

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General Manager



Mayor

ITEM NO. 16 - MINUTES OF THE COLEAMBALLY AUSTRALIA DAY COMMITTEE MEETING

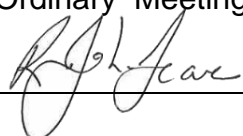
Council Meeting:	26 February 2019
Report Date:	7 February 2019
Author:	Coleambally Australia Day Secretary
File #:	02.02.01
Approval:	Committee of Council Minutes

Present: Carolyn Martin, Alison Hayes, Kate Sheppard, Tom Breed, Penny Sheppard, Kim Mannes

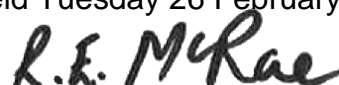
Apologies: Kevan Boyle, Jane Strachan, Danielle Mannes, Kylie Rossato

- Welcome to everyone and thank you for your brilliant effort on Australia Day.
- Previous minutes:
Motion: That the minutes of the previous meeting (8th January) be accepted as an accurate record of that meeting.
Moved: Kim Mannes Seconded: Carolyn Martin
Motion carried
- Community feedback was very positive in general. Discussed feedback.
- Australia Day costs – tabled and discussed. All invoices/reimbursement requests have been passed on to Council for payment.
- Evaluation on Ambassador – did a great job; spoke well and confidently; mixed well.
- Format – keep the same.
- Nomination forms for 2020
Council office re-opens on Thursday, 2nd January, 2020. Closing date for nominations to be Monday, 6th January, 2020. Meeting to be held possibly Wednesday, 8th January.
- Competitions for 2020 – no hat competition. Possibly include seniors' colouring in – Alison to speak with Linda at Cypress View.
- Catering for breakfast – tomatoes are back on the menu! Tim can get them from Broome's for us. Check out the weather as to whether more fruit at breakfast. Possibly replace small cakes with watermelon – see what the weather is like.
- Music for Australia Day 2020 – some committee members have CDs with appropriate music. Roy has indicated he'll have a plan.
- Lifetime Achievement Board and replacement board went up today. Last plaques should be ready on Monday or Tuesday – looks very classy. Paul Woodman assisted Paul Carroll. Item to go in Observer when completed.

This is page 94 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



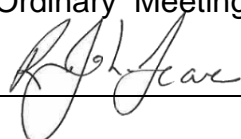
General Manager



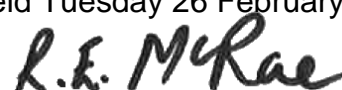
Mayor

- Use of reverse side of Achievement Board – discussed. Felt it should be for voluntary/community area such as OAMs, Hidden Treasures, National Volunteer Award. Committee members to canvas ideas with people.
- Environmental Citizen nomination has gone in.
- Registration for an ambassador for 2020 will happen early September.
- Gazebos worked well for shade. Consider putting up blinds at back of town square or possibly buy more flags to hang to provide shade to back row.
- Water was a good idea – will they do it again next year? Tom to follow up with Kim Witham.

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General Manager



Mayor

ITEM NO. 17 - MINUTES OF THE HERITAGE DARLINGTON POINT GENERAL MEETING

Council Meeting:	26 February 2019
Report Date:	16 December 2018
Author:	Heritage Darlington Point Secretary
File #:	02.34
Approval:	Committee of Council Minutes

Present: Shirley Norris, Roger McGann, Laurie Finley, Geoff Schubert, Ken Geltch, Mona Finley.

Apologies: Joy Schubert.

Minutes of meeting 4 Nov. were read, accepted (Laurie/Geoff)

Business Arising:

1. Mona phoned club, 5 Nov., reserved position at Fishing Comp., Sat-Sun; fee \$10 per day; yet to be paid.
2. Fresh quote sought for raising/levelling Pol. Res.; Colin Bennett, Currawarna (6929-1000); yet to inspect building.
3. Disabled access ramp – to General Business.
4. National Trust Heritage Festival, Open Day 2019 – to General Business.

Correspondence:

Outward:

1. 2 Nov. – G. M., Murrumbidgee Council – re unauthorised closure of Origin Energy account (cc to Mayor R. McCrae). (Subsequently informed by Council office that apparent closure occurred because of changeover in accounts at Council. Council has paid account for period 24/5/18-21/8/18, on 10/9/18) Copies of account and record of payment obtained.
2. 5. Dec – Origin Energy -- To clarify earlier confusion, and enclosing copies of account and record of payment.

Inward:

1. 9 Nov. – Origin Energy –documentation re ‘new’ reconnected account .
2. 12 Nov. -- RAHS , Affiliation/membership due 1 Jan 2019 -- \$82.00 (paid 26 Nov.)
3. 4 Dec. – Origin Energy – account to 18 Nov. \$58.13, to be paid by 17 Dec. (paid 17 Dec.)

RAHS e-newsletters:

1. 7 Nov. – Report re 2018 state conference. Update re Historic Land Records Viewer (HLRV) to provide simpler access for research.. Events, etc., Nov- Dec.
2. 3 Dec. – Celebrating Women’s Legal Status Act 1918. New research project ‘Amplify’, re wives and families of governors. 2nd hand books for sale from RAHS library –link provided. Hon our boards at Central Station restored. Changes to Copyright Act that may affect historians/researchers.

- * Geoff proposed we investigate with Origin Energy, re higher feed-in rate in lieu of any discount.
- * All correspondence accepted and actions endorsed (Mona/Shirley)

Treasurer’s Report: Written statement not available. Estimated current balance after payment of \$82 to RAHS -- \$5505.43. (Mona/Roger)

General Business:

1. **Disabled access ramp:** Ken tabled drawings showing layout and elevations. Viewed and approved unanimously, and Ken thanked for his work. Drawings to be forwarded to Council for approval (Laurie/Roger).

This is page 96 of 138 of the General Manager’s Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager



Mayor

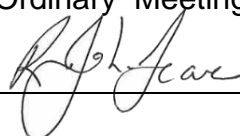
2. Open Day 2019: National Trust has set theme: 'Connecting People, Places and the Past'.
Date for our event set for Sunday 5 May 2019. Some ideas for displays considered.
For further consideration at Feb. meeting.

3. General reports:

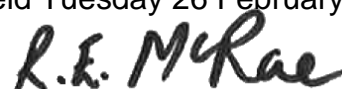
- (a) Previous displays dismantled: Warangesda model taken by Tony Edwards, 6 Nov.; Holland memorabilia returned to P. van Hees, 5 Dec.; Aboriginal artefacts returned to D. P School, 7 Dec.
- (b) Windmill mechanic Greg Seymour rang; will make a date to inspect windmill in museum grounds.
- (c) 23 Nov. --Museum visit by St Francis School, Leeton, Yrs 7-9; 16 students, 4 adults.
- (d) Doors & windows repainted, north and south aspects of Courthouse.
- (e) Council to be requested to spot-spray museum grounds for burrs emerging after recent rains.
- (f) Lifting of time capsule at former Presbyterian/Uniting church to take place today, 4 p.m. All welcome.

Meeting closed: 11.15 a.m.

Next meeting: 3 Feb. 2019 at 10.30 a.m.



General Manager



Mayor

ITEMS FOR INFORMATION

ITEM NO. 18 – MONTHLY CASH & INVESTMENT REPORT – DECEMBER 2018

Council Meeting:	26 February 2019
Report Date:	5 February 2019
Author:	Finance Manager
File #:	05.13
Approval:	General Manager

EXECUTIVE SUMMARY

Information report provided on cash and investments as at 31 December 2018.

RECOMMENDATION

That Council note the monthly cash and investment report containing the bank balances and schedule of investments as at 31 December 2018.

BACKGROUND

Cash at Bank: Council's consolidated cash position (cash and investments) as at 31 December 2018 was \$25,087,361.68, with the cash at bank amount for the same period being \$1,186,706.13.

Investments: As at 31 December 2018, Council's total invested funds were \$23,900,655.55. Average interest rates over the reporting period were 2.36%. The bulk of Council's investments are held with Bendigo Bank (66.93%), IMB Ltd (16.94%) and ANZ (7.43%), in accordance with the guidelines and requirements of the Financial Management Regulations.

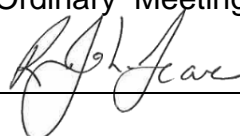
I certify that: 1) the cash book was reconciled with the bank balance as shown by the bank statements as at 31 December 2018;
2) the investments have been invested in accordance with the Local Government Act, Regulations and Council's policies.

Vicki Sutton
Responsible Accounting Officer

ATTACHMENTS

NIL

This is page 98 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



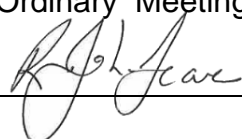
General Manager



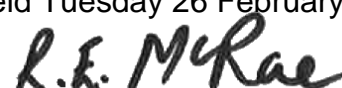
Mayor

STATEMENT OF BANK BALANCES	2018-19	2017-18
	Consolidated	Consolidated
CASH AT BANK 30 NOVEMBER 2018	1,037,555.39	1,230,037.09
ADD - Receipts - 31 December 2018	544,908.02	595,229.57
ADD - Receipts - Bendigo Bank	1,980,915.48	1,598,664.11
ADD - Cancelled	573.99	0.00
ADD - Adjustments	0.00	0.00
LESS - Cheques	-27,970.26	-30,233.12
LESS - EFT - Autopay	-1,469,457.59	-2,138,497.09
LESS - Payroll	-471,885.63	-445,251.97
LESS - Interbank Transfers	-383,732.47	
LESS - Bank Charges & Transfers	-1,477.25	-4,649.31
LESS - Loan Repayments	-14,645.57	-14,645.57
LESS - Investments	0.00	0.00
LESS - Visa Card Pymt	-5,782.78	-9,964.75
LESS - Fuel Card	-1,045.60	-1,204.04
LESS - Photocopy Rental	-1,249.60	-1,249.60
CASH AT BANK 31 DECEMBER 2018	1,186,706.13	778,235.32
CASH AT BANK 31 DECEMBER 2018	306,106.86	276,379.48
Bank Statements - Bendigo Bank	885,815.40	502,436.44
PLUS Outstanding Deposits	0.00	746.45
LESS Unpresented Cheques	-3,566.13	-1,327.05
LESS Outstanding Autopay	-1,650.00	0.00
LESS Reverse Autopay	0.00	0.00
CASH AT BANK 31 DECEMBER 2018	1,186,706.13	778,235.32
Add Investments	23,900,655.55	24,019,972.16
Total Cash and Investments	25,087,361.68	24,798,207.48
Represented by:-		
Trust Account - North	116,853.91	177,022.73
Trust Account - South	26,586.76	26,586.76
Water Fund - North	898,085.25	1,297,579.52
Water Fund - South	743,594.09	688,810.33
Sewer Fund - North	1,701,657.22	1,768,329.78
Sewer Fund - South	1,775,462.46	1,933,788.78
Domestic Waste Management - North	11,117.00	11,117.00
Domestic Waste Management - South	73,804.00	103,804.00
Unexpended Grant Funds	1,042,298.24	334,853.58
Plant Reserve - North	899,688.01	592,479.00
Plant Reserve - South	709,104.00	522,686.00
Employee Leave Entitlement Reserve-North	450,000.00	450,000.00
Employee Leave Entitlement Reserve-South	1,170,000.00	760,000.00
Infrastructure Reserve - North	3,824,699.73	3,986,745.20
Infrastructure Reserve - South	791,758.00	913,627.00
Residential Housing Reserve - North	0.00	0.00
New Council Implementation Fund	106,303.18	1,197,885.92
Stronger Communities Fund	8,303,325.22	9,085,457.59
General Fund	2,443,024.61	947,434.29

This is page 99 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager

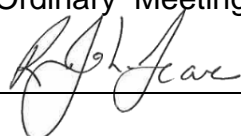


Mayor

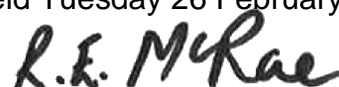
SCHEDULE OF INVESTMENTS				
31 DECEMBER 2018				
Institution	Amount	Rate	Matures	NO.
IMB Ltd	302,019.45	2.55%	09-Jan-19	10/19
St George	533,218.90	2.00%	22-Feb-19	17/19
Bendigo	773,206.00	2.00%	18-Feb-19	15/19
Bendigo	1,020,278.40	2.00%	22-Feb-19	16/19
NAB	208,468.10	2.00%	01-Mar-19	19/19
IMB Ltd	405,667.34	2.60%	11-Apr-19	20/19
NAB	309,045.11	2.57%	22-Mar-19	21/19
IMB Ltd	202,615.62	2.55%	05-Mar-19	18/19
ANZ-Les Wallis	44,757.26	2.00%	29-Mar-19	22/19
SUNCORP	1,028,370.06	2.60%	07-Jan-19	14/19
IMB Ltd	310,867.60	2.50%	08-Jan-19	13/19
IMB Ltd	411,530.17	2.55%	31-Jan-19	20
IMB Ltd	506,468.04	2.55%	14-Mar-19	21
IMB Ltd	600,000.00	2.60%	10-Jan-19	24
IMB Ltd	305,820.18	2.55%	07-Mar-19	25
Bendigo	516,199.80	2.55%	08-Jan-19	26
Bendigo	600,000.00	2.55%	03-Jan-19	28
ANZ	703,969.86	2.30%	11-Mar-19	29
Bendigo	504,428.77	2.55%	05-Feb-19	34
Bendigo	300,000.00	2.00%	16-Jan-19	35
IMB Ltd	503,303.42	2.55%	23-Jan-19	36
Bendigo	3,855,272.31	2.30%	16-May-19	38
ANZ	405,335.69	2.20%	29-Jan-19	39
Bendigo	1,000,000.00	2.00%	16-Feb-18	40
ANZ	622,047.09	2.20%	10-Feb-19	41
Bendigo	2,061,642.15	2.35%	16-Feb-19	42
IMB Ltd	500,000.00	2.55%	29-Mar-19	44
Bendigo	5,366,124.23	2.30%	16-May-19	45
Total Investments	23,900,655.55			
Average Interest Rates	2016/17	2.46%		
	2017/18	2.22%		
Average Interest Rates	2018/19	2.36%		

PERCENTAGE OF FUNDS HELD		
SUNCORP	1,028,370.06	4.30%
ANZ	1,776,109.90	7.43%
Bendigo	15,997,151.66	66.93%
IMB Ltd	4,048,291.82	16.94%
NAB	517,513.21	2.17%
St George	533,218.90	2.23%
TOTAL	23,900,655.55	100%

This is page 100 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager



Mayor

ITEM NO. 19 – MONTHLY CASH & INVESTMENT REPORT – JANUARY 2019

Council Meeting:	26 February 2019
Report Date:	5 February 2019
Author:	Finance Manager
File #:	05.13
Approval:	General Manager

EXECUTIVE SUMMARY

Information report provided on cash and investments as at 31 January 2019.

RECOMMENDATION

That Council note the monthly cash and investment report containing the bank balances and schedule of investments as at 31 January 2019.

BACKGROUND

Cash at Bank: Council's consolidated cash position (cash and investments) as at 31 January 2019 was \$24,053,271.11, with the cash at bank amount for the same period being \$224,014.41.

Investments: As at 31 January 2019, Council's total invested funds were \$23,829,256.70. Average interest rates over the reporting period were 2.35%. The bulk of Council's investments are held with Bendigo Bank (67.17%), IMB Ltd (16.61%) and ANZ (7.46%), in accordance with the guidelines and requirements of the Financial Management Regulations.

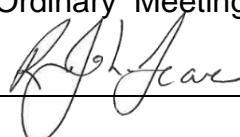
I certify that: 1) the cash book was reconciled with the bank balance as shown by the bank statements as at 31 January 2019;
2) the investments have been invested in accordance with the Local Government Act, Regulations and Council's policies.

Vicki Sutton
Responsible Accounting Officer

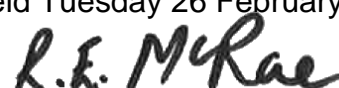
ATTACHMENTS

NIL

This is page 101 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



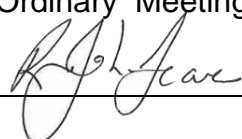
General Manager



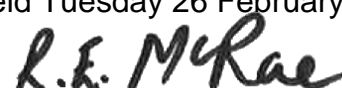
Mayor

STATEMENT OF BANK BALANCES	2018-19	2017-18
	Consolidated	Consolidated
CASH AT BANK 31 DECEMBER 2018	1,186,706.13	778,235.32
ADD - Receipts - 31 January 2019	157,103.55	1,454,294.30
ADD - Receipts - Bendigo Bank	515,545.80	560,830.71
ADD - Cancelled	0.00	0.00
ADD - Adjustments	0.00	0.00
LESS - Cheques	-20,918.79	-46,254.31
LESS - EFT - Autopay	-1,121,521.65	-1,521,179.58
LESS - Payroll	-333,915.13	-309,797.21
LESS - Interbank Transfers	-81,114.11	
LESS - Bank Charges & Transfers	-1,910.14	-3,416.57
LESS - Loan Repayments	0.00	0.00
LESS - Emergency Services Levy	-71,255.64	0.00
LESS - Visa Card Pymt	-2,783.82	-8,040.41
LESS - Fuel Card	-672.19	-1,566.83
LESS - Photocopy Rental	-1,249.60	-1,249.60
CASH AT BANK 31 JANUARY 2019	224,014.41	901,855.82
CASH AT BANK 31 JANUARY 2019	142,502.08	647,710.64
Bank Statements - Bendigo Bank	90,138.33	275,939.84
PLUS Outstanding Deposits	0.00	0.00
LESS Unpresented Cheques	-8,626.00	-678.70
LESS Outstanding Autopay	0.00	-21,115.96
LESS Reverse Autopay	0.00	0.00
CASH AT BANK 31 JANUARY 2019	224,014.41	901,855.82
Add Investments	23,829,256.70	23,650,491.12
Total Cash and Investments	24,053,271.11	24,552,346.94
Represented by:-		
Trust Account	143,440.67	202,616.84
Water Fund	2,085,449.27	1,860,983.58
Sewer Fund	3,776,139.20	3,824,264.62
Domestic Waste Management	84,974.00	90,505.06
Unexpended Grant Funds	997,410.86	668,014.00
Plant Reserve	1,608,792.00	1,422,374.00
Employee Leave Entitlement Reserve	1,416,000.00	1,210,000.00
Infrastructure Reserve - North	3,276,590.00	3,986,745.20
Infrastructure Reserve - South	701,758.00	913,627.00
Residential Housing Reserve	0.00	0.00
New Council Implementation Fund	76,165.18	1,126,635.24
Stronger Communities Fund	8,226,465.70	8,901,720.64
General Fund	1,660,086.23	344,860.76

This is page 102 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



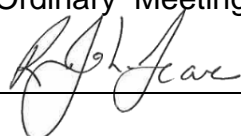
General Manager



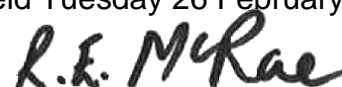
Mayor

SCHEDULE OF INVESTMENTS				
31 JANUARY 2019				
Institution	Amount	Rate	Matures	NO.
Bendigo	773,206.00	2.00%	18-Feb-19	15/19
Bendigo	1,020,278.40	2.00%	22-Feb-19	16/19
St George	533,218.90	2.00%	22-Feb-19	17/19
NAB	208,468.10	2.00%	01-Mar-19	19/19
IMB Ltd	202,615.62	2.55%	05-Mar-19	18/19
NAB	309,045.11	2.57%	22-Mar-19	21/19
IMB Ltd	312,932.95	2.55%	10-Apr-19	23/19
ANZ-Les Wallis	44,757.26	2.00%	29-Mar-19	22/19
IMB Ltd	405,667.34	2.60%	11-Apr-19	20/19
IMB Ltd	304,361.55	2.55%	18-Apr-19	25/19
SUNCORP	1,035,078.69	2.65%	07-Jun-19	24/19
IMB Ltd	414,980.26	2.65%	31-May-19	20
IMB Ltd	506,468.04	2.55%	14-Mar-19	21
IMB Ltd	605,214.25	2.55%	10-May-19	24
IMB Ltd	305,820.18	2.55%	07-Mar-19	25
Bendigo	519,582.68	2.55%	08-Apr-19	26
Bendigo	605,030.14	2.00%	06-May-19	28
ANZ	703,969.86	2.30%	11-Mar-19	29
Bendigo	504,428.77	2.55%	05-Feb-19	34
Bendigo	301,512.33	2.00%	16-Apr-19	35
IMB Ltd	400,000.00	2.60%	23-May-19	36
Bendigo	3,855,272.31	2.30%	16-May-19	38
ANZ	407,534.49	2.20%	29-Apr-19	39
Bendigo	1,000,000.00	2.00%	16-Mar-19	40
ANZ	622,047.09	2.20%	10-Feb-19	41
Bendigo	2,061,642.15	2.35%	16-Feb-19	42
IMB Ltd	500,000.00	2.55%	29-Mar-19	44
Bendigo	5,366,124.23	2.30%	16-May-19	45
Total Investments	23,829,256.70			
Average Interest Rates	2016/17	2.43%		
Average Interest Rates	2017/18	2.16%		
Average Interest Rates	2018/19	2.35%		
PERCENTAGE OF FUNDS HELD				
SUNCORP	1,035,078.69	4.34%		
ANZ	1,778,308.70	7.46%		
Bendigo	16,007,077.01	67.17%		
IMB Ltd	3,958,060.19	16.61%		
NAB	517,513.21	2.17%		
St George	533,218.90	2.24%		
TOTAL	23,829,256.70	100%		

This is page 103 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager



Mayor

ITEM NO. 20 – LOAN BORROWINGS AS AT 31 DECEMBER 2018

Council Meeting: 26 February 2019
Report Date: 11 February 2019
Author: Finance Manager
File #: 05.14
Approval: General Manager

EXECUTIVE SUMMARY

Information regarding the position of loan borrowings is provided for Council's information.

RECOMMENDATION

That the information contained in the report be noted.

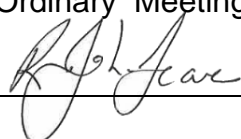
BACKGROUND

Loan No	Original Amount	Purpose	Outstanding At 31/12/18	Interest Rate	Repayment Per Annum	Maturity Date
160	\$200,000	Streetscape	\$ 13,878.66	7.90%	\$28,860.15	12.6.2019
161	\$200,000	Streetscape	\$ 34,666.62	8.14%	\$29,440.40	15.3.2020
162	\$295,000	Streetscape/ Cenotaph	\$ 96,725.59	7.922%	\$43,015.96	27.5.2021
Internal Loan	\$285,000	Library	\$ 7,125.00	Variable	\$21,375.00 plus interest	31.3.2019
Internal Loan	\$250,000	Real Estate Development	\$131,250.00	Variable	\$25,000.00 plus interest	1.4.2024

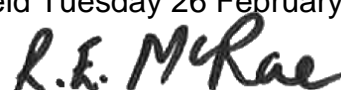
The above shows outstanding loan balances at 31/12/18 of \$283,645.87 including internal loans from the Sewer Fund totalling \$138,375.00.

Interest repayments on the internal loans are calculated on the average interest earnings of Council's external investments each month.

This is page 104 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager



Mayor

ITEM NO. 21 – NEW COUNCIL IMPLEMENTATION FUND – DECEMBER 2018

Council Meeting: 26 February 2019
Report Date: 11 February 2019
Author: Finance Manager
File #: 03.13.08A
Approval: General Manager

EXECUTIVE SUMMARY

Council originally received a grant of \$5m for the purposes of funding the work to be undertaken to merge the two Councils.

This report provides an update on expenditure to date of these untied New Council Implementation Funds.

RECOMMENDATION

That the contents of the report be noted.

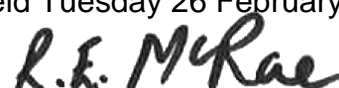
BACKGROUND

	Amended Budget	Expenditure (Dec 2018)
PMO Staffing	\$1,400,000	\$1,533,458
Asset Management	\$330,000	\$336,300
Communications/Webpage	\$74,500	\$67,254
Information Technology	\$1,800,000	\$1,456,307
Policy Development	\$31,000	\$30,522
Human Resources (staff training and accommodation)	\$265,000	\$304,689
Marketing & Branding	\$92,500	\$92,363
Service Reviews	\$180,000	\$126,672
Signage/Uniforms/Rebranding	\$127,000	\$120,871
SCF Grant Administration	\$50,500	\$50,335
Miscellaneous	\$265,000	\$241,015
GIS Conversion Project	\$80,000	\$31,585
Integrated Telephone System	\$60,000	\$61,058
Local Representation Committee Allowances (2016/17)	\$124,500	124,118
Provision for adjustment to new Salary System during 18/19	\$120,000	\$317,150
TOTAL	5,000,000	\$4,893,697

This is page 105 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager



Mayor

OFFICER COMMENT

PMO staffing costs will continue whilst the Human Resource Officer position remains.

Information Technology will continue to be implemented over the next 12 months. Further modules are to be included within the Civica Authority V7 System including purchasing, assets and applications. The records Management system (or Trim) is currently being implemented, with first round training undertaken and system set up underway. Testing is due to be undertaken throughout March, with a 'go live' date planned for April.

Further GIS conversion will continue, including the outcomes of amalgamation of Land & Property Information data and valuations.

The majority of staff have been transferred to the new salary structure, with a small number of staff adjustments still to be finalised.

SUSTAINABILITY

STATUTORY COMPLIANCE/POLICY

Quarterly updates are required to be provided to Council with 6 monthly reports to the Office of Local Government.

FINANCIAL

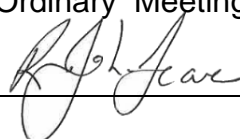
Further funding of \$1,225,000 for implementation costs has been announced, however documentation regarding these funds has still to be finalised.

INTEGRATED PLANS

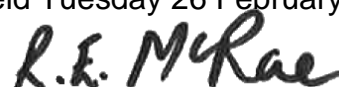
Amendment to overall project costing is required within the operational plan and delivery programmes for current and future years, based upon anticipated completion dates of projects.

ATTACHMENTS

NIL



General Manager



Mayor

ITEM NO. 22 – STRONGER COMMUNITIES FUND – DECEMBER 2018

Council Meeting:	26 February 2019
Report Date:	11 February 2019
Author:	Finance Manager
File #:	03.13.08A
Approval:	General Manager

Council has now determined its priority projects for the \$10,000,000 Stronger Communities Fund provided by the State Government upon amalgamation.

Under the terms of the funding deed, Council provided for grants in the amount of \$1,414,822.24 to local community organisations.

Council has also determined a further \$9,322,726.33 for the major projects component of the Stronger Communities Fund.

Interest on the unexpended component of the grant is to be included for Stronger Community Fund expenditure.

RECOMMENDATION

That the contents of the report be noted.

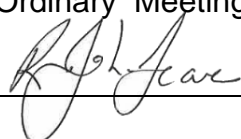
BACKGROUND

As at 31 December 2018, 96% of the 55 community grant projects are now complete. Two projects are substantially complete, with some minor works still to be undertaken. The Jerilderie Pre-School Kindergarten project has been deferred, pending other major project developments and funding.

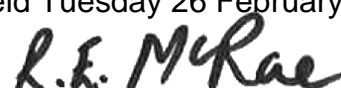
Of the 33 major projects determined, 11 projects have been completed and a further single project is under construction, with another near to complete post-December 2018.

11 of the projects still to be commenced will be undertaken utilising additional funds received from various other sources. Plans and designs are currently being sourced or are on display for public comment for a number of these projects.

This is page 107 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager



Mayor

OFFICER COMMENT

SUSTAINABILITY

STATUTORY COMPLIANCE/POLICY

Quarterly updates are required to be provided to Council, with six monthly reports to the Office of Local Government.

FINANCIAL

Further funding of \$4,365,000 for Stronger Communities Fund projects has been announced. A funding agreement regarding these projects is currently being finalised.

INTEGRATED PLANS

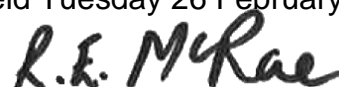
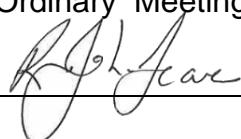
Amendment to overall project costing is required within the operational plan and delivery programmes for current and future years, based upon anticipated completion dates of projects.

CONSULTATION / ENGAGEMENT

Management team and Council consulted, resulting in recommendation 294/12/18 which has been incorporated within this report for current untied major projects.

ATTACHMENT

Attachment # 17: Stronger Communities Fund Grant Information at 31 December 2018.



ITEM NO. 23 – RATES & CHARGES COLLECTION REPORT – JANUARY 2019

Council Meeting: 26 February 2019
Report Date: 12 February 2019
Author: Finance Manager
File #: 05.33
Approval: General Manager

EXECUTIVE SUMMARY

This report provides an update on rates and charges collection, showing totals for the initial levy, rebates applied, interest and legal costs incurred and total outstanding as at 31 January 2019.

RECOMMENDATION

That the contents of the report be noted.

BACKGROUND

	Total
Arrears brought forward	\$ 451,094
2018-2019 Levy	\$5,928,474
Less Pensioner Rebates	\$(99,536)
Interest raised to 31/1/19	\$ 17,751
Debt Recovery costs to 31/1/19	\$ 1,784
Rates & Charges to 31/1/19	\$ 6,299,567
Amount Collected to 31/1/19	\$ (3,597,056)
Total Outstanding (to 31/1/19)	\$2,702,511

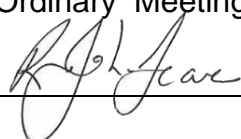
OFFICER COMMENT

The percentage of rates collected as at 31 January 2019 equates to 57%, with a further two instalment collection dates yet to be finalised.

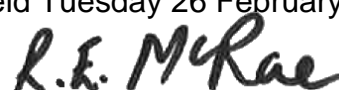
ATTACHMENT

NIL

This is page 109 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager



Mayor

ITEM NO. 24 - CITIZENSHIP CEREMONY 28 FEBRUARY 2019

Council Meeting:	26 February 2019
Report Date:	7 February 2019
Author:	Executive Assistant
File #:	02.03
Approval:	General Manager

EXECUTIVE SUMMARY

Arrangements are in place to conduct an Australian Citizenship Ceremony for:

- Mr Eugene TERO
- Master Inigo TERO
- Mr Carlita DELA ROSA
- Mr Geronimo CARPIO
- Master David CARPIO

The Ceremony will be held in the Murrumbidgee Council Chambers, 21 Carrington Street, Darlington Point on Thursday 28 February 2019, commencing 10.30am.

Morning tea will be served at the conclusion of the Ceremony.

RECOMMENDATION

The information contained in the Australian Citizenship Ceremony Report be noted.

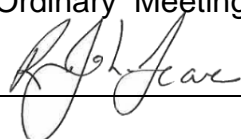
BACKGROUND

Citizenship ceremonies are generally public ceremonial occasions with provide an important opportunity to formally welcome new citizens as full members of the Australian community. Citizenship ceremonies fulfil legal requirements prescribed by the Australian Citizenship Act 2007 and the Australian Citizenship Regulations 2007. They are conducted under the authority of the Australian Government minister responsible for citizenship matters.

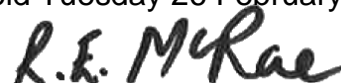
OFFICER COMMENT

The Australian Citizenship Ceremonies Code provides guidance for Council. It sets out legal and other requirements for conducting Citizenship Ceremonies, as well as the roles and responsibilities of those conducting ceremonies.

This is page 110 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager



Mayor

SUSTAINABILITY

STATUTORY COMPLIANCE/POLICY

In NSW, the Mayor and General Manager are person authorised to receive a pledge of commitment under subsection 27 (5) of the Australian Citizenship Act 2007 and Australian Citizenship Regulations 2007.

FINANCIAL

Estimated \$500.00.

INTEGRATED PLANS

Action 1.1.4.2 - Conduct Australian Citizenship ceremonies in accordance with guidelines set by the Department of Immigration.

RISK MANAGEMENT

NIL

CONSULTATION / ENGAGEMENT

Management Group and Mayor

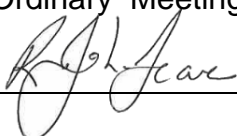
OPTIONS

3. Host the Australian Citizenship Ceremony
4. Forego the right to host Citizenship Ceremonies.

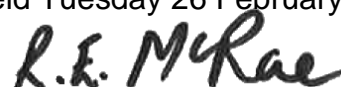
ATTACHMENTS

NIL

This is page 111 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager



Mayor

ITEM NO. 25 – DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATION, DECEMBER 2018/JANUARY 2019

Council Meeting: 26 February 2019
Report Date: 8 February 2019
Author: Susan Appleyard, Manager, Planning & Environment
File #: 04.25
Approval: General Manager

EXECUTIVE SUMMARY

Information report provided to Council on Development Applications Approved Under Delegation during the previous months.

RECOMMENDATION

The information contained in the Development Applications Approved under Delegation Report, December 2018 and January 2019, be noted.

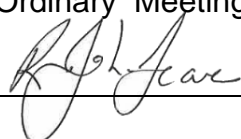
BACKGROUND

DA No.	Property Location	Works Undertaken	Description	Value	Determination Date
SC01-18/19	14707 Sturt Highway, Darlington Point Lot 160 DP821551, Lot 2 DP542215, Lot 3 DP1148975 Lots 18, 35, 36, 41, 42, 64 DP 750903	Subdivision	Subdivision of Land	NA	10/12/2018
DA23-18/19	1 Coonong Street, Jerilderie Lot 212 DP240764	Construction	Machinery Shed with Service Pit	\$120,000	31/01/2019
DA25-18/19	21 Sandpiper Street, Coleambally Lot 325 DP 259050	Construction	Sunroom addition to dwelling	\$30,000	29/01/2019

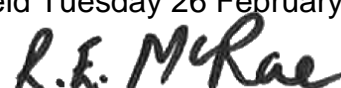
ATTACHMENTS

NIL

This is page 112 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager



Mayor

ITEM NO. 26 - PROGRESS REPORT ON DARLINGTON POINT STRUCTURE PLAN OCTOBER 2018 - FEBRUARY 2019

Council Meeting: 26 February 2019
Report Date: 18 February 2019
Author: Susan Appleyard
File #: 04.25.16
Approval: General Manager

EXECUTIVE SUMMARY

This is an update on the actions outlined in the Darlington Point Structure Plan.

RECOMMENDATION

That the information contained in the report be noted.

BACKGROUND

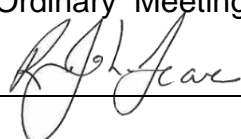
This is the periodic update provided to Council on the works carried out to ensure that actions of the Darlington Point Structure Plan are undertaken.

OFFICER COMMENT

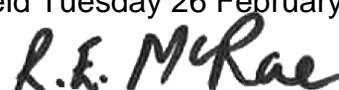
Below is the October 2018 to February 2019 update for actions outlined in the Darlington Point Structure Plan. Please note the items shaded are those which have been updated since the last report to Council.

Action No.	Action	Time frame	Comment
4.1.2, 4.1.4, 4.2.1, 4.3.4, 4.4.2	<ul style="list-style-type: none">• Prepare an amendment to the Murrumbidgee Local Environmental Plan 2013 that seeks to :• Rezone land west of King Street from RU1 Primary Production to RU5 Village and amend minimum lot size from 100ha to 600m2 applicable to this land• Rezone land to the south of Narrand Street and West of Kooba Street from Ru1 Primary Production to RU5 Village and amend the minimum lot size	Medium -long Actioned	<i>Funding for preparation of Land Use Strategy, LEP and DCP received December 2018.</i>

This is page 113 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



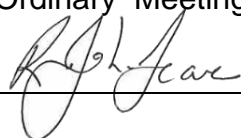
General Manager



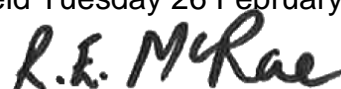
Mayor

	<p>from 100ha to 200m2 applicable to this land.</p> <ul style="list-style-type: none"> • Rezone Tiddalik Wetlands and Bird Sanctuary between Campbell Street and Britts Road from RU5 Village to RE1 Public Recreation and remove the minimum lot size applicable to this land. • Rezone land at the southern end of town adjoining the Sturt Highway from RU1 Primary Production and RU5 Village and B6 Enterprise Corridor, B7 Business Park or IN1 General Industrial (subject to further investigation) and remove the minimum lot size; • Amend the LEP by Incorporating a "Flood Planning Map" for Darlington Point 		
4.1.5	Investigate rezoning of land south of Britts Road for Large Lot residential development. This should only be considered after Environmental and Cultural Heritage Assessments have been undertaken	Medium-long Actioned	<i>Funding for preparation of Land Use Strategy, LEP and DCP received December 2018.</i>
4.1.9	Investigate opportunities for infill development on the football/sports ground should this facility be relocated	Short No further Action	Letter received and Darlington Point Club is against the relocation of the facilities to their land. No further action required.
4.1.10	Further investigate opportunities to encourage existing commercial and light industrial businesses located within the residential areas to relocate to designated commercial or industrial areas on the fringe of town	Medium-long term	<i>Funding for preparation of Land Use Strategy, LEP and DCP received December 2018.</i>
4.2.3	Amend the Darlington Point & Coleambally Development Control Plan to incorporate additional building controls with respect to industrial development adjoining	Medium Actioned	<i>Funding for preparation of Land Use Strategy, LEP and DCP received December 2018.</i>

This is page 114 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



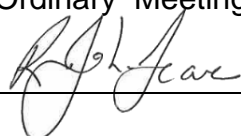
General Manager



Mayor

	the Sturt Highway, which specifically addresses: <ul style="list-style-type: none"> • Vehicular access • Building design and setbacks; • Landscaping; and • Signage 		
4.2.4, 4.6.2	Investigate, including a thorough cost benefit analysis, opportunities to relocate Council Depot site and sewerage treatment works to industrial zoned areas to allow for the redevelopment of centrally located land within the main town.	Long Actioned	<i>Delay in report to Council</i>
4.2.7	Investigate potential options /uses for the former sawmill site. In particular, these investigations need to address the issue of flooding	Medium	<i>Flood Study complete. Site is defined as flood prone. Will limit future uses. Investigation to be undertaken.</i>
4.2.8	Investigate opportunities to create an intermodal hub, transport depot or truck parking and change over area near the Sturt Highway and Kidman Way Intersection	Medium	<i>Meeting with RMS organized for middle of February 2019.</i>
4.3.2	Investigate options to relocate the football and sports ground to the Darlington Point Club to create a 'sports precinct'. Such an option should only be considered once a cost benefit analysis has been undertaken	Short No further action	<i>Letter received and Darlington Point Club is against the relocation of the facilities to their land. No further action required.</i>
4.3.3	Council further investigate and commission more detailed designs for the construction of a new boat ramp on the western side of the Murrumbidgee River	Short Actioned	<i>DA on public exhibition from 6 February to 6 March 2019.</i>
4.3.5	Investigate opportunities to extend and connect a number of existing footpaths and trails, particularly from residential areas of town to the river. These could adjoin the swimming pool, the new boat ramp and Fig Tree Park.	Short	<i>Work commenced on merging PAMPS for review by Council and public. Report to March 2019 meeting of Council</i>
4.3.7	Investigate options to extend the "Goanna Walking Track" along the river on consultation with local	Short	<i>Grant Funds received. Plan of proposed works being developed.</i>

This is page 115 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



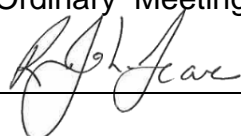
General Manager



Mayor

	<p>Aboriginal groups and landowners. This should include:</p> <ul style="list-style-type: none"> • Extension of Walking and shared path; • Environmental restoration /regeneration works; • Construction of benches , tables and seating; • Installation of public art, information and directional signage; • Improvement of river access points 		<p><i>Community consultation with relevant community member to be undertaken early 2019.</i></p> <p><i>Owners consent to be sought from Crown Lands.</i></p>
4.3.8	Investigate and encourage the establishment of a child care and aged care facility	Short Actioned	<i>Delay in preparing report.</i>
4.4.1, 4.6.1	Continue construction of the flood levee bank around Darlington Point following the preparation of the relevant flood studies	Short Actioned	<i>Next stages due to go to tender in first half of 2019.</i>
4.4.4	Further investigate the preparation of an Aboriginal Cultural Heritage Study for Darlington Point and its surrounds in consultation with local Aboriginal groups. This report should include a further assessment of the State-listed Warangesda Aboriginal Mission and the identification of Scar Trees.	Long	<i>Waiting on grants for studies to be opened by NSW Heritage Office.</i>
4.4.5, 4.4.6	Further investigate the preparation of a Heritage Strategy to further investigate and identify any additional buildings or places that could be appropriate for inclusion with schedule 5 – Environmental Heritage of Council's Local Environmental Plan. Any heritage strategy should also investigate opportunities for a 'heritage walk' within the town.	Long	<i>Waiting on grants for studies to be opened by NSW Heritage Office.</i>
4.5.1	Investigate potential heavy vehicles bypass route of the township in association with the NSW Roads and Maritime Service.	Long	<i>Referred to Traffic Committee Meeting.</i>

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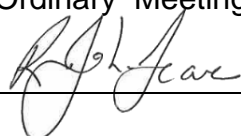
General Manager



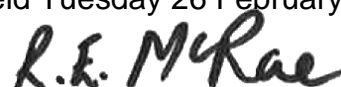
Mayor

4.5.2	Upgrade the southern gateways into town at the intersection of Hay Road and Kidman Way with the Sturt Highway. Such improvements could include installation of: <ul style="list-style-type: none"> • Signage • Landscaping • Public Art • Lighting 	Short	<i>Signage Audit being undertaken with for Darlington Point and will be the first step in the multistep project.</i>
4.5.3	Investigate a new gateway intersection at the intersection of Narrand Road and Uri street	Long	No action
4.5.4	Install formal tree/landscape plantings (medium or roadside) along the main northern and southern entries into the town to provide a defined gateway to the town and improve the visual appearance	Medium	No action
4.5.5	Create a continuous boulevard along Bridge Street and Carrington Street south of the bridge and north of Demamiel Street to improve the visual appearance of the town centre	Medium	No action
4.5.6	Investigate options to reconfigure the town centre to slow heavy vehicle traffic, provide more formalised parking and improve intersection safety and access concerns currently present.	Medium	No action
4.5.7	Investigate option to extend and link a number of existing roads such as Young Street to Britts Road and Ross Street through to King Street so as to improve permeability and overall traffic flow	Short	No action
4.5.8	Investigate opportunities to create a designated tourist and visitor parking areas within the centre of town	Medium	<i>Meeting arranged with RMS February 2019</i>
4.5.9	Investigate opportunities to provide turning lanes along Carrington Street and Bridge Street to allow	Medium – long	No action

This is page 117 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



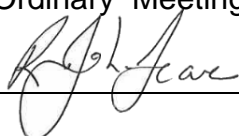
General Manager



Mayor

	vehicles to safely enter low order side roads		
4.5.10	Investigate opportunities to create a loop road at the northern extent of the town centre, comprising Bridge Street, Macleay Street and Carrington Street.	Long	No action
4.6.4	Utilise the Section 94A Developer Contributions Plan to help identify and fund key infrastructure works	Short Actioned	<i>Plan in place and key projects identified in the plan for funding</i>
4.7.1	Undertake streetscape improvements and beautification works to improve the overall appearance of the main commercial centre of Darlington Point. This could include: <ul style="list-style-type: none"> • Replace artificial grass with median landscape plantings • Installation of street trees • Public art installations • Repainting of buildings • Consistent pavement material • Designated pedestrian crossings 	Short	No action
4.7.2	Investigate grant funding opportunities and public / private partnerships between individual business owners and Council to encourage local business to improve the appearance of their building. This could be via a one off grant or via a dollar for dollar scenario	Short	<i>Not included in the 2018/2019 budget</i>
4.7.5	Investigate intersection improvement upgrades to the intersection of Bridge Road and Carrington Street to improve the vehicular safety of this intersection and improve the visual appearance of this area.	Medium	No action
4.7.6	Investigate opportunities to improve signage within the town centre, including entrance, directional, information and business identification signage	Medium	<i>Signage Audit to commence February 2019 with RMS. Grant funds to be utilised to upgrade signage.</i>

This is page 118 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager



Mayor

4.7.7	Further investigate opportunities to improve car parking and access within the main town centre for use by residents and tourists/visitors, including designed areas for recreational vehicles	Medium	No action
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SUSTAINABILITY

STATUTORY COMPLIANCE/POLICY

All compliance requirements will be adhered to during the investigation into all relevant actions.

FINANCIAL

Any financial issues will be listed in the table.

INTEGRATED PLANS

The Darlington Point Structure Plan meets with the following Council strategies:

1.3 Creating Community Opportunities and Equitable Access to Council and Community Services and Programs

2.3 Maintaining a Balance between Growth, Development and Environmental Protection.

RISK MANAGEMENT

All risks are reviewed for all actions during the investigation process.

CONSULTATION / ENGAGEMENT

NA

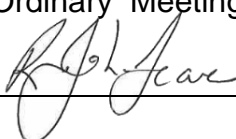
OPTIONS

NA

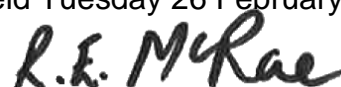
ATTACHMENTS

NIL

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General Manager



Mayor

ITEM NO. 27 – ECONOMIC DEVELOPMENT AND TOURISM ACTIVITIES

Council Meeting:	26 February 2019
Report Date:	19 February 2019
Author:	Kellie Dissegna, Economic Development & Tourism Manager
File #:	03.16
Approval:	General Manager

EXECUTIVE SUMMARY

Information report on economic development and tourism activities during the previous month.

RECOMMENDATION

That Council note the contents of the report.

BACKGROUND

Activities in January and February 2019 were focussed on building relationships with business and tourism operators, researching the Local Government area, and commencement of the development of the Murrumbidgee Council Economic Development Strategy.

Economic Development Activities

Economic Development Strategy

- Presented to Councillors at the Strategic Planning Workshop on February 3 to establish the direction and key priorities for economic development for Murrumbidgee Council;
- Collated statistics and literature review for the background information for the strategy;
- Draft development of survey for business operators for the strategy.

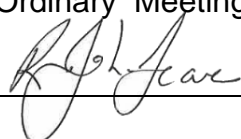
Growing Local Economies Fund - Open House Meetings

- 32 people attended one of the open houses in Coleambally, Darlington Point or Jerilderie to discuss the NSW Government *Growing Local Economies Fund* and their barriers to business;
- Three areas to explore for a potential expression of interest application include: digital connectivity, transport networks and electricity supply.

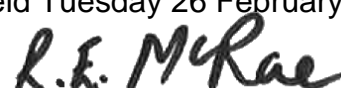
Solar Farms

- Liaised with Signal Energy from the Darlington Point Solar Farm in relation to their upcoming Careers Fair/Community Forum on 28 February at the Darlington Point Sports Club. Assisted with promotion of the event;

This is page 120 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager



Mayor

- Met with representatives from Neoen (Coleambally Solar Farm) to assist with plans for a Community Celebration in Coleambally.

Electric Vehicle Charging Stations

- Spoke with representative from NRMA involved with the installation of 40 electric vehicle charging stations;
- Targeting touring routes (such as Pacific Highway, Hume Highway, Newell Highway and Sturt Highway) for locations no more than 150km apart. NRMA will not be installing stations further south than Narrandera on the Newell Highway, while Wagga Wagga, Hay and Balranald are potential sites along the Sturt Highway;
- While the NRMA partnering for an electric charging station may not be an option for Murrumbidgee Council, there are potential incentives from State Government for these.

Skills Development

- Met with NSW TAFE representative to discuss opportunities and training, including online access;
- Liaised with NSW TAFE about the Community Services Obligation Funding to potentially deliver skills development training in Jerilderie;
- Promotion of Finley NSW TAFE 2019 courses;
- Promotion of *Farm Safety Seminar* by Ingredion on Wednesday 20 February at the Coleambally Community Club;
- Promotion of *Grant Writing Workshop* in Griffith on Thursday 28 February;
- Promotion of *Agtech, AgriFood and Advanced Manufacturing Forum* in Griffith on Wednesday 27 February.

Tourism Activities

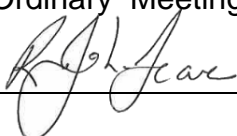
Newell Highway Promotion Committee

- Submitted text and information for new Newell Highway Guide, which is to be printed at the end of February, and will promote towns along the Newell Highway;
- Developed and sent 1,000 fliers for the Newell Highway stand at the Adelaide Caravan and Camping Show, and 1,400 fliers for the Newell Highway stand at the 2019 Victorian Caravan, Camping and Touring Supershow.

Thrive Riverina

- Submitted details on the Riverina Fishing Classic, Jerilderie Working Dog Auction and Mini Steam Rail for the Thrive Riverina event newsletter, and details for Tulloc Cottage, Hygge Living & More and Rivadestra for *Inside the Riverina* February newsletter.
- Thrive Riverina held their Board Meeting in Darlington Point on 19 February.
- New url and website (www.theriverina.com.au) for the Riverina will be launched soon. There will be criteria for listings on the new website, as Thrive Riverina would like to curate the content and not just list all operators.

This is page 121 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



General Manager



Mayor



Mayor Cr Ruth McRae welcomes Thrive Riverina Board members to the Darlington Point office for their Board Meeting on Tuesday 19 February.

Kidman Way Promotions Committee

- Attended the Committee Meeting in Hillston on Wednesday 23 January;
- Attendance at the 2019 *Victorian Caravan, Camping and Touring Supershow* 20-25 February;
- \$8,000 from the Kidman Way Promotions Committee has been allocated for website redevelopment;
- The Committee are planning to attend the 2019 *NSW Caravan Camping Holiday Supershow* from 30 April to 5 May in Rosehill;
- The Committee are exploring concepts to record return on investment from those who attend the expos and then travel on the Kidman Way;
- The Committee confirmed to commit to a 4-6 page editorial in *The Wanderer* magazine (Campervan and Motorhome Club of Australia members' magazine) for later this year – details will be sent to operators seeking involvement;
- Committee members met with General Manager, Destination Riverina Murray in February to further product development and marketing campaign concepts for the touring route.

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General Manager

Mayor

Destination Riverina Murray

- Attended the *Glow with the Flow* Riverina co-operative marketing campaign launch in Griffith (Attachment 18: The Riverina Go with the Flow Industry tool kit). Campaign was launch on Monday 18 February. YouTube Clip - https://www.youtube.com/watch?v=EpmJgz_i7l4
- Added an additional 15 listings to *Australian Tourism Data Warehouse* to further promote tourism attractions and operators across the Murrumbidgee Council area.

OFFICER COMMENT

Nil.

SUSTAINABILITY

STATUTORY COMPLIANCE/POLICY

Nil.

FINANCIAL

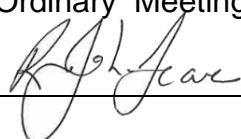
N/A

INTEGRATED PLANS

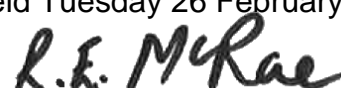
Murrumbidgee Council Community Strategic Plan 2017-2017:

- 1.4.9 Provide support to community funded cultural and wellbeing activities and events across Murrumbidgee
- 4.1.2 Promote Murrumbidgee and its towns and potential light manufacturing wholesale and retail business opportunities to diversify industry and stimulate employment growth
- 4.2.2 Work collaboratively with regional stakeholders to build Murrumbidgee Council profile
- 4.2.3 Contribute to regional tourism initiatives and major events in the region
- 4.2.5 Support local business with access to available training, workforce skills and technology
- 4.2.6 Build data and analysis of business and industry in the Murrumbidgee Local Government Area
- 4.3.1 Provide professional information services promoting tourism, visitor ventures and activities in our towns
- 4.3.2 Provide promotion and resources for tourism service providers
- 4.4.1 Raise community awareness of TAFE, university and other regional education providers

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General Manager



Mayor

RISK MANAGEMENT

Nil

CONSULTATION / ENGAGEMENT

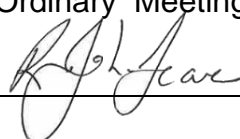
The Economic Development and Tourism Manager has consulted with the following in the past two months:

- Meetings with local business owners and tourism operators in Darlington Point, Coleambally and Jerilderie;
- Meetings with regional stakeholders including AusIndustry, BEC Business Advice South & West NSW, Industry Capability Network, Regional Development Australia - Riverina, TAFE NSW, Thrive Riverina, Destination Riverina Murray, and Kidman Way Promotions Committee;
- Murrumbidgee Economic and Tourism Advisory Group (METAG) members at the METAG meeting on Wednesday 6 February 2019;
- Open House forums in Darlington Point, Coleambally and Jerilderie to ascertain barriers to business to form part of the expression of interest for the NSW Government *Growing Local Economies Fund*.

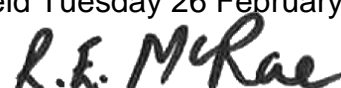
ATTACHMENTS

Attachment 18: Destination Riverina Murray Go with the Flow Toolkit

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General Manager



Mayor

ITEM NO. 28 - WORKS IN PROGRESS 6 DECEMBER 2018 TO 17 FEBRUARY 2019

Council Meeting: 26 February 2019
Report Date: 19 February 2019
Author: Johann Pereira, Operations Manager
File #: 03.16.04
Approval: General Manager

EXECUTIVE SUMMARY

Information report provided to Council on Works in Progress during the period 6 December 2018 to 17 February 2019.

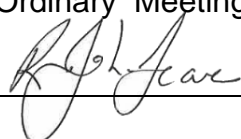
RECOMMENDATION

The information contained in the Works In Progress Report be noted.

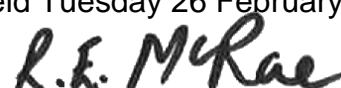
BACKGROUND

Regional Roads RR552 – Conargo Road RR564 – Berrigan Road RR323 – Oaklands Road RR59 – Urana Road RR596 – Morundah Road RR356 – Berrigan/Oaklands Road RR183 – Whitton Road Carrathool Road	Segment 4 reseal completed, guidepost maintenance, bitumen patching Guide post maintenance, sign maintenance, bitumen patching Guide post maintenance, bitumen patching Bitumen patching Slashing Bitumen patching, guide post maintenance Roadside vegetation slashed.
MR321 – Kidman Way	Shoulder grading, guide post maintenance, bitumen patching, rubbish collection Slashing of roadside vegetation on all segments.

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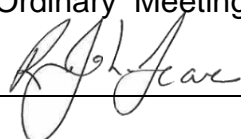
General Manager



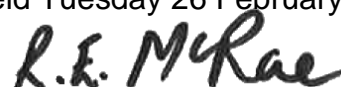
Mayor

	<p>Line marking on corner of Ercildoune Road and MR321 completed.</p> <p>Roadside vegetation sprayed from Darlington Point to Coleambally.</p> <p>Roads into Darlington Point slashed from Griffith, Whitton and Leeton ways.</p> <p>Heavy patching programme started on 5 February on segment 250 and five (5) patches on segment 10.</p>
H17 – Newell Highway	Inspection, rubbish collection, bitumen patching
Local Road Maintenance	<p><i>Slashing</i></p> <p>Gilbert Road, Fairlie Grange Road, McDonald Road, Wunnamurra Road, Jerry's Lane, Wilson Road,</p> <p><i>Grader Maintenance</i></p> <p>Bonnars Lane, Ercildoune Road, Kulki Road, Cattnach Road, McLennons Bore Road</p> <p><i>Table Drain Maintenance</i></p> <p>Main Canal Road, Channel 9 Road</p> <p><i>Bitumen Patching</i></p> <p>Mayrung Road, Gilbert Road, McDonald Road, Cadell Road, Four Corners Road, Wunnamurra Road, McPherson Lane, Harris Lane, Mayrung Road, South Coree Road, Nyora Road and various local roads</p> <p><i>Reconstruction</i></p> <p>Eulo Road Reconstruction – first section of Eulo Road sealed 5 February and works commenced on the next section of the reconstruction.</p> <p>McDonald Road – 4km of road base and gravel installed. Stabilising of this 4km section has commenced.</p> <p><i>Resheeting</i></p> <p>Stockpile sites prepared for resheeting programme.</p> <p><i>Vegetation Control</i></p> <p>Channel Nine Road roadside vegetation slashed</p>

This is page 126 of 138 of the General Manager's Reports as submitted to the Ordinary Meeting of Murrumbidgee Council held Tuesday 26 February 2019.



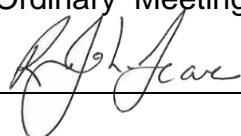
General Manager



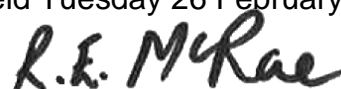
Mayor

	<p><i>Road Reforming</i></p> <p>Calrose Avenue, Coleambally road shoulder reformed</p> <p><i>Grader Maintenance</i></p> <p>Graham Road, Hardy Road, Wood Road, Boerema Lane, Moonbria Lane, Woodside Lane, Riversdale Lane, Pugsley Road, Rifle Range Road,</p> <p><i>Signs and Guideposts</i></p> <p>Anderson Road, Channel Nine Road, Hutchings Road</p>
Roads to Recovery	
Fixing Country Roads	
Town Streets	<p>Hay Road, Darlington Point - roadside vegetation slashed and sprayed.</p> <p>Riverina Classic signs erected and traffic control implemented.</p> <p>Tree loppers have trimmed and removed dangerous trees around Darlington Point and Jerilderie</p> <p>Jerilderie – reseal adjacent to new kerb and gutter. Bitumen patching. Grader maintenance – tip road and Coonong Street.</p>
Resealing Programme	<p>Channel Nine Road</p> <p>Main Canal Road</p>
Town Maintenance	<p>Grading of Asset Protection Zones in Coleambally</p> <p>Gutters cleaned throughout Darlington Point.</p> <p>Weeds in town gardens in Darlington Point and Coleambally sprayed.</p>
Staff Training	
Parks and Gardens	<p>All parks and gardens maintained.</p> <p>Weeds sprayed throughout Darlington Point town and surrounds.</p>

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General Manager



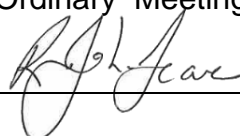
Mayor

	<p>Weeds sprayed throughout Coleambally town and surrounds.</p> <p>Trees branches removed after wind storm in Darlington Point.</p>
Private Works	Various small private works completed.
Water & Sewerage	<p>Water main link up works in north Darlington Point have been completed.</p> <p>Evaporation bank works at the Darlington Point sewer treatment plant.</p>
Building Maintenance	Council Chambers gardens sprayed for weeds and maintained.

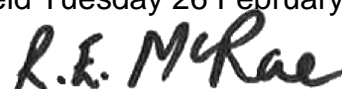
ATTACHMENTS

NIL

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General Manager



Mayor

ITEM NO. 29 - NOXIOUS WEEDS / SALEYARDS / TRUCKWASH / STOCK CONTROL - DECEMBER 2018 / JANUARY 2019

Council Meeting:	26 February 2019
Report Date:	18 February 2019
Author:	Iain Stuckings and David Saunders, Biosecurity Officers
File #:	04.21
Approval:	Manager, Planning & Environment

EXECUTIVE SUMMARY

Information report provided to Council on activities of the Biosecurity Officers during the previous months.

RECOMMENDATION

The information contained in the Noxious Weeds, Saleyards, Truckwash and Stock Control Report be noted.

BACKGROUND

Jerilderie:

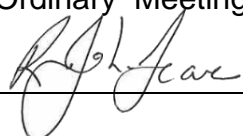
Weeds

- Estate sprayed - will monitor over next month for respraying;
- Boxthorn control - local roads Cadell, Kulki, Fernbank, and Moonbria Roads.
- Silverleaf Nightshade – Elaroo, Rolfe and Raithby Roads;
- Attended Regional Weeds Committee Meeting in Corowa. Met with new co-ordinator Natasha Lappin;
- Treated back lanes;
- Town ants.
- Retreated Monash Oval for Jo-Jo.
- Road shoulder spraying – Main Road 564 and Wunnamurra Road;
- St Barnaby's Thistle - Elliott Lane.
- Treated Depot.

Truck Wash

Sprayed ponds and washed deck and sump pit for Christmas break.

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General Manager



Mayor

Stock Control

Call out by Deniliquin Police regarding cattle being unattended on Newell Highway south of town. Two drovers on site when Officer arrived.

Saleyards

Nil.

Coleambally & Darlington Point:

Priority weeds sprayed

Silver Leaf Nightshade – Sturt Highway, Channel 9 Road, Main Canal Road, Yamma Road

Boxthorn - North Boundary Road

Mimosa – Sturt Highway/Gundaline Travelling Stock Reserve

St Johns Wort – Coleambally Pistol Club

Inspect Red Guide Post areas and spray Spiny Burr where needed

High Risk Pathway Property Inspections – 18

Private Property Inspections – 46

Attend spray drift meeting at Darlington Point

Help set up new spray ute

INTEGRATED PLANS

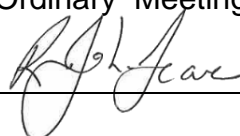
Strategy 2.6.2 Educate and inform the community on weed management

- Action 2.6.2.1 Promote biosecurity and weed management reduction through Councils weed management program;
- Action 2.6.2.1 Undertake inspections of rural properties to identify the existence of noxious weeds, advise and monitor for weed control;
- Action 2.6.2.3 Undertake weekly infestations inspections on Council and State controlled land (including roads) and implement eradication measures.


ATTACHMENTS

NIL

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General Manager



Mayor

CONFIDENTIAL ITEMS

ITEM NO. 30 – STUDENT SCHOLARSHIPS

Council Meeting:	26 February 2019
Report Date:	19 February 2019
Author:	Manager Corporate and Community Services
File:	2.07
Approval:	General Manager

RECOMMENDATION

This item be referred to the **CONFIDENTIAL** section of the Ordinary Council Meeting which is closed to the public. This item is classified as confidential in accordance with Section 10A (2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to the following:-

- (a) personnel matters concerning particular individuals (other than Councillors),

ITEM NO. 31 – EXPRESSION OF INTEREST TO LEASE THE WILLOWS, 11 POWELL STREET, JERILDERIE

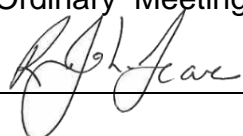
Council Meeting:	26 February 2019
Report Date:	18 February 2019
Author:	Susan Appleyard
File #:	07.03.02
Approval:	General Manager

RECOMMENDATION

This item be referred to the **CONFIDENTIAL** section of the Ordinary Council Meeting which is closed to the public. This item is classified as confidential in accordance with Section 10A (2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to the following:-

- d) Commercial information of a confidential nature that would, if disclosed:
 - i. Prejudice the commercial position of the person who supplied it, or
 - ii. Confer a commercial advantage on a competitor of the Council,
- f) Matters affecting the security of the Council, Councillors, Council staff or Council property.

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General Manager



Mayor

ITEM NO. 32 – WUNNAMURRA ESTATE LAND SALE

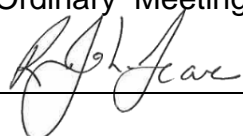
Council Meeting:	26 February 2019
Report Date:	20 February 2019
Author:	Executive Assistant
File:	04.15.02
Approval:	General Manager

RECOMMENDATION

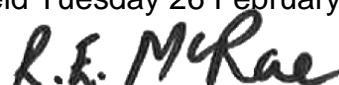
This item be referred to the **CONFIDENTIAL** section of the Ordinary Council Meeting which is closed to the public. This item is classified as confidential in accordance with Section 10A (2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to the following:-

- (a) personnel matters concerning particular individuals (other than Councillors),
- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

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General Manager



Mayor