



**MINUTES ORDINARY MEETING**

**GWYDIR SHIRE COUNCIL**

**THURSDAY 28 SEPTEMBER 2017**

**COMMENCING AT 9AM**

**BINGARA OFFICE COUNCIL CHAMBERS**

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**Present:**

**Councillors:** Cr. John Coulton (Mayor), Cr. Stuart Dick, Cr Marilyn Dixon OAM, Cr. Jim Moore, Cr. Geoff Smith, Cr Tiffany Galvin and Cr Frances Young.

**Staff:** Max Eastcott (General Manager), Leeah Daley (Deputy General Manager), Richard Jane (Director Technical Services), Helen Thomas (Manager, Finance)

**Public:** Ms Nancy Capel, Gwydir Newspapers

**Visitor:** Ms Kim Newling, Westpac Rescue Helicopter Service and Mr Damien Fleming (Item 5)

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Chairman .....

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**OFFICIAL OPENING AND WELCOME – MAYOR**

**APOLOGIES** Cr Catherine Egan (Deputy Mayor) and Cr David Coulton

**COUNCIL RESOLUTION:  
MINUTE 295/17**

**THAT the apologies of Cr Catherine Egan (Deputy Mayor)  
and Cr David Coulton are accepted.**

**(Moved Cr Galvin, seconded Cr Young)**

**CONFIRMATION OF THE MINUTES**

**COUNCIL RESOLUTION:  
MINUTE 296/17**

**THAT the Minutes of the previous Council Meeting held on  
Thursday 31 August 2017 as circulated be taken as read and  
CONFIRMED.**

**(Moved Cr Smith, seconded Cr Dick)**

**PRESENTATION – Ms Kim Newling – Westpac Rescue Helicopter  
Service**

Ms Newling advised the meeting that the Westpac Rescue Helicopter Service wants to reactivate the Warialda Support Group, which has been in abeyance for some time.

The meeting was provided with some background material concerning the service and the latest equipment that it has available.

The recently purchased helicopter cost \$18 million and the service needs to fund raise around \$1.7 million each year to sustain the service. The operational costs for the helicopter are \$4,000 per hour.

Cr Moore, as the President of Warialda Rotary, indicated that he was prepared to assist with organising a community meeting to re-establish the support group.

**CALL FOR THE DECLARATIONS OF INTERESTS AND CONFLICTS OF INTEREST**

**COMMITTEE OF THE WHOLE – CONFIDENTIAL ITEMS**

**COUNCIL RESOLUTION:**

**MINUTE 297/17**

**THAT the Council resolve into Confidential Session, Committee of the Whole and that in the public interest and in accordance with Section 10A(2)(a) of the Local Government Act, 1993, the public and press be excluded from the meeting to consider the items listed on the agenda.**

**(Moved Cr Dixon OAM, seconded Cr Young)**

**ADOPTION OF THE RECOMMENDATIONS OF THE CONFIDENTIAL SESSION**

**COUNCIL RESOLUTION:**

**MINUTE 298/17**

**THAT the recommendations of the Confidential Session, namely:**

**THAT the Confidential Organisation and Community Development report for August 2017 be received.**

**are adopted.**

**(Moved Cr Galvin, seconded Cr Smith)**

**Item 1 Councillor Activity Report - September 2017**

**DELIVERY PROGRAM**

**GOAL: 4. Proactive Regional and Local Leadership**

**OUTCOME: 4.1 WE ARE AN ENGAGED & CONNECTED COMMUNITY**

**STRATEGY: 4.1.2 Enable broad, rich and meaningful engagement to occur - GM - external**

The Councillors' activity schedule for September commitments is outlined below:

<b>September 2017</b>		
<b>Councillor</b>	<b>Event</b>	<b>Date</b>
Cr J Coulton (Mayor)	Official Opening Warialda Museum	2 <sup>nd</sup> September
	Australian Regional Development conference – Coffs Harbour	11 <sup>th</sup> – 12 <sup>th</sup> September
	Official Opening Rescue Helicopter Headquarters - Tamworth	18 <sup>th</sup> September
	Meeting with Richard Jane and concerned rate payer re Warialda Bypass	29 <sup>th</sup> September
Cr Catherine Egan (Deputy Mayor)	Official Opening Warialda Museum	2 <sup>nd</sup> September
	Gwydir Health Alliance Meeting Roxy Theatre Bingara	12 <sup>th</sup> September
	Joint Meeting Special events Committee & 20/30, Bingara	20 <sup>th</sup> September
Cr D Coulton	Warialda Show Meeting, Warialda Bowling Club	20 <sup>th</sup> September
Cr S Dick	Official Opening Warialda Museum	2 <sup>nd</sup> September
	School Visit – BCS	6 <sup>th</sup> September
	Warialda Events meeting	7 <sup>th</sup> September
	Coonabarabran Shed Opening	9 <sup>th</sup> September
	BFMC Meeting Notification and Agenda - Joint - Narrabri FCC - Namoi Gwydir	12 <sup>th</sup> September
	RFS Captains Meeting - Warialda	20 <sup>th</sup> September
	Carinda House Meeting – Warialda	20 <sup>th</sup> September
Cr M Dixon OAM	Official Opening Warialda Museum	2 <sup>nd</sup> September
	Year 12 BCS Formal Dinner	22 <sup>nd</sup> September
Cr T Galvin	Gwydir Health Alliance Meeting Roxy Theatre Bingara	12 <sup>th</sup> September

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Cr J Moore	Official Opening Warialda Museum	2 <sup>nd</sup> September
	Tourist Information Meeting	7 <sup>th</sup> September
	NSLA Board Meeting 3pm-5pm - Bingara	18 <sup>th</sup> September
Cr G Smith	Official Opening Warialda Museum	2 <sup>nd</sup> September
Cr F Young	Arts North West Governance workshop and Board meeting - Tamworth	1 <sup>st</sup> September
	Gwydir Health Alliance Meeting Roxy Theatre Bingara	12 <sup>th</sup> September
	Joint Meeting Special Events Committee & 20/30 Bingara Council Chambers	20 <sup>th</sup> September

OFFICER RECOMMENDATION

THAT the Councillor Activity report for September, 2017 be received

**COUNCIL RESOLUTION:  
MINUTE 299/17**

**THAT the Councillor Activity report for September, 2017 be received**

**(Moved Cr Galvin, seconded Cr Dixon OAM)**

## Item 2      **Camping in Warialda - proposed special event**

## FILE REFERENCE

## DELIVERY PROGRAM

**GOAL: 2. Building the business base**

**OUTCOME: 2.1 OUR ECONOMY IS GROWING AND SUPPORTED**

**STRATEGY: 1.1.2 Encourage and enable healthy lifestyles choices -  
OCD - external**

**AUTHOR** General Manager

**DATE** 30 August 2017

**STAFF DISCLOSURE OF INTEREST** Nil

## IN BRIEF/ SUMMARY RECOMMENDATION

This report provides some background material relating to the possibility of expanding the use of Nicholson Oval for camping to support various community events. The request has come from the Golf and Bowling Club via Cr Moore. The numbers being suggested are up to 400 plus campers for an initial event.

## BACKGROUND

The annual 2018 North Star Trail (bike) Ride is going to be capped at 100 riders. Members of the Warialda Golf and Bowling Club saw this as an opportunity to hold a similar event in Warialda as a fundraiser for the Club.

Nicholson Oval has been used for camping on a number of occasions by the Warialda Motor Sports Club as overflow accommodation for the annual Warialda Off Road event.

It is estimated that approximately 30 campers utilised this area in the past, however there were restrictions on its usage. These restrictions were:

- Camping restricted to the perimeter of the oval, no camping permitted on the oval.
- No vehicles, trailers, fires or glass to be taken inside the fence onto the sporting field.
- Small 'Billy' fires only to be lit (subject to fire restrictions).
- All rubbish to be placed in bins provided or taken away and disposed of appropriately.

Additional measures that would need to be considered for a large group of campers would include:

- Enforcing an Alcohol Free Zone.

- Implementing security measures. It was reported by the organisers of the 2017 North Star Trail Ride that there were some security issues with their last event.
- Additional toilet and shower facilities would also need to be brought in.
- Consideration would need to be given to the timing of the proposed trail ride so there is no conflict with other facility users.
- Notification of residents; this is a large number of campers in the town area with the potential for antisocial behaviour.

In addition to Nicholson Oval, the triangular “off leash” dog reserve south of Mosquito Creek Road would also be available for camping, keeping in mind this area is not fenced from traffic. This is a rather large area and would accommodate a large number of campers. Currently this area is used for off leash dog walking and a notice would need to be advertised in the local media notifying dog owners of the temporary closure of this area. An alternative off leash area is located near the high school.

Although camping at Nicholson Oval has been allowed in the past, the number of campers was minimal (30). The proposed number of campers (400 plus) far exceeds this. Camping in this area is possible, however consideration must be given to the residents in the surrounding neighborhood, as well as security. Camping in this area would also be subject to many restrictions and additional facilities would need to be supplied.

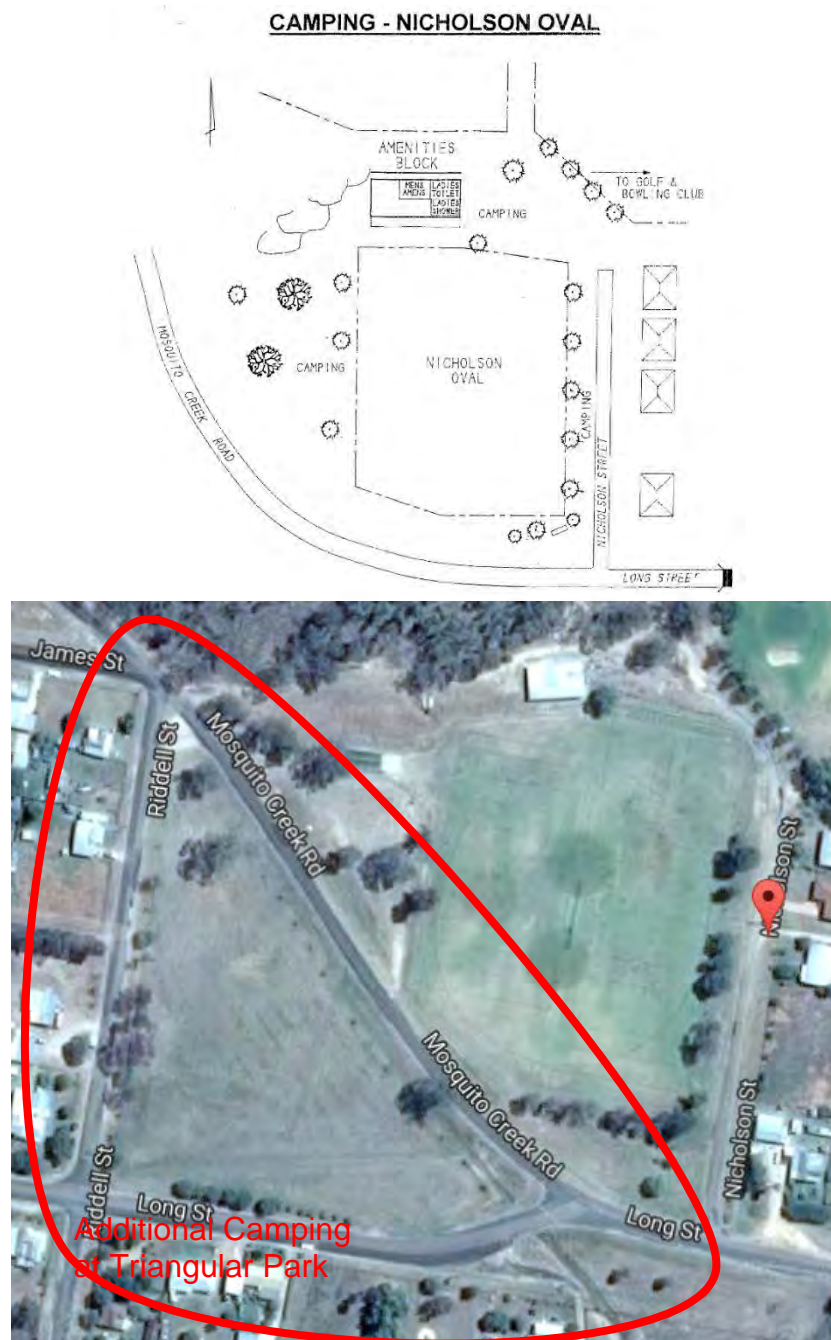
Alternatives to Nicholson oval would be:

**Mixed Use:** The Golf and Bowling Club could promote all the camping options in Warialda including the Caravan Park, Reedy Creek, Cranky Rock and the Showground, with the overflow taken at Nicholson Oval. The Club could then provide a shuttle bus to ferry people from the Club to the camp sites and potentially charge a fee. This option would ensure all businesses in town benefit from the event.

**Showground/Racecourse:** The Showground is fully equipped with all the necessary facilities needed to host such an event. The Club could obtain an off premises liquor licence and run a bar at the Showground, as well as charge a \$10 fee per person to cover camping in order to raise funds for the Club.

The Racecourse would also make a suitable venue, particularly with the recent upgrade to facilities.





Given the limited use for camping at Nicholson Oval there is no development approval currently in place. Any expanded use will require an Approval to be put in place with the associated improvement in amenities. The cost would need to be met by the applicant, the Council.

#### OFFICER RECOMMENDATION

THAT the report be considered and that the Council expresses its collective view on the proposal.

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Chairman .....

**ATTACHMENTS**

There are no attachments for this report.

**NO COUNCIL RESOLUTION**

There was no Council resolution on this matter but the general opinion expressed was that any events assisting Warialda would be beneficial and that the Warialda Race Course would be the preferred location for campers.

**Item 3      Minutes of the Border Regional Organisation of Councils' meetings June and August 2017**

## FILE REFERENCE

## DELIVERY PROGRAM

**GOAL: 5. Organisational Management**

**OUTCOME: 5.1 CORPORATE MANAGEMENT**

**STRATEGY:** 5.1.3 Administrative functions - GM - internal

**AUTHOR** General Manager

**DATE** 7 September 2017

**STAFF DISCLOSURE OF INTEREST** Nil

## IN BRIEF/ SUMMARY RECOMMENDATION

This report is for notation of the minutes of the Border Regional Organisation of Council's (BROC) meetings held at Southern Downs Regional Council, Warwick, on 2<sup>nd</sup> June 2017 and Walgett Shire Council on 25<sup>th</sup> August 2017.

## OFFICER RECOMMENDATION

THAT the minutes (minus attachments) of the Border Regional Organisation of Councils' meetings held in Warwick on 2<sup>nd</sup> June 2017 and Walgett on 25<sup>th</sup> August 2017 be received.

## ATTACHMENTS

**AT-** Minutes (less attachments) BROC meeting Warwick June 2017

**AT-** Minutes (less attachments) BROC meeting Walgett August 2017

**COUNCIL RESOLUTION:  
MINUTE 300/17**

**THAT the minutes (minus attachments) of the Border Regional Organisation of Councils' meetings held in Warwick on 2<sup>nd</sup> June 2017 and Walgett on 25<sup>th</sup> August 2017 be received.**

**(Moved Cr Dick, seconded Cr Galvin)**



## MINUTES

### 2 June 2017 – SDRC, Warwick

Venue:	Council Chambers, SDRC 64 Fitzroy St Warwick	Date:	2 June 2017
Chair:	Cr Peter Petty, Deputy Chairperson	Time:	10am – 12.20pm
Attendees:	Cr Rod Kelly David Keenan, CEO	Southern Downs Regional Council	
	Cr Frances Young Cr Catherine Egan, Deputy Mayor Robyn Phillips, Admin	Gwydir Shire Council	
	Cr Peter Petty, Mayor Cr Brian Murray	Tenterfield Shire Council	
	Cr Rick Kearney	Goondiwindi Regional Council	
	Cr Richard Marsh Matthew Magin	Balonne Shire Council	
	Cr Kate Dight	Inverell Shire Council	
	Annalisa Haskell	CEO LG Professionals Australia	
	Bryan Gray, Executive Officer	RDA Darling Downs and Sth West	
	Jim Grassick Damon Meadows	Dept Infrastructure, Local Govnt and Planning, Qld	
File ref:	S1242		

Item	Agenda Item	
1	Meeting Opened 10.15 am	
2	Apologies	
	Cr Jo McNally	Sthn Downs Regional Council
	Cr John Coulton, Mayor Max Eastcott, GM	Gwydir Shire Council
	Cr Joan White	Goondiwindi Regional Council
	Paul Henry GM	Inverell Shire Council
	Cr Stephen Ritchie Lester Rodgers, GM Angus Witherby, Director Planning and Community Development	Moree Plains Shire Council

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Chairman .....

	Mr Vic Pennisi	RDA Darling Downs and Sth West
	<b>Moved</b> that apologies be accepted: Cr Murray <b>Seconded</b> Cr Marsh	
<b>3</b>	<b>Minutes of Meeting 17 February 2017 (Inverell)</b>	
3.1	<b>Moved minutes be accepted:</b> Cr Young <b>Seconded:</b> Cr Marsh <b>Carried</b>	
<b>4</b>	<b>Correspondence</b>	
4.1	<b>Inwards:</b> <ul style="list-style-type: none"> <li>• Transfer of Border Rivers Committee funds</li> <li>• Warwick Credit Union - Term Deposit maturing 22 April</li> <li>• NAB and Warwick Credit Union statements</li> <li>• Response from Attorney General – Natural Disaster Recovery Funding</li> <li>• Response from The Hon Barnaby Joyce – Murray Darling Basin and Mole River dam</li> <li>• Verified Contractor – seeking business to ensure compliance of contractors</li> </ul>	
4.2	<b>Outwards:</b> <ul style="list-style-type: none"> <li>• BROC submission Senate Enquiry – location of Corporate Commonwealth Entities</li> <li>• Notification to Inverell Shire Council – Border Rivers Committee funds deposited</li> <li>• Invoices to member councils for 2016-2017 affiliation</li> <li>• Letter of thanks to John Barilaro – building better regional collaboration</li> <li>• Letter to QLD Local Government expressing disappointment lack of support</li> <li>• Invitation to David Littleproud, Member for Maranoa, to attend next meeting</li> <li>• Federal Minister Barnaby Joyce – support for MDB and request for Mole River update</li> <li>• Request to NSW Members Councils for 'wish list' of projects for funding prior to meeting with Ken Gillespie on 27 April</li> </ul>	
<b>5</b>	<b>Financial Report as at May 2017</b>	
5.1	<u>Fixed Deposit acct - Warwick Credit Union</u> Renewed for 3 months from 22 April 2017 mature 22 July 2017 (@ 2.5%) Interest paid \$91.17      Closing balance - \$13,822.49	
5.2	<u>NAB account</u> Opening balance 11 February 2017 - \$2,223.61 + Deposit of Border Rivers Cheque \$12,671.23 leaving balance \$14,894.84 + affiliations paid by Gwydir, Walgett, Tenterfield, Inverell, Balonne, Moree, SDRC leaves balance as at 11 April 2017 of <b>\$18,395.00</b>	
5.3	<b>Moved</b> CR Young that BROC invest 13 thousand dollars (K\$13) from the operating account into term deposit for either 3 months or 6 months, whichever is the better interest rate. <b>Seconded</b> Cr Dight <b>Carried</b>	
5.4	<b>Moved</b> that the financial report be accepted: Cr Kearney <b>Seconded</b> Cr Marsh <b>Carried</b>	
<b>6</b>	<b>Guest Speakers</b>	
6.1	Cr Kelly SDRC presentation – Regional Promotion Tourism/Arts	
	Cr Kelly introduced himself as being newly elected to Council and his portfolio is Regional Promotion of Tourism and the Arts. Cr Kelly delivered a presentation that had been prepared for Australian Regional	



	<p>Tourism Network (Attachment 1)</p> <p>Points of interest included the change in the way technology has affected tourism e.g. much less support for visitor information centres, where once accommodation would be booked through the VIC, tourists are now booking ahead via an app or website.</p> <ul style="list-style-type: none"><li>• Tourism was rated as one of the more important industries of the local economy</li><li>• Investment in tourism outweighs the costs</li><li>• Regional councils were stronger in the support of benefits outweighing costs of tourism</li><li>• 60% of regional councils have prepared a standalone Tourism plan or Strategy</li><li>• Tourism contributes 5% to SDRC with agriculture being the largest contributor</li></ul> <p>Cr Young enquired does SDRC have a tourism levy? Cr Kelly responded only three Qld councils have a levy – The Gold Coast, Darling Downs and Noosa</p> <p>Attendees were presented with a promotional booklet Sth Downs Granite Belt</p> <p>Cr Petty commented on the benefits to Tenterfield (e.g. accommodation) from events/festivals held in nearby towns.</p>												
6.2	<p>David Littleproud, Member for Maranoa – via telephone conference</p> <p>A summary of David Littleproud's presentation:</p> <ol style="list-style-type: none"><li>1. <i>The progression of the Emu Swamp Dam requires the full support of the Southern Downs Regional Council and the Queensland Government.</i></li><li>2. <i>Of the 60 plus submissions received, an Independent Expert Panel recommended it for funding, and in fact Emu Swamp has received more funding than any other dam feasibility study nationally (at \$3,970,000)</i></li><li>3. <i>Milestone payments are made annually, and this project is yet to meet its first. If Council or the QLD Govt choose to suspend the project, then the payments cease.</i></li><li>4. <i>David Littleproud's office is waiting on an update from the Queensland Government regarding the progress of the feasibility study.</i></li></ol> <table><tr><td>Emu Swamp Dam Feasibility Study</td><td>Completion of the strategic assessment of options to meet regional water demand, including the construction of Emu Swamp Dam.</td><td>30 May 2017</td><td>\$450,000</td></tr><tr><td></td><td>Completion of the detailed design and analysis of funding options for the construction of Emu Swamp Dam.</td><td>30 April 2018</td><td>\$2,000,000</td></tr><tr><td></td><td>Completion of the final detailed business case for the construction of Emu Swamp Dam.</td><td>30 April 2019</td><td>\$1,520,000</td></tr></table> <p>David Keenan asked where are we up to with the review of RDOs – David Littleproud responded currently in discussions, almost to finalisation stage</p> <p>David Keenan asked where is (Deputy Prime Minister) Barnaby Joyce up to on decentralisation of government agencies – DL responded that he is on a committee (including Government agencies) developing a policy framework to further progress this – need to prove it can be done and is sustainable - David Littleproud asked for suggestions from councils present.</p> <p>DL will be meeting with Senator Fiona Nash to discuss inland rail.</p>	Emu Swamp Dam Feasibility Study	Completion of the strategic assessment of options to meet regional water demand, including the construction of Emu Swamp Dam.	30 May 2017	\$450,000		Completion of the detailed design and analysis of funding options for the construction of Emu Swamp Dam.	30 April 2018	\$2,000,000		Completion of the final detailed business case for the construction of Emu Swamp Dam.	30 April 2019	\$1,520,000
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	Completion of the final detailed business case for the construction of Emu Swamp Dam.	30 April 2019	\$1,520,000										
6.3	<p>Update from Department of Infrastructure, Local Government and Planning was provided by Jim Grassick</p>												

	<p><b>Local Government:</b></p> <ul style="list-style-type: none"> <li>• Staff have been delivering Training to Councils and Councillors about Councillors conduct and ethical behaviour, and Councils' Complaints management.</li> <li>• Managing the Work for Queensland funding - \$200m delivered to Councils for projects to be completed by 31 November 2017.</li> <li>• Councils are currently under pressure to deliver many major projects that are being funded by the state with the hope that the projects are completed ASAP. Some this financial year and most by the end of the year.</li> <li>• Local Government are getting snowed under with funding projects which need to be delivered by Christmas 2017.</li> <li>• Paroo Shire Council has a new CEO, Oliver Simons.</li> </ul> <p><b>Planning:</b></p> <ul style="list-style-type: none"> <li>• Work is ongoing to deliver training internally, to our technical agency partners, to Councils, and the development industry on the new <i>Planning Act 2016</i> which will come into effect on the 3 July 2017.</li> <li>• Workshopping with Councils on a new Planning Act for Councils which will come into effect on 3<sup>rd</sup> July 2017.</li> <li>• Quilpie Shire Council's new planning scheme which was drafted by the department as part of the template scheme program is currently on public notification until the 8 June 2017. Two officers went to Quilpie on the 8 May to assist with this process by facilitating a community information session which was well attended.</li> </ul> <p><b>Long-term sustainability of Councils: Report by the QLD Audit Office</b></p> <p>The committee will consider the long-term financial sustainability of local governments and the issues arising from the Queensland Audit Office's Report 2: 2016-17 <i>Forecasting long-term sustainability of local government</i> and Report 13: 2016-17 <i>Local government entities: 2015-16 results of financial audit</i> including consideration of the following matters:</p> <ol style="list-style-type: none"> <li>a. financial planning and long-term forecasting</li> <li>b. asset condition data and asset management plans</li> <li>c. decision-making frameworks for major infrastructure asset investments</li> <li>d. community engagement on future service levels</li> <li>e. financial sustainability targets</li> <li>f. organisational governance</li> <li>g. strategic planning and organisational capacity</li> <li>h. budget transparency</li> <li>i. financial sustainability ratios</li> <li>j. procurement policy and value for money</li> <li>k. other matters the committee determines are relevant to the inquiry.</li> </ol> <p><b>Local Government Capacity Building:</b></p> <p>The Department was chasing up additional budget from the CBRC to assist Councils following the findings of the Financial Sustainability Review to develop a Financial Sustainability Framework was not forth coming.</p> <p><b>Fluoridation grant program</b></p> <p>Watch this space targeting smaller The department is currently, in consultation with Queensland Health, are looking at a initial capital works program for smaller councils wanting to introduce fluoride into drinking water.</p> <p><b>W4Q program:</b></p> <p>Part of the \$200m funding program at 100% funding to support job-creation, maintenance and minor infrastructure projects for Council owner assets and or</p>
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	<p>projects. Projects are to completed by November 2017. This is an Allocation type program.</p> <p><b>Funding review is happening internally</b></p> <p>The Department is currently undertaking a review of all funding programs. Times lines on this process is still not clear.</p> <p><b>Guidelines on equity and fairness in rating for QLD local governments :</b> This documents put together some principles of rating</p> <p>Equity and fairness  Equity for like properties  User pays  Meaningful contribution  Predictability  Fairness</p> <p><i>Refer Attachment 2</i></p>
6.4	Annalisa Haskell, CEO LG Professionals Australia
	<p>Annalisa gave an in depth presentation – refer Attachment 3</p> <p>The Australasian LG Performance Excellence Program is a planning tool that gives councils access to data from surveys carried out allowing councils to monitor and compare their performance and be better able to implement strategic planning. Currently there are 144 councils in NSW, WA, SA and New Zealand participating. Data shows local government is heading for a crisis with an ageing workforce and in 10 years will not be sustainable.</p> <p>Live data site available.</p> <p>The program allows councils to show efficiencies and provide info – costs and profiles of all services.</p> <p>David Keenan advised the meeting that Greg Hallam from LGAQ announced the 'Sherlock' program for Qld today – a data analysis program for Qld councils.</p>
6.5	RDA Darling Downs and Sth West – Bryan Gray – funding for joint ventures
	<p>Funding for joint ventures – budget outcomes for regional Australia - refer attached presentation</p> <ul style="list-style-type: none"> <li>• Provided update on RDA review currently being undertaken. It has been decided to continue RDA program until end 2021.</li> <li>• Minister Nash wants a regional body - expect changes to metropolitan RDAs first</li> <li>• P Petty – asked where projects e.g. \$20m and input from council – can it be in kind</li> <li>• BG responded 'he believes there is a push towards obtaining private funding for large projects'.</li> <li>• David Keenan asked whether other councils lodged submissions into RDA review.</li> <li>• SDRRC lodged a submission and is surprised there has not been an outcome</li> <li>• David Keenan asked will grants still be managed by Australian industry</li> <li>• Bryan G responded Australian industries are just the portal to a buy through</li> </ul>
<b>7</b>	<b>General Business</b>
7.1	DM (DILGP) requested permission to take photos of attendance of meeting for QLD promotion – permission was granted
7.2	Cr Petty tabled Tenterfield Council's 2007 submission for the Mole River dam project – also available here:



	<p><a href="http://www.tenterfield.nsw.gov.au/sites/tenterfield/files/public/images/documents/tenterfield/Council/Business%20Paaper%20Attachments/2014/August%202014/Proposed%20Mole%20River%20Dam%20Project.pdf">http://www.tenterfield.nsw.gov.au/sites/tenterfield/files/public/images/documents/tenterfield/Council/Business%20Paaper%20Attachments/2014/August%202014/Proposed%20Mole%20River%20Dam%20Project.pdf</a></p> <p><b>Moved</b> Cr Dight that BROC inform the Border Rivers Food and Fibre (BRFF) group of our actions in seeking to progress the Mole River Dam project and advise we are happy to collaborate with BRFF</p> <p><b>Seconded</b> Cr Kearney <b>Carried</b></p> <p>Cr Dight noted that Inverell Council General Manager Paul Henry advised her of the recent DPI NSW Border Rivers Water Resource Plan seeking key issues to be identified and asked whether this group was aware. Submissions were to be received by 26 May 2017.</p> <p>David Keenan advised, yes SDRC was aware, it is an important plan and not sure why consultation has been haphazard – believes a draft will be developed and there will be an opportunity to comment on draft</p> <p><a href="http://www.water.nsw.gov.au/_data/assets/pdf_file/0017/711422/Status-and-Issues-Papers-NSW-Border-Rivers-SW-WRP_170413.pdf">http://www.water.nsw.gov.au/_data/assets/pdf_file/0017/711422/Status-and-Issues-Papers-NSW-Border-Rivers-SW-WRP_170413.pdf</a></p>
8	<p><b>Next Meeting</b> – 25 August 2017 in Walgett (followed by Moree then Balonne)</p> <p>Host council is to provide 1 speaker.</p>
9	<p><b>Meeting Closed</b> – 12.20pm</p>

**Action Item Log:**

Officer	Item	Listed	Outcome
Cr Dight	Inform Border Rivers Food and Fibre group for Mole River dam project	02/06/17	

**Attachments:**

Attach 1	Local Govnt Spend on Tourism	35 pages
Attach 2	Guideline on equity and fairness in rating for Qld local governments	3 pages
Attach 3	Australasian LG Performance Excellence Program	44 pages
Attach 4	RDA Darling Downs and South West – funding for joint ventures	7 pages



## MINUTES

### 25 August 2017 – Walgett

Venue:	Council Chambers, 77 Fox Street Walgett	Date:	25 August 2017
Chair:	Cr John Coulton, Gwydir	Time:	10am
Attending:	Cr B Murray, Don Ramsland, GM	Walgett Shire Council	
	Cr J Coulton, Cr F Young, Cr Egan, R Phillips	Gwydir Shire Council	
	Cr G Sauer DM, Cr B Murray	Tenterfield Shire Council	
	Cr Stephen Ritchie, Cr Chiu	Moree Plains Shire Council	
	Cr Richard Marsh, Matthew Magin, CEO	Balonne Shire Council	
	Russell Stewart	RDANI	
File ref:	S1242		

1	Meeting Opened – 10.07am	
	Welcome by Cr Bill Murray	
2	Apologies	
	Max Eastcott, GM	Gwydir Shire Council
	Cr Ian Woodcock, Mayor	Walgett Shire Council
	Cr Joan White, Cr R Kearney	Goondiwindi Regional Council
	Cr Peter Petty, Mayor and Andre Kompler, A/CEO	Tenterfield Shire Council
	Cr Kate Dight and Paul Henry GM	Inverell Shire Council
	Lester Rodgers, GM	Moree Plains Shire Council
	Cr Jo McNally	Southern Downs Regional Council
	John Bird	Qld Dept of State Development
	Bryan Gray	RDA Darling Downs and SW
	Jim Grassick and Damon Meadows	QLD Dept of Local Government
3	Minutes of Meeting 02 June 2017 (Warwick)	
3.1	No matters arising from the Minutes	
	Moved Minutes be accepted: Tenterfield	Seconded: Balonne Carried
4	Correspondence	

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4.1	<b>Inwards:</b> <ul style="list-style-type: none"> <li>Notification from Warwick Credit Union – increase in Term Deposit, deposited with original investment for 6 months from 22 July 2017 at 2.6%</li> <li>Acknowledgement from Border Rivers Food and Fibre Group</li> <li>The Hon Kevin Humphries unable to attend meeting</li> <li>NAB and Warwick credit union statements</li> </ul>																								
4.2	<b>Outwards:</b> <ul style="list-style-type: none"> <li>Letter to Border Rivers Food and Fibre Group</li> <li>Invitation to Hon Kevin Humphries to attend as guest presenter</li> <li>Invitation to Michael Savage, IPWEA to attend next meeting</li> <li>Invitation to UNE, Prof Amanda Kennedy/Paul Martin</li> <li>Cheque and covering letter to Warwick Credit Union, term deposit</li> </ul>																								
4.3	<b>Moved</b> that the correspondence be accepted: Moree <b>Seconded:</b> Balonne <b>Carried</b>																								
<b>5</b>	<b>Financial Report as at August 2017</b>																								
	<b>Financial report was tabled</b> <u>Warwick Credit Union</u> Term Deposit <table> <tr> <td>Balance as at 30 June 2017</td><td>\$13,822.49</td></tr> <tr> <td>Interest paid on maturity 22 July 2017</td><td>\$86.15</td></tr> <tr> <td></td><td>\$13,908.64</td></tr> <tr> <td>Deposit 22 July 2017</td><td>\$13,000.00</td></tr> <tr> <td>Reinvested for 6 months at 2.6%</td><td>\$26,908.64</td></tr> <tr> <td>Balance as at 26 July 2017</td><td><b>\$26,908.64</b></td></tr> </table> <u>National Australia Bank</u> <table> <tr> <td>Opening balance 10 June 2017</td><td>\$18,395.00</td></tr> <tr> <td>Deposit 15 June 2017(Goondiwindi affiliation)</td><td>\$500.00</td></tr> <tr> <td>Interest 30 June 2017</td><td>0.45</td></tr> <tr> <td>Opening balance 12 July 2017</td><td>\$18,895.45</td></tr> <tr> <td>Withdrawal (cheque) 21 July 2017</td><td>-\$13,000.00</td></tr> <tr> <td>Balance as at 31 July 2017</td><td><b>\$5,895.45</b></td></tr> </table> <b>Moved</b> that the Financial Report be accepted: Moree <b>Seconded:</b> Gwydir <b>Carried</b>	Balance as at 30 June 2017	\$13,822.49	Interest paid on maturity 22 July 2017	\$86.15		\$13,908.64	Deposit 22 July 2017	\$13,000.00	Reinvested for 6 months at 2.6%	\$26,908.64	Balance as at 26 July 2017	<b>\$26,908.64</b>	Opening balance 10 June 2017	\$18,395.00	Deposit 15 June 2017(Goondiwindi affiliation)	\$500.00	Interest 30 June 2017	0.45	Opening balance 12 July 2017	\$18,895.45	Withdrawal (cheque) 21 July 2017	-\$13,000.00	Balance as at 31 July 2017	<b>\$5,895.45</b>
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6	Guest Speakers
6.1	<p>Professor Paul Martin, Director Australian Centre for Agriculture and Law, University of New England, Armidale</p> <p>Prof Martin outlined his Research Centre's focus is on:</p> <ul style="list-style-type: none"> <li>• Sustainable use of natural resources</li> <li>• Quality of rural life – issues that affect rural people and rural landscapes</li> <li>• Environmental governance in rural environments and</li> <li>• Productive use of innovations.</li> </ul> <p>They are the only centre of this type in Australia.</p> <p>Three areas that would affect Border Councils include:</p> <ul style="list-style-type: none"> <li>• Invasive animals issue (local governments need to take ownership)</li> <li>• Fairness of expectations around management for sustainability</li> <li>• Water issues – socio economic, farming and mining, indigenous issues i.e. Murray Darling Basin Plan (MDBP)</li> </ul> <p>Prof Martin believes that socio economic issues should be considered in developing the next MDBP. The current 12 year MDB plan to be reviewed at end of 2017 for development of new plan in 2024.</p> <p>UNE currently working on social impacts of the MDBP and would like BROC Councils to provide information on any issues they are aware of.</p> <ul style="list-style-type: none"> <li>• What do we need in the new plan that will better assist our communities</li> <li>• What does the community want</li> <li>• What are the problems not being fixed</li> <li>• How, who and what needs to be assessed</li> <li>• How do we put forward arguments that will allow the southern states to agree with what is best for the northern basin</li> </ul> <p>UNE believes (their research centre) can provide well informed science based assistance in focusing on developing a better MDBP in 2024 with suggestions for adaptations or changes to existing Plan.</p> <p>Four project areas UNE have been working on that should be of benefit to local government:</p> <ul style="list-style-type: none"> <li>• Understanding mental welfare (policy changes cause mental stress) – need to look at the way policies are created/developed</li> <li>• Funding model for rural investment sustainability – (Indigenous control 40% of Australian landscape) - local government needs to be involved</li> <li>• How are floodplains being managed</li> <li>• What's happening with the implementation of the MDBP</li> </ul> <p>UNE will assist in developing projects and sourcing funding for projects.</p> <p>Cr Marsh agreed that adjustments need to be reviewed and councils involved in consultations – are we really looking after the environment – need to consider invasive species as there have been lots of changes since agriculture has been improved.</p> <p>Professor Martin finished his presentation by with an invitation to BROC member councils to collaborate with his research centre at UNE as they can help create the tools for advocacy allowing local government to go forward.</p>

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6.2	<p>Peter Dawson, Snr Lands Services Officer, Local Land Services NSW</p> <p>Copy of presentation attached.</p> <p>Peter spoke about the revised Biosecurity Act (effective 1 July 2017) – replaces the Noxious Weeds Act.</p> <p>LLS has developed a (North West) Strategic Weed Management Plan (SWMP)</p> <p>Presentation attached.</p> <p>Points of interest:</p> <ul style="list-style-type: none"> <li>• NWLLS is working collaboratively to implement the SWMP</li> <li>• Each LLS has an Advisory Plan with priority weeds</li> <li>• Enforcement lacking – massive fines</li> <li>• One issue – absentee landholders</li> <li>• 6 priority species have been targeted for control programs over next 5 yrs</li> <li>• Bioagents being developed for control of Hudson and Tiger pear but limited in application</li> </ul> <p>D Ramsland asked how BROC can assist with cross border (weeds) issues</p> <p>P Dawson responded – work together with weeds officers across jurisdictions – mapping and sharing of knowledge – maintain rapid response when issues identified – need commitment from all parties – share ideas.</p> <p>Currently good cooperation across the border.</p> <p>Some discussion about 'Mimosa' - Peter advised that Vachellia Farnesiana (Mimosa) found in NSW and QLD is currently listed as native vegetation, not listed as a priority weed or noxious. However, Mimosa Pigra is declared noxious in QLD and NT.</p> <p>PD is currently developing an education and awareness campaign on Vachellia Farnesiana..</p> <p>Cr Coulton - what can BROC do to encourage mimosa control?</p> <p>PD - write to Minister for Environment and Energy</p> <p>Cr Ritchie asked if council obtain maps of land leases from LLS</p> <p>PD - yes – Peter will follow up</p>
6.3	<p>Mick Savage, Roads and Transport Directorate Manager, IPWEA NSW</p> <p>Copy of presentation attached.</p> <p>Institute of Public Works Engineering Australasia – IPWEA is a charity set up to work with and inform local government engineers across Australia</p> <p>Mick's presentation is from the Roads and Transport Directorate, NSW</p> <p>Emphasised the large amount of free information, guides, reports, tips and technical notes available to councils through Austroads website (sign up with council email address allowing multiple users access)</p> <p>Presentation - 'Making our Roads Work'</p> <p>Points of interest:</p> <ul style="list-style-type: none"> <li>• Concerned that only two councils attending IPWEA forums over the last two years have adopted strategic road safety plans as part of IP&amp;R (one being Sydney, the other south coast NSW)</li> <li>• Local road fatalities info available on Transport for NSW website</li> <li>• Serious injury can have a greater financial cost to communities than</li> </ul>

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	<p>fatalities</p> <ul style="list-style-type: none"> <li>• Referred to the importance of the principles of the Australian Rural Road Group (ARRG)</li> <li>• National Heavy Vehicle Regulator (NHVR) soon to open an online portal allowing Councils to record assessment and issues</li> </ul> <p>Spoke about the ability of Telstra to obtain data from mobile phones - could this anonymous data collection be used to provide traffic counts on our regional roads – Mick to meet with Telstra. Would this information be useful to councils?</p> <p>M Magin – noted QLD Dept of Local Govnt held a forum recently and Telstra said it can be done, at a cost ((includes grey nomads) – councils should consider aggregating to save costs. Cr Coulton noted - would need to ensure data is collected during peak periods, e.g. harvest</p> <p>Cr Coulton noted that all councils are competing against each other and it is ARRG's policy to identify priority roads in each local government area</p> <p>ARRG thinks cost benefit ration for rural roads should be weighted</p> <p>ARRG is currently working with UNE to develop a cost benefit ratio which reflects the rural situation i.e. health, education, amenity as well as the difficult base we have to build on i.e. black soil compounded for some councils by a lack of road building material</p>
6.4	Russel Stewart, Rural Development Australia (RDANI)
	<p>Russell spoke about the Agcap (Agribusiness, Careers and Professions) program developed by RDANI to provide educational opportunities and encourage youth to stay in regional areas.</p> <p>Can deliver the course from Year 10 with a Cert III</p> <p>Total (Agricultural College) partnering to provide Cert IV and UNE offering scholarships – students continue working while completing study</p>
<b>7</b>	<b>General Business</b>
	Cr Coulton invited member councils to consider Dr Paul Martin's offer of free research – come back to next meeting
	Cr Ritchie commented the BROC meetings are important and should be supported
	M Magin suggested councils attending stay overnight prior to BROC meeting to facilitate networking
<b>8</b>	<b>Next Meeting – Friday 17 November 2017 in Moree</b> (followed by Balonne, Gwydir, Goondiwindi, Tenterfield, Inverell, Sthn Downs )
<b>9</b>	<b>Meeting Closed – 1.30pm</b>

**Action Item Log:**

Officer	Item	Listed	Outcome
Cr Dight	Inform Border Rivers Food and Fibre group for Mole River dam project	02/06/17	Completed
All Members	Consider UNE offer – provide ideas for next BROC meeting	25/08/17	
Exec	Letter to Minister for Environment and Energy - mimosa	25/08/17	

**Item 4 Office Closure - Union Picnic Day**

**FILE REFERENCE**

**DELIVERY PROGRAM**

**GOAL: 5. Organisational Management**

**OUTCOME: 5.1 CORPORATE MANAGEMENT**

**STRATEGY: 5.1.3 Administrative functions - GM - internal**

**AUTHOR General Manager**

**DATE 12 September 2017**

**STAFF DISCLOSURE OF INTEREST Nil**

**IN BRIEF/ SUMMARY RECOMMENDATION**

Council has been advised by the United Services Union that the 2017 Annual Union Picnic Day will be held on Friday 6<sup>th</sup> October 2017 at the Bingara Sporting Club.

As in the past, all Council employees will be granted the day as a public holiday.

Below is the Public Holiday office closure advertisement that will appear in The Bingara Advocate and The Warialda Standard on Wednesday 27<sup>th</sup> September 2017. Notices are on display at the front counter in the Bingara and Warialda offices and in the Visitor Information Centres, Libraries and Centrelink offices.



**PUBLIC NOTICE**

**OFFICE & OTHER SERVICE CLOSURES**

Residents are advised that Gwydir Shire Council will be closed all day Friday 06<sup>th</sup> October 2017 for the **Annual Picnic Day**.

**This includes the Bingara and Warialda Offices, Roads and Maritime Services Offices, Tourist Centres, CHSP Services, Libraries & Toy Libraries, Centrelink, CountryLink Bookings and Warialda and Bingara Landfill sites.**

Council's Offices will re-open for regular administration functions at 9.00am, Monday 09<sup>th</sup> October 2017. Emergency contacts as listed in all directories will still be operational.

For Emergency Water and Sewer Services in Warialda/Gravesend – M Todd 0427 640 478 and Bingara B Cutlack 0427 241 599

For Emergency Roads and Bridges Services Warialda/Gravesend - T Doney 0428 291 951 and Bingara P Kennedy 0427 241 511

Impounding Officer – 0417 792 650

Council apologises for any inconvenience this may cause.

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OFFICER RECOMMENDATION

THAT the report be received and noted.

ATTACHMENTS

There are no attachments for this report.

**COUNCIL RESOLUTION:  
MINUTE 301/17**

**THAT the report (Office Closure - Union Picnic Day) be received  
and noted.**

**(Moved Cr Galvin, seconded Cr Young)**



**Item 5      Modification of Existing Development Consent - Animal Boarding or Training Establishment being a Dog Breeding Facility**

## FILE REFERENCE

## DELIVERY PROGRAM

**GOAL: 2. Building the business base**

**OUTCOME: 2.1 OUR ECONOMY IS GROWING AND SUPPORTED**

**STRATEGY: 2.1.2 Support the growth of our business community -  
OCD - external**

**AUTHOR** General Manager

**DATE** 14 September 2017

**STAFF DISCLOSURE OF INTEREST** Nil

## IN BRIEF/ SUMMARY RECOMMENDATION

This report recommends approving the revised timeline to comply with the determination of the Land and Environment Court by adopting the draft Schedule of Conditions detailed in Attachment 3.

**TABLED ITEMS**      Section 34 Agreement relating to DA 11/2015.

## BACKGROUND

The application to modify the existing development consent has been referred to Council pursuant to Council's current notification policy as the initial development attracted a high level of public interest and an adjoining neighbour is especially aggrieved by the approval and has indicated a desire to address the Council.

The original application was approved following an appeal against the Council's refusal through a process of mediation conducted by the Land and Environment Court. However it has been confirmed that the Council may determine this modification request.

The following matters are listed so that Council can fully appreciate the background and history associated with the subject property, its past, current and future uses/s.

Council was notified of the operation of the dog breeding establishment in early January 2015. Staff carried out a number of inspections, several of which were in conjunction with RSPCA staff. The current dog breeding facility, its operation and associated residence, did not have the prior approval of Council.

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Council received from Michael Flanagan, a development application for a proposed two lot subdivision, the continued use of onsite cabins (and one cabin yet to be place) as a single dwelling, and the continued operation of a Dog Breeding establishment on 13 April 2015.

Following assessment of the application, the proposed two lot subdivision and continued use of onsite cabins as a single dwelling was approved by Council under delegated authority on 11 December 2015. Additionally, the part of the application relating to the continued operation of the Dog Breeding establishment was refused by Council under delegated authority on 11 December 2015.

The applicant, Michael Flanagan, subsequently lodged an appeal with the Land and Environment Court against the refusal. On 9 December 2016, the Land and Environment Court upheld the appeal and an agreement under Section 34(3) of the Land and Environment Court Act 1979 was reached between Council and Michael Flanagan, subject to Conditions of Development Consent (tabled document).

On 26 June 2017 Council received from Michael Flanagan, an "Application to Modify an Existing Development Consent", requesting an extension to the deadline for the completion of works on DA 11/2015 (see Attachment 1 – s96 Application).

### **Brief Description of the Proposed Development**

The application seeks consent to

Alter completion date shown the following condition of DA 11/2015 to 1 March 2018:

*"Part A – General.....*

*1.2A All works required by this consent shall be completed by 30 June 2017"*

### **Development History of the site**

The animal (dogs) breeding establishment has been in operation since 2010. Development Consent for the current operations which include the construction/upgrade and use of a large number of enclosures was approved by the Land and Environment Court on appeal on the 9 December 2016 (see Attachment 4 for Section 34 Agreement, Schedule of Conditions, Statement of Environmental Effects and Site Management Plan).

### **Compliance with Planning Controls**

The property is zoned RU1 Primary Production under the Gwydir Local Environment Plan, 2013 (GLEP).

Animal boarding or training establishments are permissible within the zone with development consent.

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### Integrated Development

The proposed development is not integrated development pursuant to Section 91(1) of the *Environmental Planning and Assessment Act, 1979*.

### Designated Development

The proposed development is not designated development pursuant to Section 77A of the *Environmental Planning and Assessment Act, 1979*, and Clause 19, Schedule 3 of the *Environmental Planning and Assessment Regulations, 2000*.

### Consultation

The application to modify the existing development consent was notified in accordance with the relevant provisions of the *Environmental Planning and Assessment Regulation, 2000* for local development applications and Council's Community Consultation Policy.

One submission (Attachment 2) was received from Inverell Shire Council and no objection to the revised timeline was made.

### COMMENT

#### Site Location

The site of the proposed development is located approximately 30 kilometres to the south west of the township of Inverell but is located in the Gwydir Shire Council. The site is approximately 1.2 km from the eastern Gwydir Shire boundary and is located on Onus Road.

#### Site Description and Current Use

The property is rectangular in shape and is located on the western side of Onus Road.

The property is made up of one allotment with an area of 801.5 ha.

The land is generally undeveloped, except for the existing dwelling, rural sheds and rural fencing. The land is generally heavily timbered with previously cleared grazing land.

Sandy Creek runs in an easterly direction through the bottom half of the property, which is also the Gwydir and Inverell Shire boundary.

#### Surrounding land uses

The land use surrounding the site is detailed in the following table and aerial view of the site is shown in Figure 1.

Direction	Land Use
North	Agriculture
North East	Agriculture
East	Agriculture

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South East	Agriculture
South	Agriculture
South West	Agriculture
West	Agriculture
North West	Agriculture

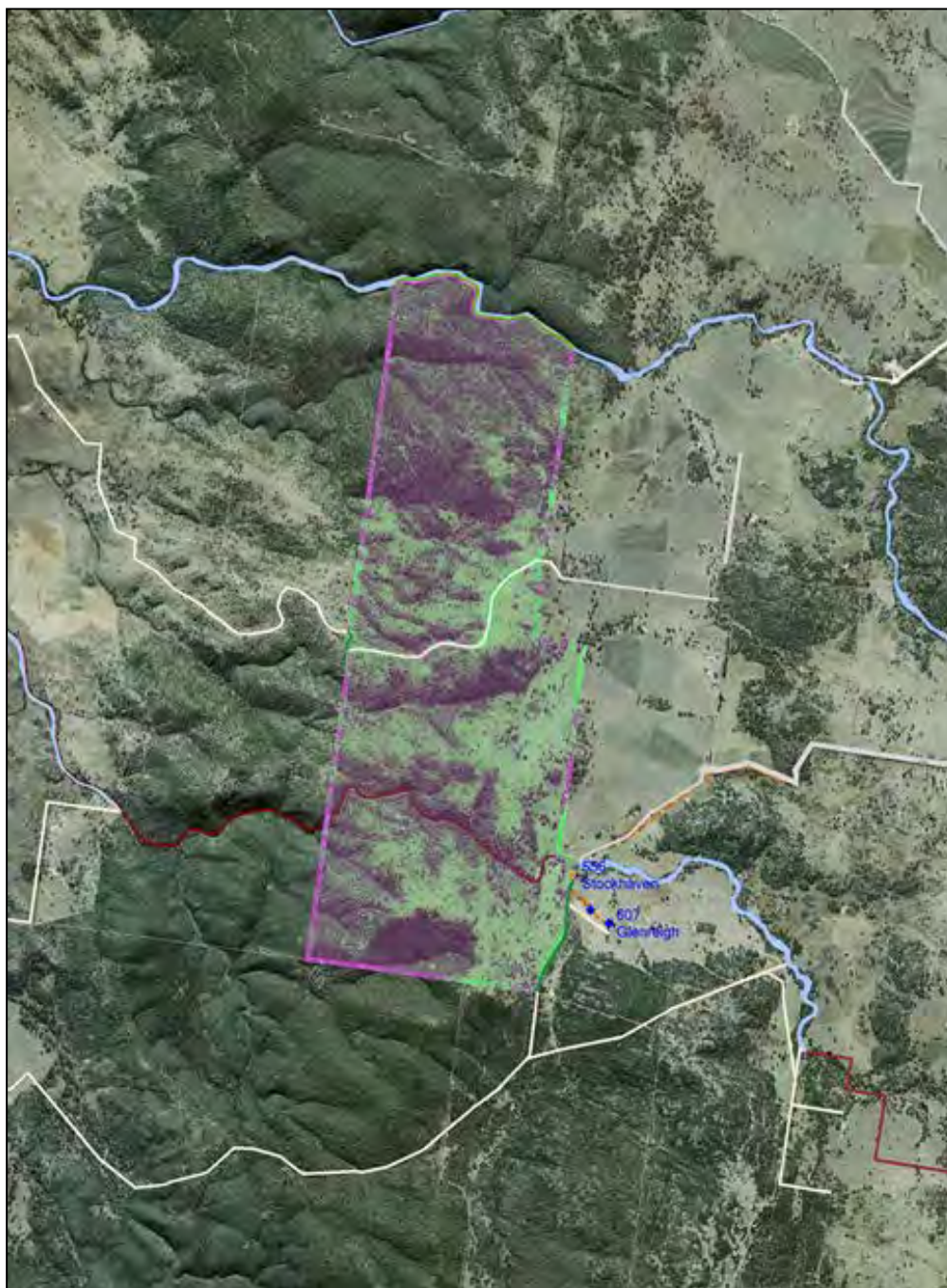


Figure 1 Site - Aerial

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## CONSULTATION

### Public consultation and Referrals

The application to modify the existing development consent DA 11/2015 was notified, in accordance with Council's Notification Policy - Number: A.01.01 as detailed in the following table.

The application was also advertised as local development in accordance with the provisions of the *Environmental Planning and Assessment Act, 1979* and *Regulation, 2000*.

Council's consultation with stakeholders has been in keeping with the scale and implications of the proposed development.

The public consultation included:

- Notification of nearby and potentially affected landholders and residents during the exhibition period
- Consultation with the adjoining Council through correspondence and meetings.

Notification Type:  Level C – LOCALITY	Development, use or works involve additions or alteration that are visible or have an apparent impact on the owner or occupier of land immediately adjacent to the side of the property affected.
Notifications:	
Landowners/Occupiers	Adjacent land owners were notified.
Notification Period	10 August 2017 to 26 August 2017
Newspaper advertisements	No
Exhibition dates	0 days
Exhibition venues	N/A
Integrated Approval body	N/A
Referred to State Government Departments	N/A
Internal consultations	General Manager
Other	Inverell Shire Council
Submissions received:	
Public Submissions received	Nil regarding this application but several internal discussions have been conducted with an adjoining owner who does not accept the development as being acceptable. Also this person objected to a recent DA for a revised whelping area at the subject site, which has been approved under delegation. The issues of compliance raised during discussions with this neighbour are being handled administratively but much of the specific information being sort cannot be provided due to privacy concerns under the relevant legislation.

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Integrated Submission received	Nil
Referral Submissions received	One submission was received. A copy of this submission is at Attachment 2.
Other Submissions	Nil

### The Proposed Development Modification

On 26 June 2017, the applicant/owner, Michael G Flanagan, lodged an Application to Modify an Existing Development Consent (being DA 11/2015) with Council under the provisions of the *Environmental Planning and Assessment Act, 1979*.

In particular, the application seeks to alter the completion date in Condition 1.2A of Part A – General of the Conditions of Consent from 30 June 2017 to 1 March 2018.

Condition 1.2A states:

*“All works required by this consent shall be completed by 30 June 2017”*

Documentation prepared by SMK Consultants on behalf of Michael Flanagan and received with the s96 application stating the reasons for the requested extension of time are as follows:

*Mr Flanagan has exhibited strong commitment to this deadline and has undertaken every reasonable measure to ensure that required works are completed as quickly as possible. As you are aware, there has been a series of delays in obtaining the Construction Certificate for the required works beyond the control of the client including, amongst others:*

- *Confusion regarding conflicting information contained within the Statement of Environmental Effects, Site Management Plan and Conditions of Consent.*
- *Confusion surrounding DA authority and this leading to a delay from the private certifier, Michael Fox, in signing the Construction Certificate.*
- *Two-week delay in obtaining footings designs from Kelley Covey in Tamworth due to them ‘renovating’.*

*The impacts of these delays, which have been out of the control of the proponent, are such that the client is currently unable to meet the deadline specified in the Conditions of Consent.*

Further details regarding these delays can be found in Attachment 1.

On 28 August 2017, Council requested additional information regarding the s96 application, in particular:

- A detailed description of the work undertaken to date

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- A timeline detailing when the remaining work will be completed and benchmark measures to assess the performance
- A more detailed statement justifying why the original timeframe wasn't met, outlining the impediments that have impeded the construction.

Below is a summary of the response received from SMK Consultants; a copy of the response is included in Attachment 1.

Detail Description of the work undertaken to date.

- Augmentation of fencing around dog runs
- Upgrading of the site access road
- Construction of septic system to service domestic accommodation on site
- Purchase of numerous dog kennels
- Construction of three concrete slabs for dog enclosures
- Initiation of development of a reticulated water system to supply dog enclosures and
- Construction of 20 outdoor dog enclosures.

Significant Works remaining and detailed timeline:

Works Remaining	Timeline
Laying of two further concrete slabs for dog kennels	Within the next two months (October – November 2017)
Construction of approximately 60 dog enclosures	Completed by the end of December 2017
Tree Planting	Planting completed by the beginning of 2018
Subdivision Survey and Registration	No completion details provided
Finalisation of reticulated water supply system	Completed early 2018
Demountable footings upgrade	Completed by March 2018
Construction of Whelping Shed	Subject to separate development consent (DA 12/2017). It is estimated that the shed will be completed within three months of receiving Construction Certificate from Council.

Details of impediments

9 December 2016	Consent granted by Land and Environment Court
10 January 2017	Update of Progress – fencing, construction certificate progress and subdivision
11 January 2017	Private Certifier engaged to assess and issue Construction Certificate

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Late January 2017	Private Certifier informally requests access to DA 11/2015 and associated paperwork
20 January 2017	Formal request for DA 11/2015 and associated paperwork from proponent's legal representative
9 March 2017	Private Certifier requests DA 11/2015 and associated paperwork
23 March 2017	Private Certifier provided information on incorrect DA (being DA 7/2016)
Late March, 2017	Private Certifier obtains copy of DA 11/2015 and associated paperwork from Council
March/April/May, 2017	Construction detail provided to Private Certifier
13 April 2017	Kelley Covey engaged to design demountable footings
19 April 2017	Footing details supplied to Private Certifier
7 May 2017	Construction Certificate issued by Private Certifier

### Statutory Planning Consideration

This modification application relates solely to the timeline to meet the requirements of development consent and does not impact on any of the matters required for consideration under Part 4 of the *Environmental Planning and Assessment Act, 1979* and the application is classified as local development.

The various matters to be considered were addressed in the Section 34 Mediation process.

### CONCLUSION

The application has been assessed along with the various submissions on the proposed modification of the existing development approval (DA 11/2015); it is considered that the application to modify submitted to Council by Michael Flanagan for extension of completion date for the construction/upgrade and operation of the dog breeding establishment from 30 June 2016 to 1 March 2017 satisfactorily addresses:

- S.79(C) matters for consideration of the *Environmental Planning and Assessment Act, 1979*, and
- the *Gwydir Environmental Plan, 2013*
- potential impacts of the continued operation of a dog breeding establishment can either be mitigated or managed
- the proposal is generally in the public interest and
- the proposal would also provide socio-economic benefits to the locality and the region.

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Based on this assessment, it is considered that the merits of the modification warrant approval subject to Conditions (see Attachment 3 - Draft Schedule of Conditions).

The draft Conditions of Consent establish compliance controls and performance and environmental audits to mitigate the environmental impacts of the proposal to an acceptable level.

#### OFFICER RECOMMENDATION

THAT Council approves the proposal to modify the existing development consent DA 11/2015 for construction/upgrade and operation of a dog breeding establishment for up to dogs (180 female and 25 male) and progeny of 195 subject to the attached draft Conditions of Consent.

FURTHER that the applicant is advised of the Council's decision and of their right to appeal to the Land and Environment Court within 12 months after the date of determination.

FURTHER that the Land and Environment Court is notified of Council's decision.

FURTHER that the adjoining owners be notified of the Council's decision.

#### ATTACHMENTS

- AT- Attachment 1 - s96 Application
- AT- Attachment 2 - Submission
- AT- Attachment 3 - Draft Conditions of Consent

The meeting was addressed by a concerned neighbour who outlined his ongoing issues with the operation of this facility.

The Councillors expressed their concern and disappointment that the agreed timeframe has not been honoured by the development's proponent and that any further extension of time is unlikely to be supported without acceptable exceptional circumstances.

#### COUNCIL RESOLUTION: MINUTE 302/17

**THAT Council approves the proposal to modify the existing development consent DA 11/2015 for construction/upgrade and operation of a dog breeding establishment for up to dogs (180 female and 25 male) and progeny of 195 subject to the attached draft Conditions of Consent with the requirement that the reticulated water system to be operational by 1<sup>st</sup> December 2017.**

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**FURTHER that the applicant is advised of the Council's decision and of their right to appeal to the Land and Environment Court within 12 months after the date of determination.**

**FURTHER that the Land and Environment Court is notified of Council's decision.**

**FURTHER that the adjoining owners be notified of the Council's decision.**

**(Moved Cr Young, seconded Cr Galvin)**

**Upon being put to the meeting, the motion was declared carried. For the Motion were Crs Dixon OAM, J Coulton, Moore, Smith, Galvin and Young Total (6).**

**Against the Motion was Cr Dick Total (1).**

**COUNCIL RESOLUTION:  
MINUTE 303/17**

**THAT the Council write to the Minister for Primary Industries, The Hon. Niall Blair, and The Hon. Adam Marshall, the member for Northern Tablelands, outlining the unacceptable circumstances of this current development application and Council's continuing concerns about the lack of clarity regarding the acceptable operation of a dog breeding facility**

**(Moved Cr Smith, seconded Cr Young)**



GWYDIR SHIRE COUNCIL

ABN 11 636 419 850  
Locked Bag 5, Bingara NSW 2404

Email: [mail@bingara.nsw.gov.au](mailto:mail@bingara.nsw.gov.au) - Website: [www.gwydir.local-e.nsw.gov.au](http://www.gwydir.local-e.nsw.gov.au)

Bingara Office: 33 Maitland St, Bingara NSW 2404 Telephone: 02 6724 2000 Facsimile: 02 6724 1771  
Wyallda Office: 54 Hope Street, Wyallda NSW 2402 Telephone: 02 6729 3000 Facsimile: 02 6729 1400

## Application to Modify a Development Consent

Date received: 28/09/17 DA no: \_\_\_\_\_

Use this form to apply to modify a development consent. If the changes you propose mean the development will not be substantially the same as originally approved, you need to submit a new development application. (Please do not use this form.)

To complete the form, please place a cross in the boxes ☐ and fill out the white sections as appropriate. To minimise delay in receiving a decision about your application, please ensure you submit all relevant information.

You need to submit the application to the consent authority that originally gave its consent. You will receive a notice of determination once this application has been assessed.

### 1. Details of the applicant

Mr <input checked="" type="checkbox"/>	Ms <input type="checkbox"/>	Mrs <input type="checkbox"/>	Dr <input type="checkbox"/>	Other <input type="checkbox"/>
First name Michael		Family name Flanagan		
Flat/street no. 556		Street name Onus Road		
Suburb or town Copeton		State NSW	Postcode 2360	
Daytime telephone 		Fax 	Mobile 0499582478	
Email davidcasey2@bigpond.com				

### 2. Identify the land

Flat/street no. 556		Street name Onus Road	
Suburb or town Copetown		Postcode 2360	
Lot no. 95	Section DP754861		
DP/MPS no. 	Volume/folio 		

You can find the lot no., section DP/MPS no. and volume/folio details on a map of the land or on the title documents for the land. If you need additional room, please attach a schedule and/or map with these details.

3. Details of the original development consent

Describe what the original consent allows

See Attached

What is the development application no.?

DA-11/2015

What is the date of the consent?

9 December 2016

4. Describe the modification you propose to make

Please indicate the type of modification you propose to make by placing a cross in the appropriate box ☐.

- ☐ A modification to correct a minor error, misdescription or miscalculation

Describe the error, misdescription or miscalculation

- ☒ A modification that will have minimal environmental impact

Describe the modification and its expected impact

See Attached

- ☐ Any other modification

Describe the modification and its expected impact

Will the modified development be substantially the same as the development that was originally approved?

No ☐

Yes ☒ Please provide evidence that the development will remain substantially the same.  
(If you need to attach additional pages, please list the material attached).

See Attached

#### 5. Signatures

The owner(s) of the land being developed must sign the application.

If you are not the owner of the land, you must ask the owner(s) of the land to sign the application.  
If the land is Crown land, an officer of the Department of Land and Water Conservation must sign the application.

As the owner(s) of the above property, I/we consent to this application:

Signature

Name

Date

Signature

Name

Date

The applicant, or the applicant's agent, must sign the application.

Signature

Name, if you are not the applicant

Date

In what capacity are you signing if you are not the applicant?

#### 6. Privacy policy

The information you provide in this application will enable your application to be assessed by the consent authority and any relevant state agency. If the information is not provided, your application may not be accepted. Your application may be advertised to the public for comment if the development is designated development, advertised development, or is required to be advertised by a development control plan. The application will also be kept in a register by the council that can be viewed by the public at any time. Please contact the council if the information you have provided in your application is incorrect or changes.

## SMK CONSULTANTS

surveying – irrigation – environmental - town planning

ABN 63 061 919 003

39 Frome Street  
PO Box 774  
Moree NSW 2400  
Ph 02 6752 1021  
Fax 02 6752 5070  
Email admin@smk.com.au

Other office: Goondiwindi,  
Miles, Gatton, Brisbane

16 June 2017

**The General Manager**  
Gwydir Shire Council  
Locked Bag 5  
Bingara NSW 2404

Dear Mr Eastcott,

**Re: Application for Extension of Development Application Number 11/2015**

The following entails a submission to Gwydir Shire Council with regards to Development Application Number 11/2015. The submission is being made by SMK Consultants, who have been engaged to act on behalf of the Proponent, Michael Flanagan.

As you are aware, Mr. Flanagan has been granted development consent to begin construction of a dog breeding facility at 'Stockhaven', 556 Onus Road, Copeton 2360. Annexure 1.2A of the conditions of consent specifies that all works required by the development consent must be completed by 30 June 2017. We wish to however, apply for an extension to this deadline.

Mr Flanagan has exhibited strong commitment to this deadline and has undertaken every reasonable measure to ensure that required works are completed as quickly as possible. As you are aware, there has been a series of delays in obtaining the Construction Certificate for the required works beyond the control of the client including, amongst others:

- Confusion regarding conflicting information contained within the Statement of Environmental Effects, Site Management Plan and Conditions of Consent.
- Confusion surrounding DA authority and this leading to a delay from the private certifier, Michael Fox, in signing the Construction Certificate.
- Two-week delay in obtaining footing designs from Kelley Covey in Tamworth due to them 'renovating'.

The impact of these delays, which have been out of the control of the proponent, are such that the client is currently unable to meet the deadline specified in the Conditions of Consent.



Regardless of these delays, the Proponent has made significant steps to meet the time requirement including:

- Completion of two concrete slabs for dog enclosures
- Significant amount of fencing around dog runs
- Construction works relating the septic system
- Purchase of numerous dog kennels
- Initiated development of a reticulated water system

Significant work that still requires completion includes:

- Laying of five concrete slabs to act as the base for dog kennels (note these can only be laid one at a time. Laying all at once would render the kennels unsuitable for the dogs to reside in for a period. Sequential laying allows for suitable accommodation for the dogs to be maintained)
- Completion of septic system
- Fencing
- Tree planting
- Construction of whelping enclosure (see below)

We would obviously welcome an inspection regarding the work done to date.

As it currently stands, it is likely that Mr Flanagan will be able to complete the required works by 01 March 2018, not accounting for the risk of other potential delays beyond his control, such as weather events. Please note though, at this stage weather events are now the only foreseeable, although uncontrollable, potential delay as all necessary approvals have been granted.

We contend that granting an extension for the construction of proposed works does not change the nature of the development, is in the best interest of the dogs welfare, and should therefore be permissible under Section 96AA of the *Environment Planning and Assessment Act 1979*.

As you are also aware, Mr Flanagan has lodged another Development Application (DA 12/2017) relating to the construction of a shed to upgrade the quality of whelping enclosures on the property. Whilst the current whelping enclosure as specified by the original Development Application (11/2015) is considered to be acceptable by Council and the RSPCA, the new shed represents a move towards adopting best practices on-site with regards to dog housing facilities. Accordingly, the proponent does not intend on completing the original whelping enclosure as specified in DA 11/2015. This will be used for other purposes including, but not limited to, storage. We therefore apply for a minor alteration to DA 11/2015 under Section 96AA of the Environment Planning and Assessment Act 1979 such that the new whelping shed (once constructed) may be acknowledged as the whelping facility on Stockhaven, over the current whelping enclosures referred to within the Statement of Environment Effects and Site Management Plan.

Thank you for your time and assistance. Please do not hesitate to contact me should you have any further questions.

Kind regards,



**Thomas Tramby** MIntBus, MCom, BE, BA, MIEAust  
**Project Consultant**  
**SMK CONSULTANTS**  
39 Frome Street | PO BOX 774  
Moree NSW 2400  
T 02 6752 1021 | F 02 6752 5070  
[tom@smk.com.au](mailto:tom@smk.com.au) | [www.smk.com.au](http://www.smk.com.au)



# SMK

## CONSULTANTS

surveying – irrigation – environmental – town planning

ABN 63 061 919 003

39 Frome Street  
PO Box 774  
Moree NSW 2400  
Ph 02 6752 1021  
Fax 02 6752 5070  
Email admin@smk.com.au

Other office: Goondiwindi,  
Miles, Gatton, Brisbane

11 September 2017

### The General Manager

Gwydir Shire Council  
Locked Bag 5  
Bingara NSW 2404

**Att: Patsy Cox**

Dear Ms Cox

### Re: Additional Information Regarding Extension Request of DA 11/2015

Thank you for your letter dated 28 August 2017 requesting additional information with respect to our request for an extension of DA 11/2015.

This reply will address the three questions raised in your letter, notably:

1. A detailed description of work undertaken to date;
2. A timeline detailing when the remaining work will be completed and benchmark measures to assess the performance; and
3. A more detailed statement justifying why the original timeframe wasn't met, outlining the impediments that have impeded the completion.

#### 1. A detailed description of work undertaken to date

The Proponent has been constrained in his capacity to begin construction for a range of works required in accordance with conditions of consent outlined in DA 11/2015, as a result of delays in obtaining the Construction Certificate (further discussed in Section 3).

Whilst waiting for the Construction Certificate to be issued for the proposed development, the Proponent completed the following works:

- Augmentation of fencing around dog runs; and
- Upgrading of the site access road; and
- Construction of septic system to service domestic accommodation on site; and
- Purchase of numerous dog kennels.

The Construction Certificate for the proposed development was issued in May. From this date to the current date, the following works have been completed:

- Construction of three concrete slabs for dog enclosures; and
- Initiation of development of a reticulated water system to supply dog enclosures; and
- Construction of twenty outdoor dog enclosures.

**2. A timeline detailing when the remaining work will be completed and benchmark measures to assess the performance**

Significant work that still requires completion includes:

- Laying of two concrete slabs to act as the base for dog kennels; and
- Construction of approximately sixty outdoor dog enclosures; and
- Tree planting; and
- Subdivision Survey and registration; and
- Finalisation of the reticulated water supply system; and
- Demountable footing upgrade; and
- Construction of whelping enclosure (see Appendix A).

***Concrete Slab Construction***

Construction of a concrete slab typically takes approximately four to five days in dry weather conditions. Of this, two days are required to prepare the site and pour the concrete, with an additional couple of days to permit the concrete to dry.

Note that concrete slabs can only be laid one at a time. Laying all at once would render the kennels unsuitable for the dogs to reside in for a period. Sequential laying allows for suitable accommodation for the dogs to be maintained.

The construction of concrete slabs is being undertaken by an independent contracting company. It is estimated that construction of the remaining two concrete slabs will be able to be completed within the next two months. It should be noted that this estimate may vary in the event of unforeseeable/uncontrollable delays in construction, such as the occurrence of adverse weather.

***Construction of Dog Enclosures***

The dog enclosures will be assembled by the Proponent. Assembly of the enclosures is dependent upon the completion of the concrete slabs.

To date, twenty enclosures have been constructed. These enclosures were built over the course of one week, with two to three workers on site. It is therefore estimated that the remaining sixty enclosures would require three weeks' worth of construction. It is anticipated that the enclosures will be fully constructed by December. While dog enclosure construction is proceeding, all dogs being kept in alternative suitable enclosures to ensure there are no welfare issues.

***Tree Planting***

The Proponent will undertake planting of trees as required under the Development Approval. It is anticipated that the trees will be planted by the beginning of 2018.

#### ***Reticulated Water Supply System***

The reticulated water supply system consists of a solar pump to pump water from on-site dams to the dog enclosures. To date, the solar pump has been installed and the piping leading from the dam to the enclosures has been installed. A tap has been installed on site to access the water.

Remaining works include installation of additional taps to improve on site water access for the dog enclosures. It is anticipated that this work will be finished by early of 2018.

#### ***Demountable Footing Upgrade***

A construction certificate has been issued for the upgrade of the footings for the demountable dwellings on site. The construction of works relating to the dog breeding facilities will be prioritised over the upgrade of the footings. The timeline of footing completion therefore depends upon the timeline of completion for the dog breeding facility. It is anticipated that the footings will be upgraded by March 2018.

#### ***Proposed Overall Completion Date***

As it currently stands, it is likely that Mr Flanagan will be able to complete the required works by 01 March 2018, not accounting for the risk of other potential delays beyond his control, such as weather events. Please note though, at this stage weather events are now the only foreseeable, although uncontrollable, potential delay as all necessary approvals have been granted.

### **3. A more detailed statement justifying why the original timeframe wasn't met, outlining the impediments that have impeded the completion.**

The Proponent, Mr Flanagan, has exhibited strong commitment to this deadline and has undertaken every reasonable measure to ensure that required works are completed as quickly as possible. The below timeline illustrates this by highlighting the fact that all of Mr Flanagan's actions were completed in reasonable timeframes. Furthermore, it shows that the delays experienced by Mr Flanagan were borne from independent parties which were outside the control of the proponent.

A summary of the rationale for the delays is as follows. Immediately upon receiving the DA consent for the development, a private certifier was engaged to assess and approve the construction specifications for proposed dog housing enclosures and for the construction of demountable accommodation on site. To complete the certification, the certifier required access to:

- The relevant DA approval with related conditions; and
- Construction specifications for dog housing enclosures; and
- Construction specifications for on site demountable accommodation.

The private certifier contacted Gwydir Shire Council in January to receive a copy of the DA approval with related conditions; due to significant confusion however, the Council did not immediately provide a copy of the DA approval to the certifier. The certifier obtained the correct DA in late March, over a month after the initial request for information. This significantly delayed the private certifier's efforts to issue the construction certificate, and

subsequently delayed the Proponent's capacity to complete construction works required by the conditions of consent in a timely manner.

Various construction specifications for dog housing enclosures were provided by SMK Consultants to the certifier upon request throughout March, April and May. Typical turnaround time for the provision of construction specifications from the date of the initial certifier request was two to three business days.

Construction specifications for the demountable accommodation footing design were requested from Kelley Covey in Tamworth in mid-April, and received a week later. Delays in the provision of footing design from Kelley Covey can be attributed to the company undertaking renovations at the time.

The Construction Certificate was issued by the private certifier for the proposed development on the 7<sup>th</sup> of May, 2017. Prior to this date, the Proponent was unable to proceed with significant construction activities for the dog breeding facility. Upon receipt of the construction certificate, the proponent only had 40 business days remaining to satisfy 1.2A of the development consent.

In those 40 days, the Proponent completed the works listed in point 1. It would be unreasonable to expect work beyond this to be completed in a 40-business day period.

A detailed timeline of events to date is as follows:

**9 December 2016** DA Consent Granted by Land and Environment Court

*Conditions 1.2A required all work to be completed by 30 June 2017.*

**10 January 2017** Update Sent to Gwydir Shire Council (Appendix B)

*On 10 January 2017 the Proponent, Mr Flanagan, in accordance with section 1.2, Part A of Annexure A stipulating that work was required to start within one month of development consent, wrote to Gwydir Shire Council with a progress update. This update confirmed he had proceeded with allowable physical works (internal fence augmentation) and taken the necessary steps to obtain a construction certificate and proceed with the subdivision.*

**11 January 2017** Independent Certifier Officially Engaged

*Correspondence is attached as Appendix C and confirmed by correspondence in Appendix D. It is noted that 21 business days to formally engage a private certifier is considered reasonable as the private certifier was informally engaged prior to this date and time was required for the private certifier to undertake due consideration of the project prior to offering a fee proposal. A statement to this effect from the private certifier is obtainable if required.*

**Late January** The Private Certifier Informally Contacts Gwydir Shire Council to Request Access to DA-11/2015 and Associated Paperwork

**20 February 2017** Legal Representatives of the Proponent Requests that DA-11/2015 and Associated Paperwork be Provided to the Private Certifier by Gwydir Shire Council (Appendix E)



- Following several unsuccessful attempts by the private certifier to obtain relevant paperwork from Gwydir Shire Council, the private certifier contacted the Proponent's legal representative to request assistance to obtain the relevant paperwork.*
- 09 March 2017** Request by Independent certifier for DA-11/2015 and Associated Paperwork from Gwydir Shire Council (Appendix F)
- Despite continued requests, Council continued not to provide the relevant documentation to the private certifier, further delaying the process of obtaining the construction certificate for required development works.*
- 23 March 2017** DA-7/2016 Provided to the Independent Certifier by Gwydir Shire Council
- Gwydir Shire Council provided the private certifier with the incorrect development application.*
- Late March** Private certifier obtains a copy of DA-11/2015 and associated paperwork.
- March/April/May** Various Construction Specifications for Dog Housing Enclosures were Provided by SMK Consultants to the Certifier Upon Request
- Typical turnaround time for the provision of construction specifications from the date of the initial certifier request was two to three business days.*
- 13 April 2017** Instructions Sent to Kelley Covey in Tamworth to Proceed with Footing Design of Demountable Footings (Appendix G)
- 19 April 2017** Received Footing Designs from Kelley Covey in Tamworth (Appendix H)
- Delay was due to renovations as indicated in Appendix H.*
- 07 May 2017** Construction Certificate Received from Independent Certifier (Appendix I)
- Note the proponent was unable to undertake any significant work to progress the facility until receipt of a construction certificate. Allowable works prior to issue of construction certificate were undertaken. As illustrated above, there was no time in which the proponent could expedite the construction certificate. All reasonable steps were taken by the independent consultant and a statement to this effect can be provided if required.*

The evidence presented above indicates that the Proponent has undertaken all reasonable measures to expedite the construction process of the dog breeding facility at Stockhaven. The delays which have occurred in the construction of the dog breeding facility have been as a result of delays in processing information requests by external bodies; these delays were not caused by the Proponent, nor was the Proponent in a position by which such delays could have been avoided. The request to extend the deadline for the construction of works under DA 11/2015 to the 1<sup>st</sup> of March 2018 is therefore appropriate and reasonable.

Throughout the construction, all possible precautions and measures are being taken to ensure the facility moves towards ‘best-practice’ and will provided a better quality of life for the animals on-site, whelping bitches and their litters. The proponent’s construction practices are a clear indication that the proponent wishes to deliver ‘best-practice’ rather than simply meeting minimum standards. The motivation for all construction efforts is to improve the well-being of the dogs.

Please do not hesitate to contact me should you require further information.

Kind regards,



**Thomas Tramby** MIntBus, MCom, BE, BA, MIEAust  
**Project Consultant**  
**SMK CONSULTANTS**  
39 Frome Street | PO BOX 774  
Moree NSW 2400  
T 02 6752 1021 | F 02 6752 5070  
[tom@smk.com.au](mailto:tom@smk.com.au) | [www.smk.com.au](http://www.smk.com.au)

## Appendix A

### Upgraded Whelping Enclosure Construction Outline

Concurrent to efforts to undertake construction of DA11/2015, the Proponent lodged a separate application to construct new whelping facilities to replace existing whelping facilities on site. Whilst the whelping facilities approved in DA11/2015 are considered to be acceptable with regards to animal welfare standards, the new facilities represent a move towards best practice management standards and highlight the Proponent's commitment to animal welfare.

The development application for the upgraded whelping facilities (DA 12/2017) was received by Council on the 19<sup>th</sup> of April. The development application approval process for this proposal was delayed by a range of factors beyond the Proponent's control, including staff absences from Gwydir Shire Council. A detailed record of correspondence between the Proponent and Gwydir Shire Council regarding the timeline of these events is available upon request. The development application was approved on the 10<sup>th</sup> of August.

Currently, the construction company engaged to construct the shed is in the process of assessing the proposed development to provide a construction certificate. Once the construction certificate is issued, work will be able to commence to construct the shed.

The Proponent intends to construct the shed as quickly as possible upon receipt of the Construction Certificate, as part of the Proponent's commitment to ensuring high standards of animal welfare management on site.

The proposed shed is to be constructed under DA 12/2017. The Conditions of Consent for DA 12/2017 do not stipulate any required deadline by which construction of the shed must be completed. It is in no way possible that the development approval for DA 12/2017 could be expected to incorporate conditions of consent outlined under DA11/2015, as the construction deadline outlined in DA11/2015 was for the 30<sup>th</sup> of June, 2017, whereas development approval for DA12/2017 was only granted on the 10<sup>th</sup> of August, 2017.

Therefore, we wish to specify that the construction of the whelping shed does not form part of the Proponent's request for an extension of the deadline for construction of infrastructure on site, as the shed was not subject to the deadline outlined under DA11/2015 in the first place.

The timeline of shed approval and construction from this point onwards is determined by the construction company. The Proponent cannot reasonably be held accountable to any delays in the proposed construction timeline of the upgraded whelping enclosure which are the result of internal alterations in the construction company's schedule, or due to external and uncontrollable factors such as adverse weather events.



## Appendix B

### SMK CONSULTANTS

surveying – irrigation – environmental – town planning

ABN 63 061 919 003

39 Frome Street  
PO Box 774  
Moree NSW 2400  
Ph 02 6752 1021  
Fax 02 6752 5070  
Email [admin@smk.com.au](mailto:admin@smk.com.au)

Other office: Goondiwindi,  
Miles, Gatton, Brisbane

10 January 2017

**Mr Max Escott**  
Gwydir Shire Council  
Locked Bag 5  
Bingara NSW 2404

Dear Mr Eastcott,

In accordance with section 1.2, Part A of Annexure A, works commenced over the Christmas period in respect of DA11/2015 in the form of:

- Augmentation of internal fences;
- Engagement of Michael Fox of Inverell to prepare a quote for his services as the principle certifying authority. He is expected to be on-site on Friday 13<sup>th</sup> January 2017 to conduct a site inspection for quotation purposes. We expect to formally engage him soon after this. Once he is formally engaged, we shall be providing a Form 7 of the *Environmental Planning & Assessment Regulation, 1998*, naming him as the principle certifying authority; and
- Preparation activities by SMK Consultants for an expected site visit in the coming weeks to conduct surveys with respect to the approved subdivision and other works.

Please do not hesitate to contact me with any queries.

Regards,



**Thomas Tramby** MintBus, MCom, BE, BA, MIEAust  
**Project Consultant**  
**SMK CONSULTANTS**  
39 Frome Street | PO BOX 774  
Moree NSW 2400  
T 02 6752 1021 | F 02 6752 5070  
[tom@smk.com.au](mailto:tom@smk.com.au) | [www.smk.com.au](http://www.smk.com.au)

Appendix C

**Thomas S Tramby**

**From:** Mick Fox <busyfoxy21@hotmail.com>  
**Sent:** Wednesday, 11 January 2017 2:15 PM  
**To:** Cadeflan man 73@gmail.com  
**Cc:** Davidcasey2@bigpond.com  
**Subject:** Construction Certificate Application  
**Attachments:** Fox Building Certifiers Agreement 1.docx; Fox Building Certifiers Application 2.docx

Hi Michael & Casey

Attached are documents required to be filled out for me to carry out the service of Principle Certifying Authority for your development, on acceptance of my quote for the development that has already been sent.

I would like to do a site inspection as soon as possible to get the ball rolling. If you like I can help fill the application out when I do the site inspection. Please give me a ring to acknowledge that you have received these documents and to set up a date and time to do the site inspection.

Yours Sincerely



**MICHEAL FOX**  
**FOX BUILDING CERTIFIER** MAIBS & MACC  
0409 368 371  
BPB-No 2369 Council-No 0922  
GradDipBldgSurvey GradCertDevAssmt

Appendix D

Thomas S Tramby

From: Mick Fox <busyfoxy21@hotmail.com>  
Sent: Thursday, 9 February 2017 11:06 AM  
To: ghoddle@eversol.com.au  
Cc: Tom Tramby  
Subject: Michael Flannigan

Hi George

I have been engaged by Mr Michael Flannagan of "Stockhaven" 556 Onus Road, Gum Flat to carry out the functions of principle certifying authority for his development. Tom Tramby has given all paperwork that he has been provided with to me and I have finally got my head around the present state of proceedings.

I have completed 2 site inspections, one for my own benefit and the other in conjunction with Tom Tranby and associate at the site of the development to gain what we require to satisfy both Council conditions and compliance with requirements for Legislation to issue a Construction Certificate for the job.

I have had a conversation with Mr Glen Pereira from the Gwydir Shire Council to ascertain more information which was well guarded. I have also requested today the original DA-11/2015 copy from Council so as to have the relevant document that the court presided over.

At this stage without a DA Approval indicating all of the courts findings encompassed in a signed DA with Council stamps on all relevant documents ie: Statement of Environmental Effects & Site Management Plan I cannot issue the Construction Certificate.

The Section 68 approval for the installation of a septic system is in the process of being formalised. I have some concerns with some of the conditions that are required to be complied with in the DA-7/2015 that cannot be provided as the JAYCO manufacturer had a fire that destroyed the relevant document associated with the manufactured homes that are on site. This is assuming DA-7/2015 would have the same conditions attached.

Could you please contact me to work out our next step in this process.

Yours Sincerely



**MICHEAL FOX**  
**FOX BUILDING CERTIFER** MAIBS & MACC  
0409 368 371  
BPP-No 2369 Council-No 0922  
GradDipBldgSurvey GradCertDevAssmt

## Appendix E



**Everingham Solomons**  
SOLICITORS

Incorporating Thomas & Hague  
and Creagh O'Brien & Co

Our Ref: GRH:151942 - LAR  
Your Ref: s1707:15/20864:grp:pmc

20 February 2017

Attention: Glen Pereira  
Gwydir Shire Council  
Locked Bag 5  
BINGARA NSW 2404

Dear Sir

**RE: MICHAEL FLANAGAN**

We act for Michael Flanagan in relation to DA11/2015.

As you are aware, as per the agreement reached at the conclusion of Section 32 Conference on or about 9 December 2016. You would also be aware of the tight timetable that has been accommodated to my client to ensure that the conditions of the DA are satisfied.

We confirm that Michael Fox of Fox Building Certifier has been engaged as a private certifier by our client. We are instructed that Mr Fox has approached Gwydir Shire Council in relation to releasing the appropriate DA consent. This request has not been complied with and accordingly we confirm that Michael Fox has been engaged by our client and we ask that you furnish him with all relevant information.

Thank you for your assistance.

Yours faithfully  
**EVERINGHAM SOLOMONS**

**TAMWORTH OFFICE**

T (02) 6766 1066  
F (02) 6766 4803

**Reply to: Tamworth Office**  
201 Marius Street, Tamworth  
P.O. Box 524, NSW 2340  
DX 6103, Tamworth

**QUIRINDI OFFICE**

T (02) 6746 2055  
F (02) 6746 1055

A 138-140 George Street,  
P.O. Box 153,  
Quirindi NSW 2343  
DX 6076, Quirindi

Per:

**EVERSOL LEGAL SERVICES PTY LTD**

ABN 98 105 330 505  
E solicitors@eversol.com.au  
W www.eversol.com.au



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Liability limited by a scheme approved under Professional Standards  
Legislation. Legal Practitioners employed by Eversol Legal Services Pty Ltd  
are members of the scheme.

This is page number 51 of the minutes of the Ordinary Meeting held on Thursday 28  
September 2017

Chairman .....

George Hoddle  
Special Counsel

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r:\docs\151942\151942\_112.docx

Appendix F

**Thomas S Tramby**

---

**From:** Mick Fox <busyfoxy21@hotmail.com>  
**Sent:** Thursday, 9 March 2017 9:02 AM  
**To:** gpereira@gwydir.nsw.gov.au  
**Cc:** Tom Tramby  
**Subject:** Request for DA-11/2015 Flanagan  
**Attachments:** Flannagan-Letter of Request for DA 112015.docx

Hi Glen

Please find attached a letter of request for the release of the DA-11/2015 and associated paperwork. I understand the difficulties and delicate nature of this development. I intend to carry out all requirements stipulations addressed in the consent. If you have any questions please contact me.

Yours Sincerely



**MICHEAL FOX**  
**FOX BUILDING CERTIFER** MAIBS & MACC  
0409 368 371  
BPB-No 2369 Council-No 0922  
GradDipBldgSurvay GradCertDevAssmt

Appendix G

Thomas S Tramby

**From:** Thomas S Tramby <tom@smk.com.au>  
**Sent:** Monday, 3 April 2017 11:57 AM  
**To:** 'Ben Mobilio'  
**Cc:** 'Bettina Mansfield'; 'davidcasey2@bigpond.com'; 'busyfoxy21@hotmail.com'  
**Subject:** RE: T17P1266 - proposed demountable footings  
**Attachments:** 0620\_001.pdf


Hi Ben,

Please proceed as per attached fee estimate.


Could you please liaise with Michael fox (details below) to ensure what he requires is provided. Michael fox is the independent certifier associated with this development.

Michael Fox  
0409 368 371  
[busyfoxy21@hotmail.com](mailto:busyfoxy21@hotmail.com)

Regards,



**Thomas S. Tramby** MintBus, MCom, BE, BA, MIEAust  
**Project Consultant**  
**SMK CONSULTANTS**  
39 Frome Street | PO BOX 774  
Moree NSW 2400  
T 02 6752 1021 | F 02 6752 5070  
[tom@smk.com.au](mailto:tom@smk.com.au) | [www.smk.com.au](http://www.smk.com.au)



ENGINEERS  
AUSTRALIA

Professional Engineers  
MEMBER

**From:** Ben Mobilio [mailto:ben@kellycovey.com.au]  
**Sent:** Friday, 31 March 2017 6:51 AM  
**To:** 'Thomas S Tramby' <tom@smk.com.au>  
**Subject:** T17P1266 - proposed demountable footings

Hi Tom,

With reference to the abovementioned project, please find our fee proposal based on supplied drawings and site classification by SMK Consultants. We understand that our scope of works consists of the following:

- Structural design and certification of footings and hold down for 2 x Jayco demountable buildings, with dimensions 6800 x 3400mm and 9000 x 3200mm.

This is page number 54 of the minutes of the Ordinary Meeting held on Thursday 28 September 2017

Chairman .....



I would like to confirm that our estimated fee for the above work will be **1,200 exclusive of GST**.

If the above fee proposal is acceptable and you would like Kelley Covey Group to proceed with the consultancy works as quoted can you please complete the attached Terms & Conditions Form or supply a purchase order.

Please note the fee proposal provided is valid for three (3) months from the date of issue.

We reserve the right to review the above estimate if additional services outside the scope of works are requested including, but not limited to Council and Stakeholder consultation and site inspections.

**Full payment of the invoice will be required upon collection of the structural certification.**

Thank you again for the opportunity to supply the design estimate and should further information be required, please do not hesitate to contact our office.

Kind regards,

**Ben Mobilio**  
Design Engineer  
(BEng)

162 Marius St | PO Box 199 | Tamworth NSW 2340  
T 02 6766 1944 | F 02 6766 6553 [www.kelleycovey.com.au](http://www.kelleycovey.com.au)



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Appendix H

**Thomas S Tramby**

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**From:** Louise Saint - Tamworth Admin <lou@kelleycovey.com.au>  
**Sent:** Wednesday, 19 April 2017 10:27 AM  
**To:** 'tom@smk.com.au'  
**Cc:** Ben Mobilio  
**Subject:** T175629 - Proposed Demountable Buildings  
**Attachments:** 18850ltr.pdf; T175629-1.pdf; T175629-2.pdf

Hi Tom,

My apologies for not getting this to you sooner. We are in the midst of renovating so things are a little haywire at present.

Please find attached our report for 'Stockhaven' 556 Onus Road, Copeton. The hard copies will be posted to you in today's mail.

Trusting the above is to your satisfaction and should further information be required please contact this office.

**Lou Saint**  
Administration  
162 Marius St | PO Box 199 | Tamworth NSW 2340  
T 02 6766 1944 | F 02 6766 6553 [www.kelleycovey.com.au](http://www.kelleycovey.com.au)



Working Harder for You



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Appendix I

**Thomas S Tramby**

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**From:** Mick Fox <busyfoxy21@hotmail.com>  
**Sent:** Monday, 8 May 2017 2:07 PM  
**To:** 'Tom Tramby'  
**Subject:** FW: CC-2017/015 - 556 Onus Road, Copeton NSW 2360  
**Attachments:** CC-2017\_015 - Mr Michael Flanagan \_Stockhaven\_ 556 Onus Road, Copeton - Applicant Document Set.zip

Hi Tom

Just letting you know that the Construction Certificate has been completed for Michael Flanagan. Please find attached.

Yours Sincerely  
[cid:image002.jpg@01D2C803.791E9470]  
MICHEAL FOX  
FOX BUILDING CERTIFER MAIBS & MACC  
0409 368 371  
BPB-No 2369 Council-No 0922  
GradDipBldgSurvy GradCertDevAssmt

From: Micheal Fox - Fox Building Certifiers [mailto:no-reply@certification.systems]  
Sent: Sunday, 7 May 2017 4:04 PM  
To: davidcasey2@bigpond.com; busyfoxy21@hotmail.com  
Subject: CC-2017/015 - 556 Onus Road, Copeton NSW 2360

Hello Michael

Please find attached documents relied on to issue your Construction Certificate. All documents are stamped as legal documents. If you have any questions on the paperwork please let me know. Again make sure that Notice of Commencement is signed and given to Gwydir Shire as soon as possible.

Regards,  
Micheal Fox

[cid:dd13594c-95a0-400f-8c01-c72bdb0e9702]  
Fox Building Certifiers  
Email: busyfoxy21@hotmail.com<mailto:busyfoxy21@hotmail.com>  
Phone: 0409368371



Schedule of works for the construction of a new shed for Mick Flanagan, Onus Rd, Inverell,2360.

Signing contracts and ordering shed kit- time until kit is onsite-	35 Days
Site Set out and profiling-	2 Days
Setting up of form work for concreting-	4 Days
Installing mesh to engineers details-	4 Days
Pouring of concrete-	5 Days
Stripping of formwork to allow concrete to cure-	12 Days
Erection of shed kit-	18 Days
Time delays for weather and approvals-	10 Days
Total time lapse for shed construction is -	90 Days



[www.inverell.nsw.gov.au](http://www.inverell.nsw.gov.au)



Our Ref: s18.6.12/10  
Your ref: s96 11/2015:17/15385:pmc  
Contact: Chris Faley, Development Planner

18 August 2017

Gwydir Shire Council  
Locked Bag 5  
BINGARA NSW 2404

Dear Sir/Madam

**APPLICATION TO MODIFY AN EXISTING DEVELOPMENT CONSENT  
"STOCKHAVEN" 556 ONUS ROAD, COPETON**

Reference is made to your letter dated 10 August 2017 regarding the application to modify development application DA-11/2017 for Michael Flanagan.

Inverell Shire Council has raises no objections to the modification.

Yours faithfully

**ANTHONY ALLISTON**  
**MANAGER DEVELOPMENT SERVICES**

Emailed: [mail@gwydir.nsw.gov.au](mailto:mail@gwydir.nsw.gov.au)

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Administration Centre, 144 Otho Street (PO Box 138), Inverell NSW 2360  
Ph: 02 6728 8288 Fax: 02 6728 8277 DX 6159  
[council@inverell.nsw.gov.au](mailto:council@inverell.nsw.gov.au)

This is page number 59 of the minutes of the Ordinary Meeting held on Thursday 28 September 2017

Chairman .....

**DRAFT SCHEDULE OF CONDITIONS – S96 11/2015**

**PART A - GENERAL**

**1.1 Obligation to Minimize Harm to the Environment**

The Applicant/Owner shall implement all practicable measures to prevent and/or minimize any harm to the environment that may result from the construction, operation, and/or rehabilitation of the development.

- 1.2** In order that the development of the land is undertaken in an orderly and coordinated manner, the development consent shall lapse five years after the determination date unless the development has been physically commenced as set out in s95 (4) and (5) of the Environmental Planning and Assessment Act, 1979.

- 1.2A** All works required by this consent shall be completed by 1 March 2018

**1.3 Scope of Approval**

The Applicant/Owner shall carry out the development generally in accordance with:

- a) DA No 11/2015;
- b) Conditions of this consent; and
- c) The following documents

Item	Council's Stamp No/Date	Drawing/ Job No	Drawn by	Dated
Statement of Environmental Effects	11/2015 9/12/2016		SMK Consultants	March 2015
Site Management Plan	11/2015 9/12/2016		Stockhaven Dog Breeding Facility	August 2016
Application for Extension of Development Application	11/2015 TBA	Sht's 3/3	SMK Consultants	16 June 2017
Addition Information	11/2015 TBA	Sht's 17/17	SMK Consultants	11/09/ 2017
Further Additional Information	SMK Consultants	Sht's 4/4	SMK Consultants	12/09/ 2017

- 1.4** The development must be carried out in accordance with the Development Application and accompanying plans, drawings and other documents as amended by conditions of this consent.

*Note: Any amendment to the development or to these conditions will  
require the consent of the Council.*

- 1.5** The Applicant/Owner shall comply with any reasonable requirement/s of the Environmental Services Manager or authorised Officer of Council arising from the Council's assessment of:

- a) Any reports, plans or correspondence that are submitted by the Applicant/Owner in accordance with this consent; and
- b) The implementation of any actions or measures contained in these reports, plans or correspondence.

**1.6 Heritage and Archaeology**

***Impact of Works – Aboriginal Relics***

If any Aboriginal archaeological relics are found or uncovered during the course of the work, then all works shall cease immediately in that area and the applicant shall contact the Department of Environment Climate Change and Water and Council. Depending on the possible significance of the relics, an archaeological assessment and an excavation permit under the *National Parks & Wildlife Act 1974* may be required before further works can be considered in that area. The applicant shall comply with any request made by the Department of Environment Climate Change and Water and/or Council to cease work for the purposes of archaeological recording.

**1.7 Rural Addressing Numbers**

The applicant/owner shall make application for a Rural Addressing number accompanied by the requisite fee currently \$55.00 per number to Council's Engineering Department.

- 1.8** The Applicant shall comply with the requirements of any public authorities (e.g. Country Energy, Water Supply Authority, Telstra Australia, AGL, etc) in regard to the connection to, relocation and/or adjustment of the services affected by the construction of the proposed structure. Any costs in the relocation, adjustment or support of services shall be the responsibility of the Applicant. Details of compliance with the requirements of any relevant public authorities are to be submitted to the satisfaction of the PCA prior to the issue of the Construction Certificate.

**2 DOG BREEDING FACILITY**

**2.1 Limits on Operation**



To confirm and clarify the terms of this approval, consent is given for the following;

- a. The Applicant/Owner shall not house more than the following number of dogs on the development site at any time.
  - Female – 180
  - Male – 25
  - Progeny - 195
- b. The Applicant/Owner shall conduct the dog breeding operation in accordance with the Animal Welfare Code of Practice – Breeding dogs and cats and the approved Stockhaven Dog Breeding Facility – Site Management Plan at all times

## **2.2 Limits on Area**

The Applicant/Owner shall not develop outside the areas currently detailed in the Statement of Environmental Effects.

## **2.3 Change of Use**

- (a) A building in respect of which there is a change of building use must comply with the Category 1 fire safety provisions (*same meaning as it has in Part 7B of the Environmental Planning & Assessment Regulation 1994*)

*Note: The obligation under this subclause to comply with the Category 1 fire safety provisions may require building work to be carried out even though none is proposed or required in the relevant Development Consent.*

- (b) Any change of use/classification in relation to the use of the buildings or site shall not be made until approval in writing by this Council is first obtained.

## **PART B - PRIOR TO COMMENCEMENT OF BUILDING WORK**

### **1 GENERAL**

#### **1.1 Notification of Commencement of Work**

At least two (2) days prior to work commencing on site, Council must be informed, by the submission of Form 7 of the *Environmental Planning & Assessment Regulation, 1998*, of the name and details of the Principal Certifying Authority and the date construction work is proposed to commence

## 1.2 Toilet Facilities:

1. Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.
2. Each toilet provided:-
  - a. must be a standard flushing toilet, and
  - b. must be connected to an accredited sewage management facility
  - c. if this is not practicable, to some other sewage management facility approved by Council, or
3. Other device provided:-
  - a. must be an accredited sewage management facility, such as a chemical closet, port-a-loo and the like, and
  - b. be approved by Council's Environmental Health Officer.
4. The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced.
5. In this clause:

**accredited sewage management facility** means a sewage management facility to which Division 4A of Part 3 of the Local Government Act (Approvals) Regulation 1993 applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in clause 95B of the Regulation.

**approved by the Council** means the subject of an approval in force under Division 1 of Part 3 of the *Local Government (Approvals) Regulation 1993*.

**public sewer** has the same meaning as it has in the *Local Government (Approvals) Regulation 1993*.

**sewage management facility** has the same meaning as it has in the *Local Government (Approvals) Regulation 1993*.

## 1.3 Advisory Note 1

### Dial before you Dig

Underground assets may exist in the area that is subject to this application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you Dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting

structures (This is the law in NSW).

If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before you Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets.

It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you Dig service in advance of any construction or planning activities.

#### **1.4 Advisory Note 2**

##### **Telecommunications Act 1997 (Commonwealth)**

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs.

If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800810443.

#### **1.5 Advisory Note 3**

##### **Disturbance or Impact on Telecommunications Infrastructure**

1. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to the proposed works must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate or any works commencing.
2. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

#### **1.6 Bush Fire Protection**

##### **Asset Protection Zones**

At the commencement of building works and in perpetuity the property around the building to a distance of 20 metres, shall be maintained as

an inner protection area (IPA) and 10 metres, shall be maintained as  
on outer protection area (OPA) as outlined below;

- a. The inner protection area shall comprise of the following;
  - i. minimal fine fuel at ground level.
  - ii. vegetation that does not provide a continuous path to building/s for the transfer of fire.
  - iii. shrubs and trees that do not form a continuous canopy and vegetation is planted/cleared into clump rather than continuous rows.
  - iv. species that retain dead material or deposit excessive quantities of ground fuel are avoided.
  - v. shrubs and trees are pruned or removed so they do not touch or overhang the building/s.
  - vi. vegetation is located far enough away from the building/s so that plants will not ignite the building/s by direct flame contact or radiant heat emission.
- b. the outer protection area shall comprise of the following;
  - i. vegetation that does not provide a continuous path for the transfer of fire.
  - ii. fuel loadings are maintained below 8 tonnes per hectare by mowing, slashing or other approved hazard reduction methods.

## **PART C - DURING BUILDING WORK**

### **1 DOG BREEDING FACILITY**

#### **1.1 Operation of Plant and Equipment**

The Applicant/Owner shall ensure that all plant and equipment at the site or used in connection with the development are:

- a) Maintained in a state of sound mechanical repair; and
- b) Operated in a proper and efficient manner

#### **1.2 Onsite Waste Management**

Waste generated from the dog breeding facility shall not be disposed of onsite without the prior approval of the Council.

All waste shall be taken to an approved waste facility at least once a week.

#### **1.3 External Waste Management**

Except as expressly permitted by Council, the Applicant/Owner shall not cause, permit or allow any waste generated outside the development site to be received at the development site for storage, treatment, processing, reprocessing or disposal, or any waste generated at the development site to be disposed of at the development site.

#### **1.4 Visual Impact**

##### **Visual Amenity**

- a) The Applicant/Owner shall carry out the development in a way that prevents and/or minimises the visual impacts of the development.
- b) The Applicant/Owner shall install bunds/trees at strategic locations around the development site, and plant additional trees along the boundary of the development site to the satisfaction of the Council in order to screen the development, as far as is practicable, from external viewers.
- c) Plantings shall include a mixture of native trees and scrubs common to the area, forming a buffer with a minimum width of 6 metres.

A plan shall be provided to Council, including details of plant species to be used, and approved prior to planting.

The plant screening shall be maintained for the life of the development.

#### **1.5 Lighting Emissions**

- 1 The Applicant/Owner shall take all practicable measures to prevent and/or minimise any off-site lighting impacts including light spill and prevent contribution to sky glow from the development.
- 2 All external lighting associated with the development shall comply with *Australian Standard AS4282(INR) 1995 – Control of Obtrusive Effects of Outdoor Lighting*.

#### **1.6 Bushfire Management**

The Applicant/Owner shall:

- a) Ensure that the development is suitably equipped to respond to any fires on-site.
- b) Assist the Rural Fire Service and emergency services as much as possible if there is a fire on-site.



#### **1.7 Emergency Evacuation Plan (EEP)**

The EEP shall be amended/adapted to include a procedure for "short notice" evacuation of animals and staff from the facility and be provided to Council's Director of Development and Environmental Services, and approved in writing prior to issue of construction certificate.

#### **1.8 Construction of Dog Enclosures**

- a) Where timber is used in the construction of housing facilities for dogs it shall be sealed with a light coloured washable paint to facilitate cleaning.
- b) If materials used in the construction of the dog enclosures become damaged or do not continue to allow easy cleaning they shall be replaced with a more acceptable material approved by Council.

#### **1.9 Extreme Temperatures**

The operator shall monitor and record daily ambient temperatures, both inside and outside the dog enclosures, along with local weather forecasts using the Bureau of Meteorology's website [www.bom.gov.au](http://www.bom.gov.au)

Extreme Temperatures will be regarded as:

Heat 35°C or Greater  
Cold 5°C or Less

In the event of Extreme Temperatures, the proceeding set-out in part 8.1 and 8.2 of the approved Site Management Plan shall be implemented and maintained at all times the extreme temperature conditions continue.

- 1.10 The implementation of this development shall not adversely affect the amenity of the neighbourhood by reason of the emission or discharge of noise, vibration, fumes, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or other harmful products during both construction and the subsequent operation of the development.

### **2 STRUCTURES**

#### **2.1 Compliance with the Building Code of Australia**

All building work must be carried out in accordance with the provisions of the *Building Code of Australia*.

#### **2.2 Mandatory Inspections**

- (a) Except as specified in (b) below, the critical stage inspections

may be carried out by the Principal Certifying Authority (PCA) or, if the PCA agrees, by another Certifying Authority.

- (b) The last critical stage inspection required to be carried out must be carried out by the Principal Certifying Authority.

The applicant is advised that the critical stage inspections as listed are mandatory. Council, if chosen as the Principal Certifying Authority (PCA) will require the listed inspections.

A Compliance Certificate or other form of documentary evidence shall be issued/provided for the following applicable stages of the building construction in order that the work may immediately progress:

Stage	Work
a. Prior to Construction Certificate	Prior to the issue of a Construction Certificate
b. Footing System	After excavation for, and prior to the placement of any footings.
c. Frame work	Prior to covering of the framework for any floor, wall, roof or other building element
d. Stormwater Drainage	Prior to covering any stormwater drainage connections.
e. Completion	After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.
<b>Note:</b> Any Compliance Certificate issued for the above stages of construction shall certify that all relevant ancillary or dependent work has been undertaken in accordance with the Building Code of Australia and any other condition of this consent.	

### 2.3 Noise Impact Control

- a. Any noise generated during the implementation/construction of the development shall not exceed the limits specified in the *Protection of the Environment Operations Act 1997*.
- b. The hours of work for any noise generating activities associated with the construction of the proposed development are limited to between 7.00 am and 6.00 pm, Mondays to Friday inclusive, and between 8:00 am and 1:00 pm on Saturdays. No works may be carried out on Sundays or on Public Holidays, or otherwise outside the stated hours except where:
- (a) noise from the construction activity is inaudible at the nearest affected residential receiver; or
- (b) it is necessary for the delivery of materials as requested by



- Police or other authorities for safety reasons; or  
(c) where it is necessary emergency work to avoid the loss of  
lives, property and/or to prevent environmental harm.

- c. The premises being used and operated without excessive noise  
(namely noise sufficient to provoke justifiable public complaint,  
having regard to the provisions of the Protection of the  
Environment Operations Act, 1997 or other nuisance/pollution,  
to maintain the amenity of the locality. Noise levels must be  
restricted to a maximum of 5dBA above the background noise  
levels at any time, measured at the boundaries of the site.

#### **2.4 Surface Drainage**

Guttering and downpipes shall be provided to discharge surplus roof  
water a minimum of 3 m clear of any structure and incorporate  
protection against scouring of the ground surface at the point of  
discharge and be disposed of without nuisance.

*Note: This still allows the use of a water storage tank with the system.*

#### **2.5 External Finish of Building**

Design and colour of the building is to aesthetically blend into the  
surrounding environment and shall have a low reflectivity.

### **PART D - PRIOR TO ISSUE OF OCCUPATION CERTIFICATE**

#### **1 GENERAL**

##### **1.1 Road Damage**

The cost of repairing any damage caused to Council's assets in  
the vicinity of the subject site as a result of construction works  
associated with the approved development is to be met in full by  
the applicant/developer prior to the issue of an Occupation  
Certificate.

### **PART E – POST OCCUPATION**

#### **DOG BREEDING FACILITY**

##### **1. Environmental Management, Monitoring, Auditing and Report.**

###### **i Annual Reporting**

The Applicant/Owner shall submit an Annual Environmental  
Management Report to the Council and the relevant agencies.

This report must:

- a) Identify the standards and performance measures that apply to the development;
- b) Include a detailed summary of the complaints received during the past year, and over time compare this to the complaints received in previous years since the development commenced;
- c) Include a detailed summary of the monitoring results on the development during the past year;
- d) Include a detailed analysis of these monitoring results against the relevant:
  - Impact assessment criteria;
  - Monitoring results from previous years; and
  - Predictions in the SEE
- e) Identify any trends in the performance of the development shown by monitoring over the life of the development;
- e) Identify any non-compliance during the previous year; and
- f) Describe what actions were, or are being taken to ensure compliance.

## **ii Complaints Procedure**

Throughout the life of the development, the Applicant/Owner shall ensure that the following contacts are available for community complaints;

- a) A telephone number on which complaints about the development may be registered;
- b) A web/interest site where complaints about the development may be registered;
- c) A postal address to which written complaints may be sent; and
- d) An email address to which electronic complaints may be transmitted.

The web/internet site address, phone number, the postal address and the email address shall be advertised in at least one appropriate local newspaper prior to the commencement of work at the development site. These details shall also be provided on the Applicant/Owner's internet site.

## **iii Complaints Register**

The Applicant/Owner shall record details of all complaints received in a Complaints Register. The Register shall record, but not necessarily be limited to:

- a) The date and time, where relevant of the complaint;
- b) The means by which the complaint was made (telephone,

- mail or email);
- c) Any personal details of the complainant that were provided, or if no details were provided, a note to that effect;
- d) The nature of the complaint;
- e) Any action(s) taken by the Applicant/Owner in relation to the complaint, including any follow-up contact with the complainant; and
- f) If no action was taken by the Applicant/Owner in relation to the complaint, the reason(s) for no action being taken; and
- g) A sign shall be erected at the site boundary giving contact details.

The Complaints Register shall be made available for inspection by the Council or the Environmental Services Manager upon request. The Applicant/Owner shall also make summaries of the Register, without details of the complainants, available for public inspection.

## **2. Inspection by Council Officers**

Council officer/s will generally carry out inspections on a 6 monthly basis to ensure that the development is being operated in accordance with the development consent and relevant documentation.

## **PART F – GENERAL REASONS FOR CONDITIONS**

The above conditions have been imposed:-

- (a) to ensure compliance with the terms of the Environmental Planning Instrument and/or Development Control Plan;
- (b) having regard to Council's duties of consideration under *Section 79C(1) of the Environmental Planning and Assessment Act, 1979 (as amended)* as well as Section 80A of the Act which authorises the imposing of consent conditions.
- (c) to protect the existing and likely future amenity of the locality;
- (d) prevent, minimise, and/or offset adverse environmental impacts;
- (e) set standards and performance measures for acceptable environmental performance;
- (f) require regular monitoring and reporting;
- (g) to protect the structure from bushfire and comply with Planning for Bushfire Protection 2006.
- (h) provide for the on-going environmental management of the development;
- (i) having regard to the circumstances of the case and the public interest; and
- (j) to ensure compliance with the *Building Code of Australia* and referenced standards.

## Item 6 Monthly Organisation and Community Development Report for August 2017

## FILE REFERENCE

## DELIVERY PROGRAM

**GOAL: 5. Organisational Management**

**OUTCOME: 5.1 CORPORATE MANAGEMENT**

**STRATEGY:** 5.1.3 Administrative functions - GM - internal

**AUTHOR** Organisation Development Director

**DATE** 14 September 2017

**STAFF DISCLOSURE OF INTEREST** Nil

## IN BRIEF/ SUMMARY RECOMMENDATION

The monthly Organisation and Community Development report details the activities carried out by the Department during the month of August 2017.

## BACKGROUND

The monthly Organisation and Community Development report forms part of a regular reporting regime. The purpose of the report is to inform Council of the activities carried out within the Department.

## COMMENT

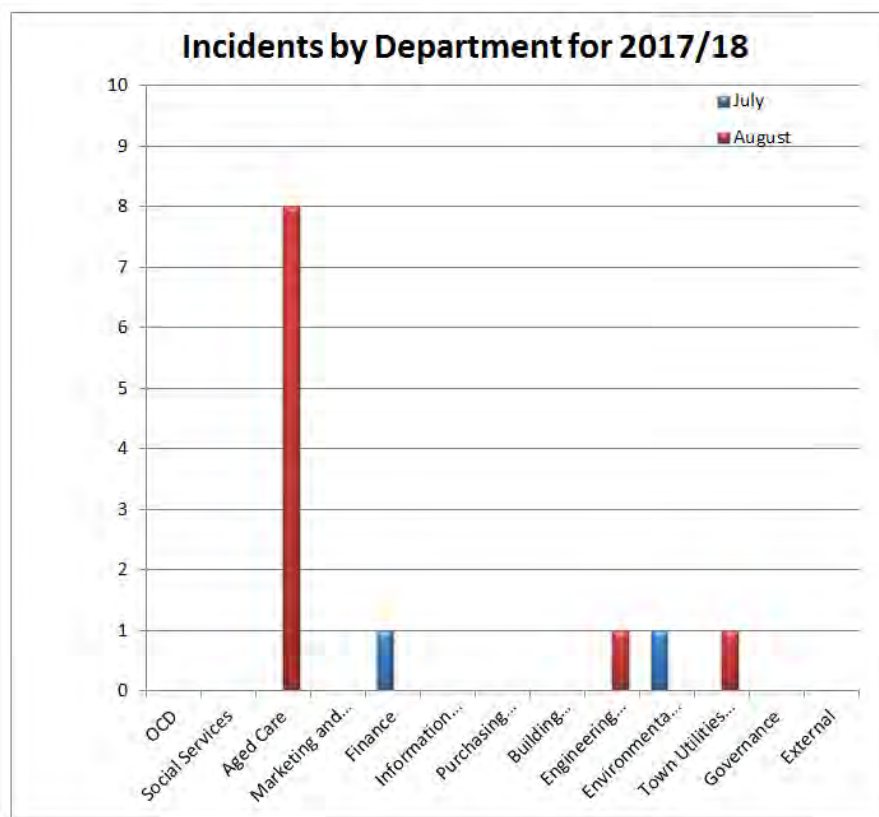
## INCIDENT REPORTING

### Incidents reported in August 2017

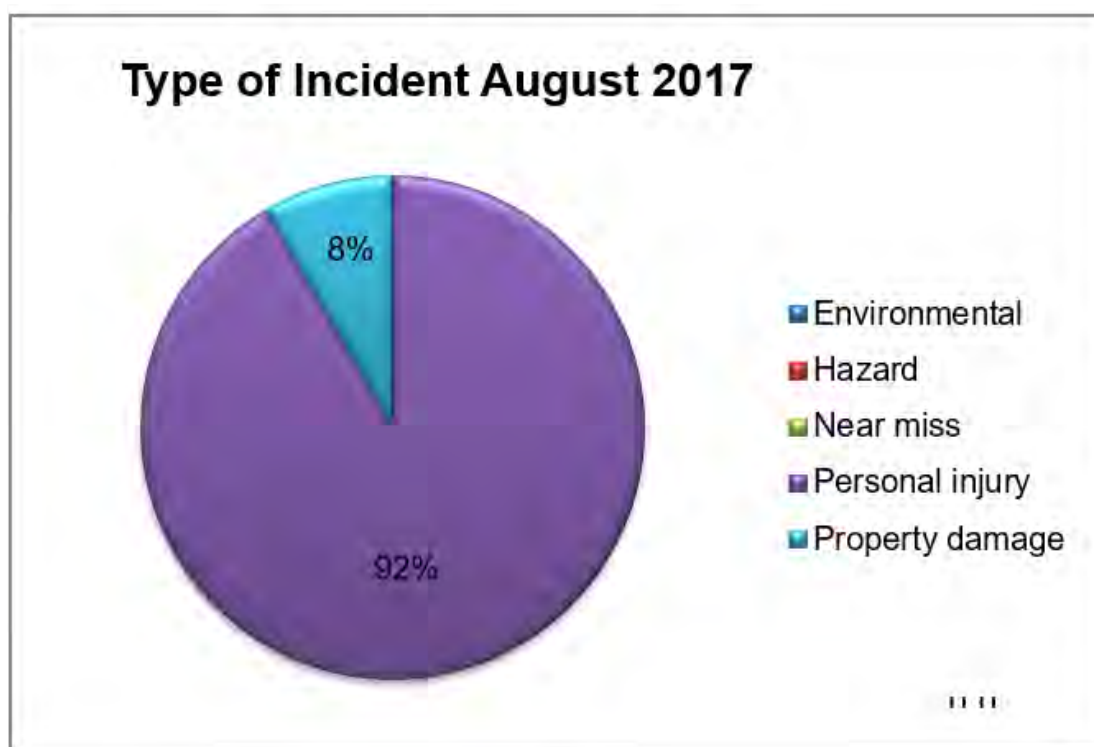
There were 10 incidents reported for the month of August 2017:

- Nine incidents occurred in Warialda and 1 in Bingara
- All incidents were internal

There has been an unusually high number of incidents during the month of August at Naroo. These minor incidents are mainly as a result of aggressive behaviours from residents with dementia. Training has been arranged that will equip staff with skills in the identification, prevention and management of challenging behaviours consistent with dementia.



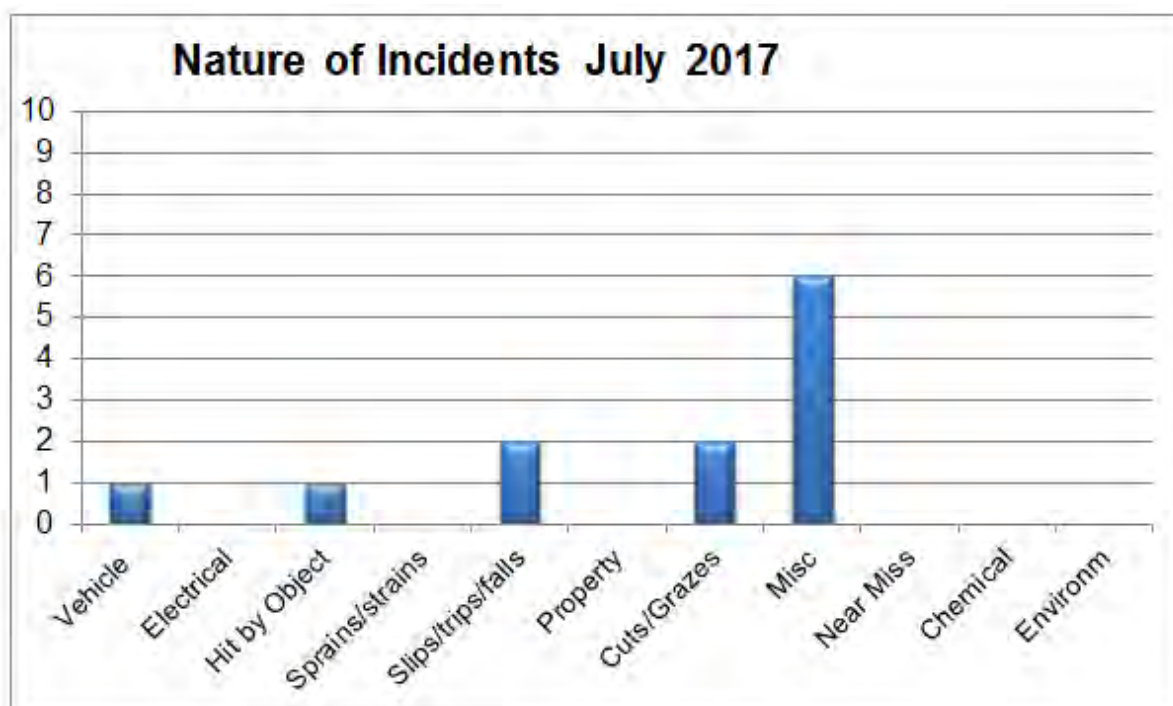
Council's Incident/Accident report form defines the injury/accident into five categories:



This is page number 73 of the minutes of the Ordinary Meeting held on Thursday 28 September 2017

Chairman .....

The nature of incidents reported has been broken down into 11 categories:



## TOURISM

### Warialda Visitor Information Centre

June 2017	July 2017	August 2017
Opening hrs = 157.5	Opening hrs = 157.5	Opening hrs = 172.5
Volunteer hrs = 46	Volunteer hrs = 37.25	Volunteer hrs = 23.25

### Bingara Visitor Information Centre

June 2017	July 2017	August 2017
Opening hrs = 175.4	Opening hrs = 176.5	Opening hrs = 181.5
Volunteer hrs = 38.9	Volunteer hrs = 40	Volunteer hrs = 32

Income – Warialda VIC	\$ June	\$ July	\$ Aug
Caravan Park	3,530.00	2,003.00	2,684.00
Plants of Gwydir Shire / Cunningham's Track	85.00	0	45.00
NSW Trainlink sales	913.30	386.04	522.40
Centre hire	20.00	30.00	10.00
Merchandise sales	1,724.35	1,924.20	1,861.20
Goods on Consignment sales	9.00	112.00	22.00
2017 Warialda Honey Festival – Stall/Sponsor	-	40.00	330.00

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Chairman .....

<b>Subtotal</b>	<b>6,281.65</b>	<b>\$4,495.24</b>	<b>5,474.60</b>
Less Caravan Park money banked	3,530.00	2,003.00	2,684.00
Less Payment to NSW Trainlink	913.30	386.04	522.40
<b>Total Monthly Income Warialda VIC</b>	<b>\$1,838.35</b>	<b>\$2,106.20</b>	<b>2,268.20</b>

<b>Income – Bingara VIC</b>	<b>\$ June</b>	<b>\$ July</b>	<b>\$ Aug</b>
Products on consignment	15.00	39.00	16.00
Merchandise	715.00	738.55	785.70
<b>Subtotal</b>	<b>730.00</b>	<b>777.55</b>	<b>801.70</b>
Less payments to consignees	10.00	26.03	10.68
<b>Total Merchandise sales</b>	<b>\$720.00</b>	<b>\$751.52</b>	<b>791.02</b>
<b>Roxy tour income</b>	<b>\$95.00</b>	<b>\$300.00</b>	<b>374.10</b>

<b>Cranky Rock Sites</b>	<b>June</b>	<b>July</b>	<b>Aug</b>
Powered sites	51	53	47
Unpowered sites	19	12	12
Camping sites	0	0	0
<b>Total</b>	<b>70</b>	<b>65</b>	<b>59*</b>

\*Record from 1<sup>st</sup> August to 21<sup>st</sup> August 2017 due to medical procedures.

<b>Visitors at Warialda VIC</b>	<b>June</b>	<b>July</b>	<b>Aug</b>
Visitors	497	489	636
RMS clients	345	297	297
Cafe	486	491	259
<b>Total Warialda VIC</b>	<b>1,328</b>	<b>1,277</b>	<b>1,192</b>

<b>Visitors at Bingara VIC</b>	<b>June</b>	<b>July</b>	<b>Aug</b>
	<b>431</b>	<b>479</b>	<b>526</b>

<b>Facebook Stats Warialda</b>	<b>June</b>	<b>July</b>	<b>Aug</b>
New Likes	6	6	23
Overall Reach	9,257	6021	17,772
Post Reactions/Comments/Shares	296	111	818
Post Clicks	766	307	1,423

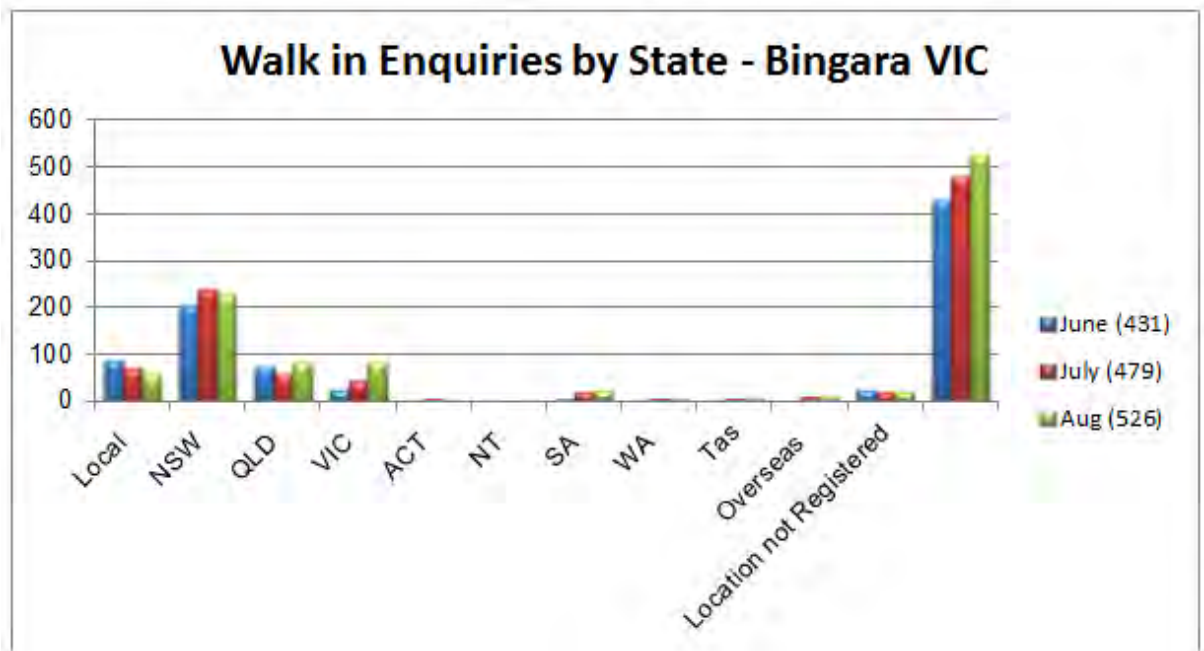
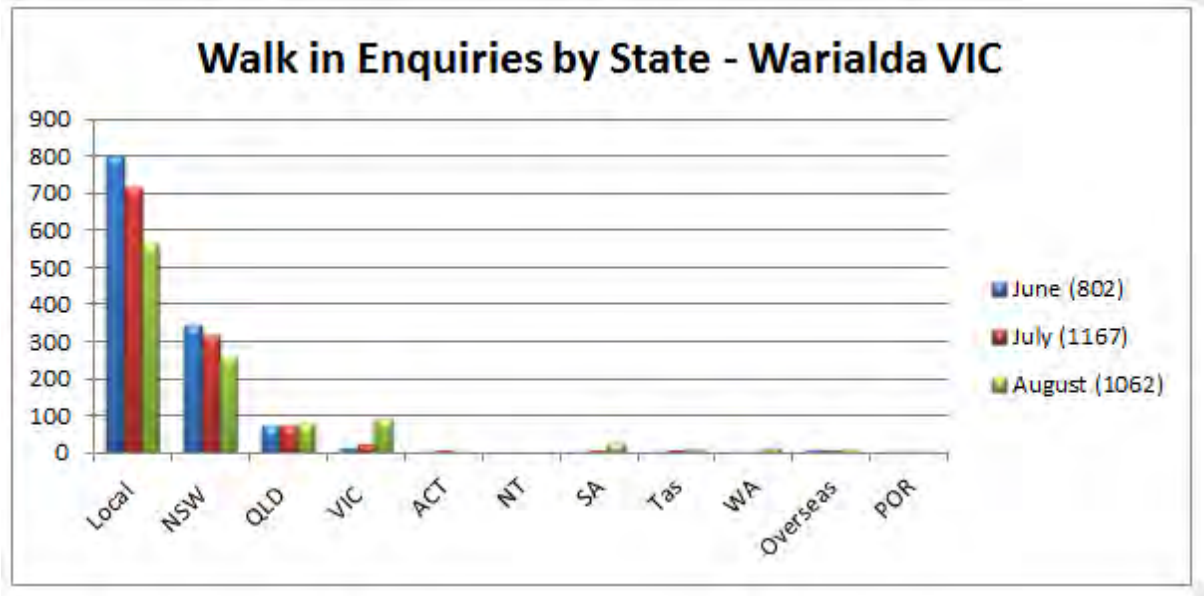
<b>Facebook Stats Bingara</b>	<b>June</b>	<b>July</b>	<b>Aug</b>
New Likes	37	123	79

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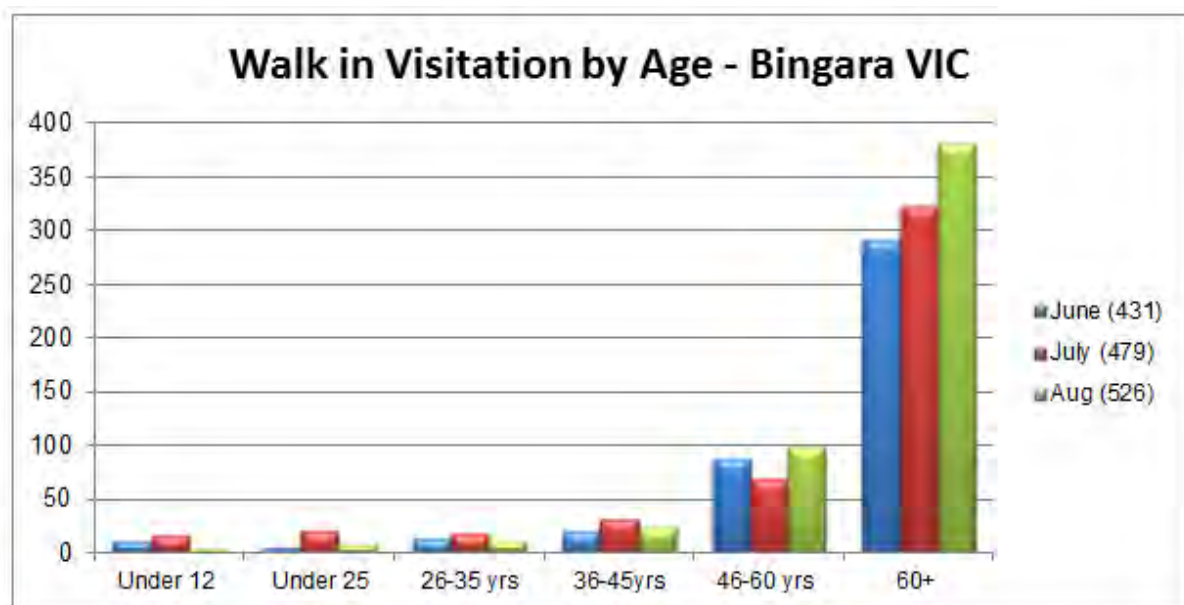
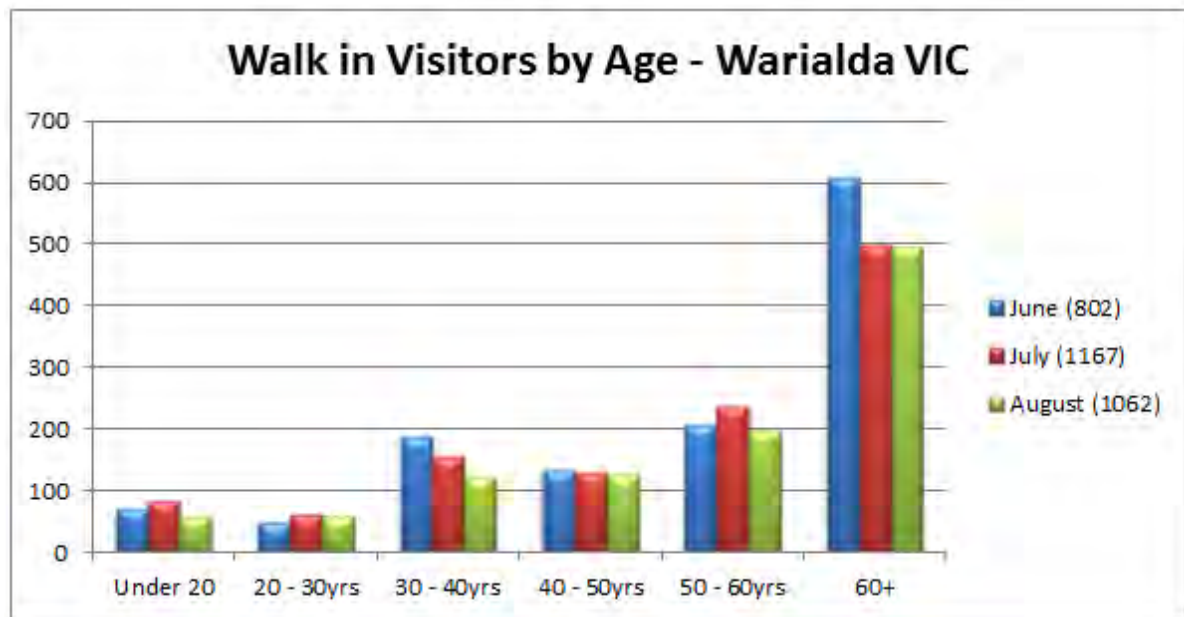


Overall Reach	31,447	38,954	45,129
Post Reactions/Comments/Shares	1,051	1,517	2,109
Post Clicks	3,628	4,025	4,083



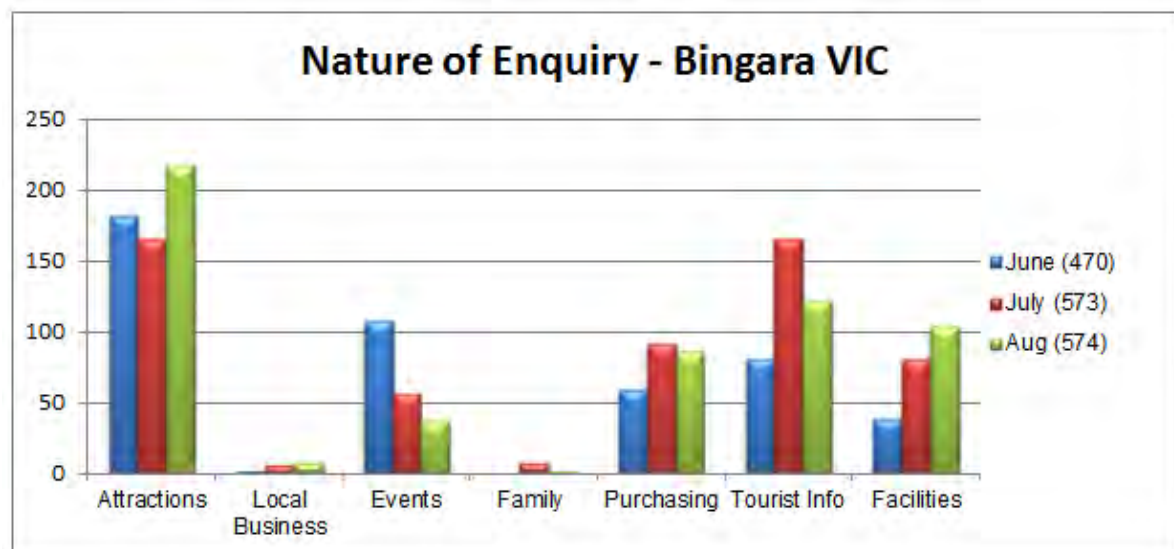
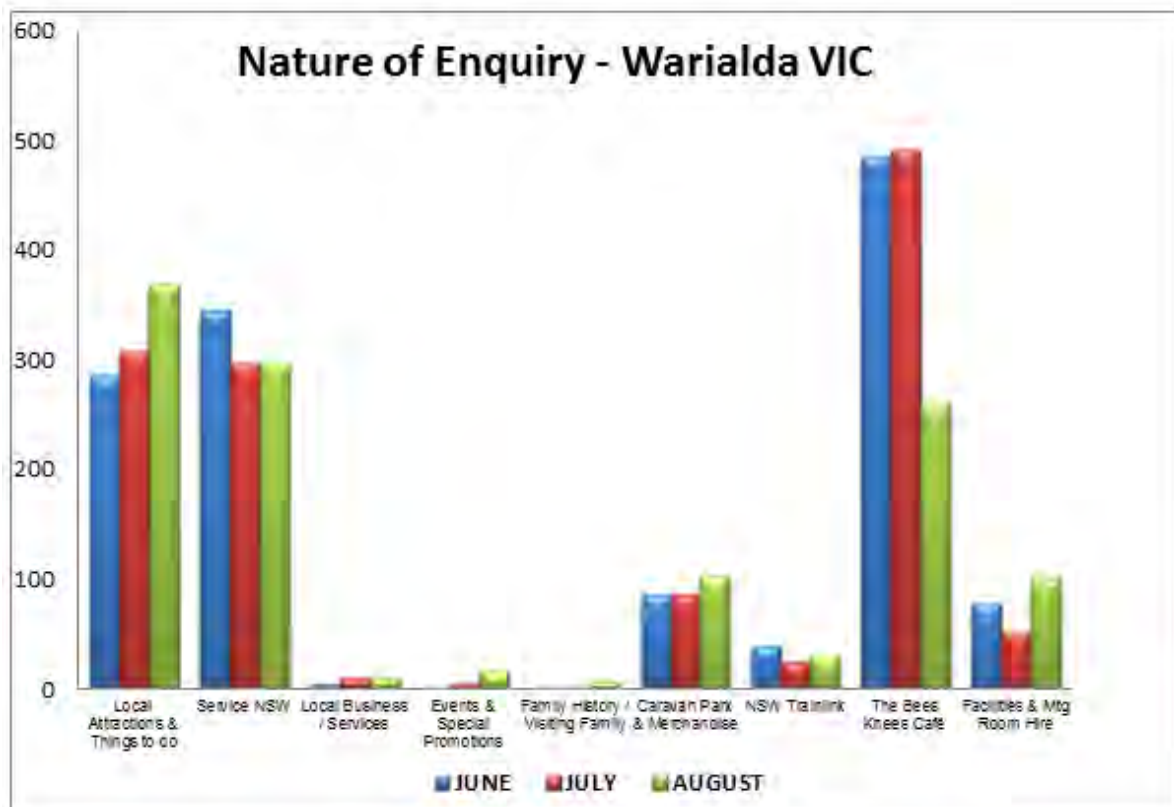
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**THE ROXY COMPLEX - August 2017**

The Roxy management is excited to announce that after a long anticipated wait, the Theatre, Café and Greek Café Museum has been included on the NSW state heritage register.

Scanned By: jrjardson On: 1/09/2017 9:49:30 AM 00001



Heritage Council  
of New South Wales

Lev 6, 10 Valentine Ave  
Parramatta NSW 2150

Telephone: 61 2 9873 8500  
Facsimile: 61 2 9873 8599

Locked Bag 5020  
Parramatta NSW 2124  
DX 8225 PARRAMATTA

[heritage@heritage.nsw.gov.au](mailto:heritage@heritage.nsw.gov.au)  
[www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au)

RECEIVED  
01 SEP 2017

File no: EF16/9934

Gwydir Shire Council

Ms Georgia Standerwick  
Gwydir Shire Council  
Locked Bag 5  
Bingara NSW 2404

Dear Ms Standerwick

**Listing on the State Heritage Register:  
The Roxy Theatre and Peter's Greek Café Complex, Maitland Street, Bingara  
Notice pursuant to 37(1)(a) of the *Heritage Act 1977 (NSW)***

I advise that the Minister for Heritage has, on the recommendation of the Heritage Council of NSW, directed the listing of the above-mentioned heritage item on the State Heritage Register. The listing, a copy of which is attached, was published on 25 August 2017 in Government Gazette No. 92.

The item was listed due to its heritage significance to the people of the state of New South Wales. The details of the item, including the statement of significance, can be viewed on the SHR via the Heritage Division, Office of Environment & Heritage (OEH) website at [www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au) by selecting *Search the State Heritage Register* and following the instructions.

Should you have any enquiries regarding this matter, please contact Mary Ann Hamilton, A/Senior Team Leader, Listings at the Heritage Division, OEH on (02) 98738565 or [Maryann.hamilton@environment.nsw.gov.au](mailto:Maryann.hamilton@environment.nsw.gov.au).

Yours sincerely

28/08/2017

**MS KATRINA STANKOWSKI**  
Acting Manager, Listings  
Heritage Division  
Office of Environment & Heritage

As delegate of the Heritage Council of NSW

encl.

Helping the community conserve our heritage

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The listing received extensive media coverage on air, in print and online through ABC radio, Prime news, The Northern Dailey Leader, The Bingara Advocate, The Land, The Inverell Times and The Moree Champion as well as the Gwydir Facebook pages, generating lots of activity.



### **The Roxy Theatre usage in August**

Sunday 24 August – North West Theatre Company Film Club – 26 people

Thursday 31 August – A Midsummer Night's Dream – 205 people

### **A Midsummer Night's Dream**

For the very first time the Roxy Theatre hosted a live ballet production. A Midsummer Night's Dream presented by the Melbourne City Ballet sold out in record time, two months before the show date. As part of the production, the ballet company held public participation workshops which saw local children auditioning for parts in the show. Twenty children from the Gwydir and surrounding towns of Inverell, Moree and Barraba participated in the workshop with only five children being selected for a role. Bingara girl Erica Dixon was lucky enough to secure one of these roles.

The production was extremely well received with many audience members giving it rave reviews.

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*Pictures from A Midsummer Night's Dream production*

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### Roxy Conference Room

Tuesday 1 August – Rural Outreach and Support Services – 10 people

Sunday 13 August – NWTC Play Reading – 15 people

Wednesday 16 August – Family and Community Support – 16 people

Thursday 24 August – Department of Education – 20 people

Wednesday 30 August – Landcare – 20 people

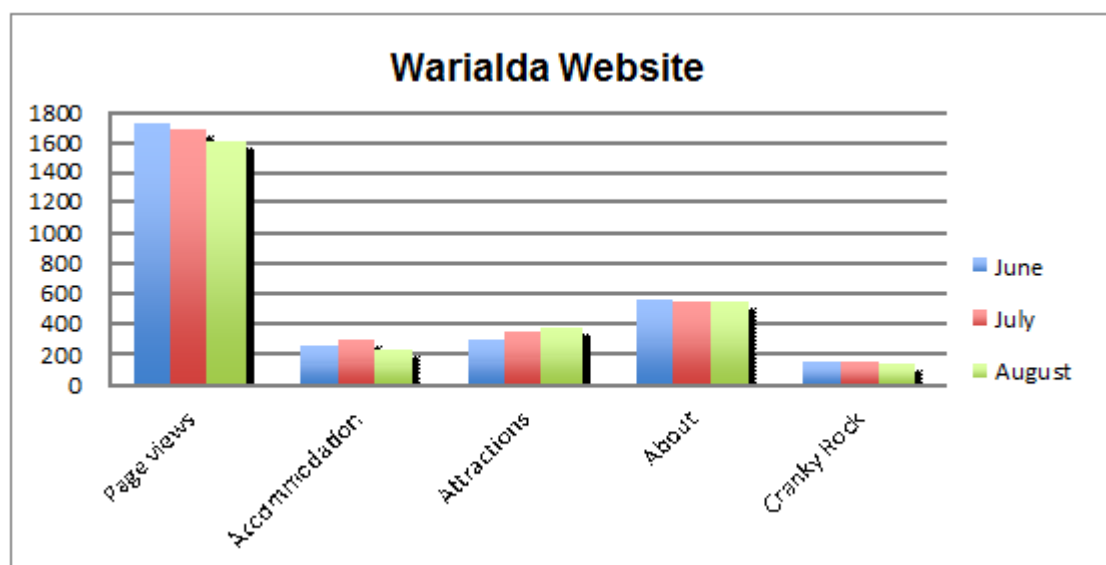
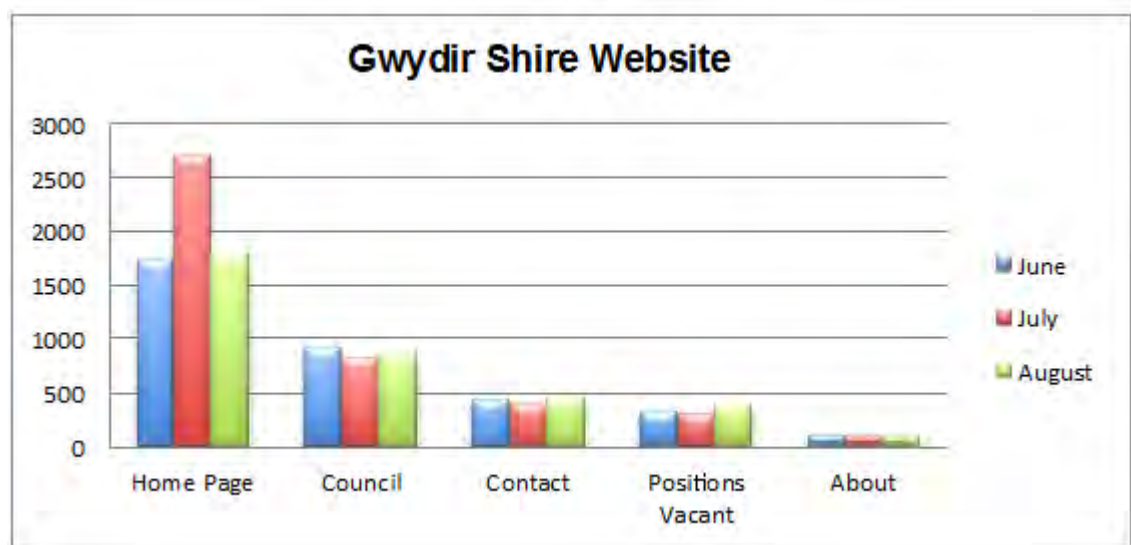
Wednesday 30 August – Arts North West – 5 people

Thursday 31 August - Arts North West – 24 people

### Roxy Café

Friday 22 August – CWA Morning Tea – Approx 30 people

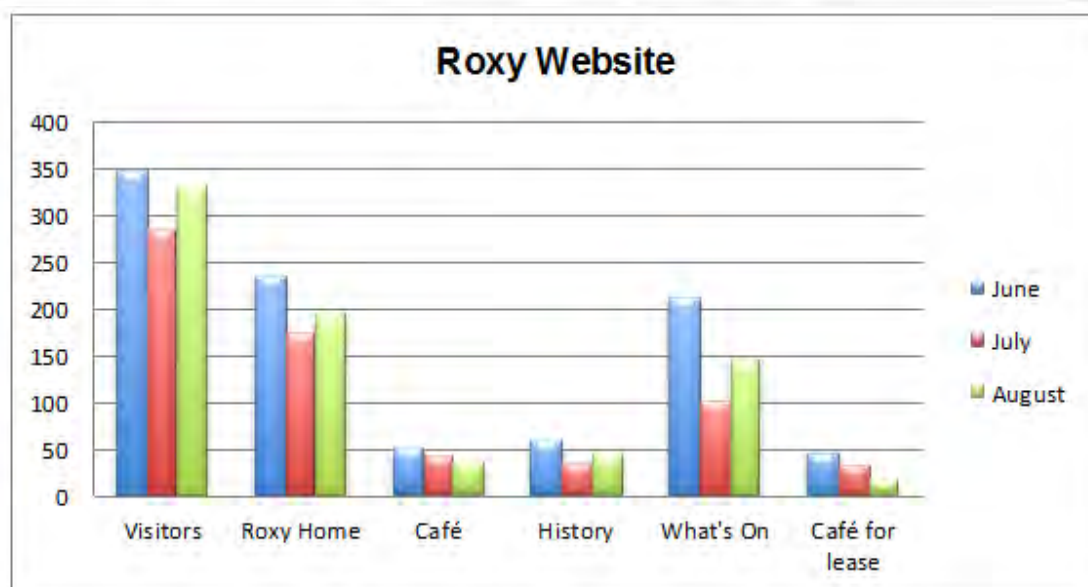
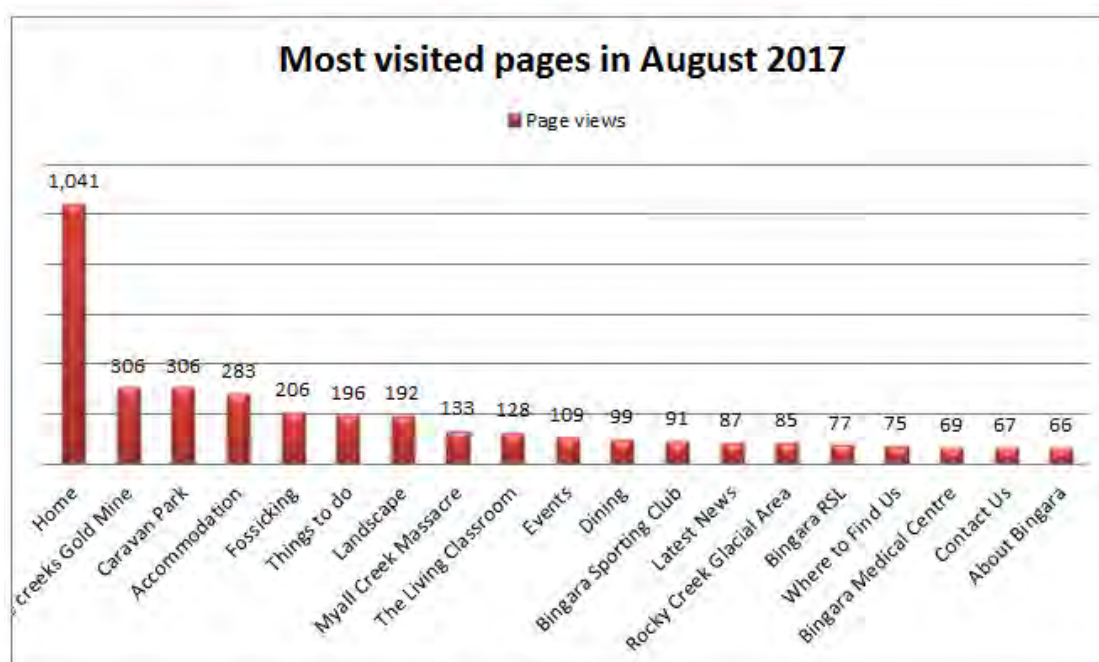
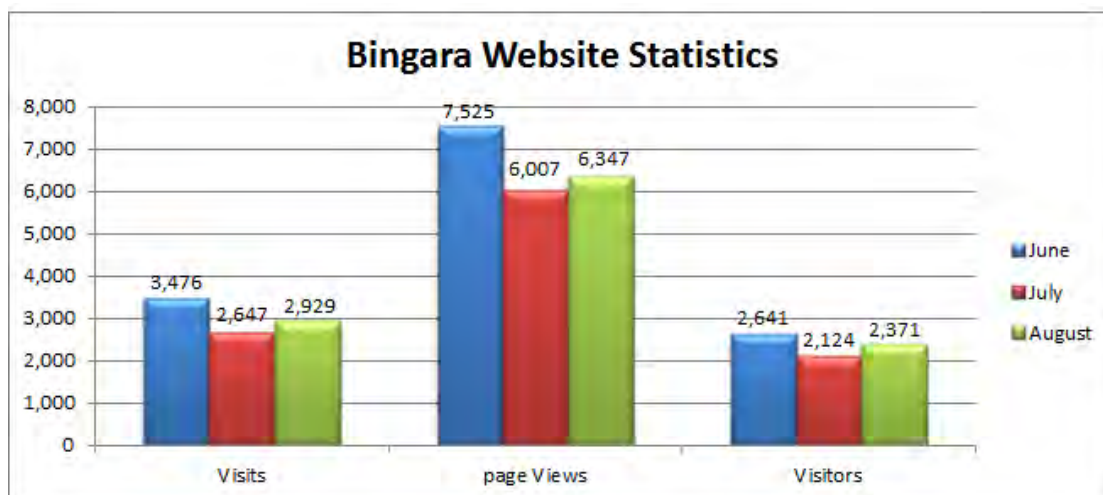
### COUNCIL WEBSITES



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**GLR Automotive Trade Training Centre - August 2017**

Design ideas are being pursued for two signs required at the Warialda Automotive Trade Training Centre to identify the site.

**Heavy Vehicle Training – Gwydir Learning Region Registered Training Organisation - (GLR RTO)**

The GLR RTO has conducted training and assessment for one (1) client during August. This was a private client and was for an upgrade to Heavy Combination (HC) licence.

A Final Competency Assessment (FCA) route has been developed in Moree and has been registered with Roads and Maritime Services. The new route will be used if the GLR RTO adds Multi-Combination (MC) licencing Training and Assessment to its scope.

It may be necessary to advertise in the local papers and the North West Magazine to let prospective clients know what is available to them through the Council's RTO.

**TAFE - Automotive Vocational Preparation Certificate II**

Classes continue to be well attended with both morning and afternoon sessions available. All students attending these classes also attend High School.

There are currently two students conducting school based traineeships in Certificate II and another student completing a Certificate III apprenticeship. These students also attend classes at the Automotive Trade Training Centre.

**Portable Appliance Testing**

Testing and tagging of electrical appliances at the Automotive Trade Training Centres has been completed. Electrical appliances at Naroo Aged Care facility are currently being tested by staff. A register of electrical assets is also being compiled and will be sent to the appropriate departments. There are still many sections of Councils yet to have electrical appliances tested and tagged.

**The Living Classroom (TLC)**

The Living Classroom manager attended a weekend workshop in Kandos to further the Create NSW Grant application being pursued jointly between Kandos and Bingara. The title of the project is "An artist, a farmer and a scientist walk into a bar ..." and it is a two year program to combine elements of arts, science and agriculture across the two communities. The Kandos committee members will visit Bingara in early September to progress the plans for activities within that community.

The Bingara Central School's Civics student's work at TLC has continued with a new group. They have been set a ten week project to see "How much food can be produced within two square metres". The objective is to design a garden that could be built on a high-rise balcony.

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The Work for the Dole crew continues to proceed with projects at TLC. A crew of six are now working under the supervision of Overseer Gary Chorley. They have focused on benches for the nursery pad with bays for 'potting mix' materials and extending the pathways for the 'Nourish' Bush Tucker Project access, as well as completing the pathways within the 'Paradise Found' – Mediterranean garden.

Seed raising trays of plants, propagation and re-potting of plants is being carried out in the nursery at TLC. These plants will be used at TLC and elsewhere within Council. The Berry Patch is being prepared for planting in September.

Monday morning volunteers continue to work on gardening tasks.

The Living Classroom has been used by the regular Yoga and CWA groups during August, along with training for the steam weeder and a Council staff farewell.



*Testing the steam weeder at TLC*

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**COMMUNITY HOME SUPPORT PROGRAM (CHSP)**

**CHSP MONTHLY REPORT FOR BINGARA, DELUNGRA AND WARIALDA**

<b>AUGUST 2017</b>	<b>BINGARA</b>	<b>DELUNGRA</b>	<b>WARIALDA</b>
<b>DAY CENTRE</b>			
Total active clients	200	25	102
Clients receiving service	46	12	44
Meals	149	6	180
Hours Clients Receive in Centre	321	89	508
<b>SOCIAL SUPPORT</b>			
No of Clients	71	12	62
Individual Hrs	129	4	38
Group Hrs	192	85	395
Total Hours Received	232	89	433
<b>FOOD SERVICE (Meals on Wheels)</b>			
Clients	6	0	6
Meals	124	0	72
<b>TRANSPORT</b>			
Number of Clients	32	6	24
Number of Trips	124	20	108
<b>TRANSPORT - YOUTH</b>			
Number of Clients	0		
Number of Trips	0		
<b>ACCESS BUS - INVERELL</b>			
Number of Clients	7	4	6
Number of Trips (per month)	2	2	2
<b>VOLUNTEERS</b>			
No. of Volunteers	39	6	55
Hours	198	16	96
<b>ACCOMMODATION UNITS FOR AGED</b>			
Occupancy	6/6	0/0	12/13

**BINGARA CHSP**

August has been a busy month for in town transport.

Weekly morning teas are held on Tuesdays.

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A luncheon was held on Wednesday 23 August and enjoyed by all clients that attended.

Bingara CHSP is still seeking volunteer drivers for meals on wheels and out of town trips.

Meals on Wheels numbers are down for August.

Bingara Centre is planning to have day trips out of town now the weather is warmer; clients have been asked where they would like to go.

A new program called "Stepping on" is due to commence Tuesday 5 September 11am - 1pm at the centre running for seven weeks and includes morning tea.

The program is aimed to reduce falls , increase confidence and give people the tools to remain active, safe and independent within their community.

### **DELUNGRA CHSP**

Bingo on Wednesdays had low numbers early in the month but increasing towards the end of August.

Lunch on 16 August was supplied by the Rural Outreach; clients enjoyed a lovely meal.

The Delungra clients have asked for some low impact Pilates classes.

Delungra and Warialda groups (including some ladies from Naroo) joined the Ashford group of ladies at the Delungra Hotel for a paper morning and lunch on 29 August. This event was largely organised by Christine Connors, Primary Health Care Nurse.

### **WARIALDA CHSP**

Warialda Centre has had a few clients ill with influenza, however Bingo and Cards have remained on the calendar.

The Community College has been making good use of the building and invited the centre's clients to their International lunch day prepared by the students.

Both Warialda and Delungra centres have had a shortage of volunteers in August due to illness and family commitments.

### **CONCLUSION**

The activities carried out by the Organisation and Community Development Department are in line with the 2017/2018 Operational Plan and otherwise as directed.

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## **CONSULTATION**

Consultation has occurred within the Organisation and Community Development Directorate.

## **POLICY IMPLICATIONS**

Policy implications are those relating to the 2017/2018 Operational Plan and the Policies of Gwydir Shire Council.

## **FINANCIAL, ECONOMIC and RESOURCE IMPLICATIONS (including Asset Management)**

The activities carried out by the Organisation and Community Development Department are in line with the 2017/2018 Operational Plan.

## **SUSTAINABILITY IMPLICATIONS (Social and Environment)**

The activities undertaken by the Organisation and Community Development Department regarding social and environmental factors are targeted in line with the 2017/2018 Operational Plan.

## **OFFICER RECOMMENDATION**

THAT the monthly Organisation and Community Development report for August 2017 be received

## **ATTACHMENTS**

There are no attachments for this report.

## **COUNCIL RESOLUTION: MINUTE 304/17**

**THAT the monthly Organisation and Community Development report for August 2017 be received**

**(Moved Cr Dixon OAM, seconded Cr Galvin)**

**Item 7            Circular Economy - Greenhouse Proposal (Stage 1)**

## FILE REFERENCE

## DELIVERY PROGRAM

**GOAL: 2. Building the business base**

**OUTCOME: 2.1 OUR ECONOMY IS GROWING AND SUPPORTED**

**STRATEGY: 2.2.1 Increase the range of opputunities to work locally -  
OCD - external**

**AUTHOR** General Manager

**DATE** 17 September 2017

**STAFF DISCLOSURE OF INTEREST** Nil

## IN BRIEF/ SUMMARY RECOMMENDATION

This report is an updater report for notation only.

<b>TABLED ITEMS</b>	Nil
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## BACKGROUND

The Council has been developing the Greenhouse proposal for some time. It has reached the point where agreements have now been signed expressing general Stakeholder contributions and a separate Off-Take Agreement between Green Camel and Perfection Fresh.

These Agreements are attached for your information.

Council's Solicitors are preparing a more detailed Joint Venture Agreement for signature by all three parties.

Also, at the Solicitors' suggestion the Office of Local Government has been requested to confirm that the proposal will fall under the requirements of a Public – Private Partnership rather than just a Capital Infrastructure Expenditure proposal.

Neither the draft Joint Venture Agreement nor advice from the OLG has been received as yet.

However it is becoming more apparent that the degree of risk associated with moving forward to the Development Application stage is diminishing.

## COMMENT

Last week the Mayor and I attended the Regional Economic Development Conference in Coffs Harbour. At the Conference the Council made a presentation about its Circular Economy initiative and the Stage One Greenhouse development proposal in particular.

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At the conclusion of the presentation a representative from the Federal Department of Infrastructure and Regional Development, also a presenter at the Conference, contacted both the Mayor and myself to let us know that the project would probably satisfy the requirement for a 50% grant under a new program about to be launched. The Council would need to be able to find the remaining 50% as a co-contribution but the involvement of the Council would be a definite plus.

This meeting has been followed up with correspondence outlining in greater detail the proposal.

Recently I was interviewed on ABC radio regarding the circular economy initiative and it promoted a letter from Mr. Stubbins. His letter has been posted on the internet. Mr. Stubbins' letter and my response are attached for your information.

### **CONCLUSION**

The overall Stage One planning is progressing well.

### **OFFICER RECOMMENDATION**

THAT the report be received

### **ATTACHMENTS**

**AT-** Stakeholder and Off-Take Agreements

**AT-** Communication from and response to Mr Stubbins

### **COUNCIL RESOLUTION: MINUTE 305/17**

**THAT the report (Circular Economy - Greenhouse Proposal (Stage 1) be received.**

**(Moved Cr Dixon OAM, seconded Cr Young)**

**Sustaining Organics** *through Technology*

**Project Name:** Gwydir Green #1

**Project #:** 2016-02GSC

Gwydir Stakeholder Engagement Statement

260 Warialda Rd, Warialda NSW

**Date:** 20170811

Doc: 1.9.0



219 Cobbitty Road, Cobbitty NSW 2570  
[www.greencamel.com.au](http://www.greencamel.com.au)

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## Gwydir Green #1 Stakeholder Engagement Statement

The Gwydir Glasshouse project is an initiative that brings three project components together with distinct advantages for the parties involved.

The project is defined as a 4x5ha facility consisting of a combination of a ModulAIR glasshouse, aquaculture system and the bioconversion technology which allows the facility to grow organically certified produce.

While land ownership will remain with the Council, for the purposes of lease payments, the land portion and individual 5Ha units will be combined to form the base for lease calculations, which will be commercially realistic for all parties.

Each party to this project (Gwydir Shire Council (GSC), Perfection Fresh (PF) and Green Camel (GC)) will fund one third of the DA costs. The costing associated with the DA will be refunded from the raised capital once the project has been approved and fully funded. Should any of the parties (GC, GSC or PF) wish to leave the arrangement prior to completion of the project definition (project approval at full funding), then the remaining parties have the opportunity to replace the leaving party by paying back the contributed DA funds to them, or may decide to dissolve the arrangement in total at which point every participant will lose their contribution as the project will cease to exist.

### Gwydir Shire Council

#### **Requirement:**

The council expressed interest in the initiation of a large-scale project in the shire which will attract people to the area through employment, provide work opportunities for existing companies in the area and to generate income to the council.

#### **Solution:**

Through industry research and assessment Council has decided to pursue the staged installation of a Glasshouse facility, which will satisfy the requirements.

#### **Contribution**

Council will secure the land and funding for the project. Funding can be sourced through various grants and low interest fund suppliers within (but not limited to) local, state and federal government.

The land and the Capital for the project will be amalgamated and will be leased out to the operator of the facility, which will provide ongoing income to council.



### Perfection Fresh

**Requirement:**

Perfection fresh has large glasshouse facilities in Two Wells in South Australia and intends to expand their conventional growing houses at Two Wells.

The company indicated their participation in this venture if:

- 1) The development be staged and to be based on organic produce, which is a market they are keen to enter due to the growing high demand from the large supermarkets.
- 2) The capital layout be funded by a third party as a "Buy and Leased Back" option. This will allow them to continue their current capital expansion projects.

**Contribution:**

Perfection fresh is a market leader in marketing fruit and vegetables to the large super markets (Coles and Woolworths). A company will provide an exclusive offtake agreement for the all the produce grown in the Gwydir glasshouse.

This offtake agreement will form the base for the Capital raise by council and will be for a period for 5 years upon commencement of production with an option for another 5 years.

### Green Camel

**Contribution:**

Green Camel is a technology provider which allows large scale organic production in glasshouses. The technology is an input cost to the grower.

As Perfection Fresh is new to the organic growing scene Green Camel indicated the following contributions:

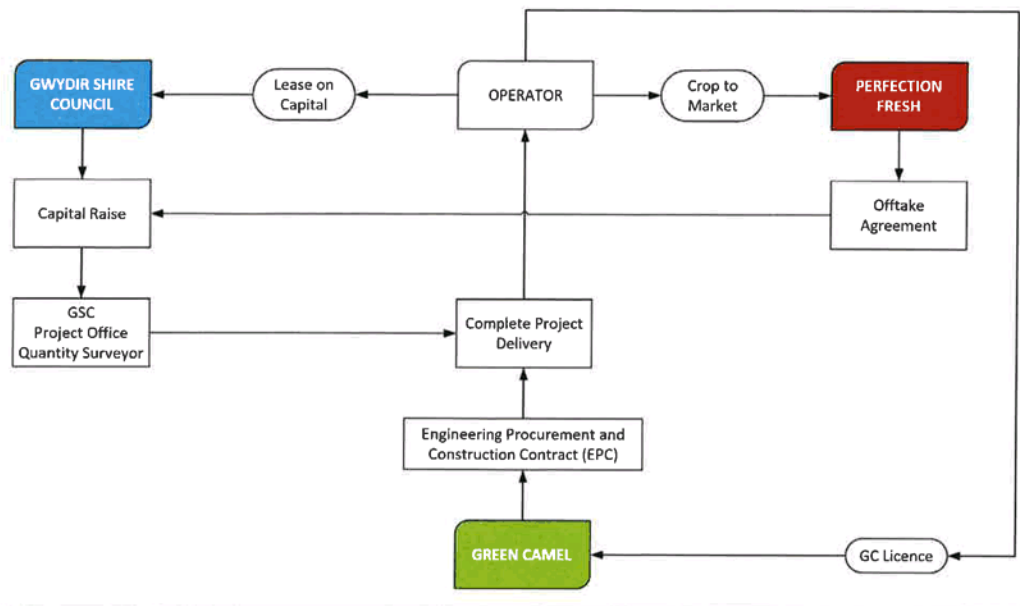
- 1) Green Camel will manage the complete Engineering Procurement Construction and Management of the project to ensure complete alignment and integration.
- 2) Green Camel will consider signing an exclusive offtake agreement with Perfection Fresh to sell all produce out of their Cobbitty facility. This will enable Perfection Fresh to establish a footprint in the organic produce market segment.



1.9.0 Gwydir Stakeholder Engagement Statement 20170811

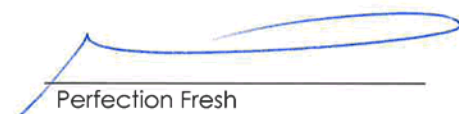
2016-02GSC


## Stakeholder Process Chart




## Approval

Approved & signed by:

  
Perfection Fresh  
JOHN SIMOLSTRA  
Print Name  
25-8-17  
Date

  
Gwydir Shire Council  
MAX EASTCOTT  
Print Name  
14-9-2017  
Date

  
Green Camel  
Johann Havenga  
Print Name  
14-9-2017  
Date



**Sustaining Organics** *through Technology*

**Project Name:** Gwydir Green #1

**Project #:** 2016-02GSC

Offtake Agreement Intent

260 Warialda Rd, Warialda NSW

**Date:** 20170811

Doc: 1.9.1



219 Cobbitty Road, Cobbitty NSW 2570  
[www.greencamel.com.au](http://www.greencamel.com.au)

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## Gwydir Green #1

### Take Off Agreement: Letter of Intent Statement

The Gwydir Glasshouse project is an initiative that brings three project components together with distinct advantages for the parties involved.

The **Stakeholder Engagement Statement (Document 1.9.0 Gwydir Stakeholder Engagement Statement 20170811)** clearly defines the building blocks for the project as well as key deliverables from each interested party. For fundraising purposes, the project requires an offtake agreement to confirm the commitment of the growing and marketing entities, and to demonstrate that end markets have been secured for the glasshouse crops. This agreement will transition from a letter of intent (this document) to an actual agreement as the project development reaches maturity.

### Project stages vs. offtake agreement maturity

#### **Project Definition Phase**

GSC requires a letter of intent (Stakeholder Engagement Statement) from Perfection Fresh (PF) and Green Camel to start the CAPITAL raise initiative.

#### **Feasibility/ Trial**

Production trials at the Green Camel Cobbitty facility are run when needed to formalise the offtake costing and parameters.

#### **Definition/Agreement**

A final offtake agreement between Green Camel and Perfection Fresh is signed off after the project and crop scope has been finalised.

#### **Delivery**

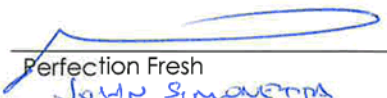
Project build phase may see minor modifications to the offtake agreement to align with market conditions.


#### **Commissioning/Grow**

The final offtake agreement will take effect once the project is commissioned.

This document states the intent of Perfection Fresh to work towards a final offtake agreement to be finalised during the Project Definition Phase.

### Approval:

  
\_\_\_\_\_  
Perfection Fresh  
Print Name  
25-8-17  
Date

  
\_\_\_\_\_  
Green Camel  
Johann Havenga  
Print Name  
14-9-2017  
Date



12th September 2017

Mr Max Eastcott  
General Manager  
Gwydir Shire Council

Gwydir Shire Council

Trim Ref: 17/17676

14 SEP 2017

Gwydir Shire Council

Dear Mr Eastcott,

Recently a friend heard your interview on ABC Statewide radio in which you described plans for developments at Warialda. My friend was impressed with the scale of the plans being considered and that you were taking pains to dot the "i"s and cross the "t"s before committing to expenditure on preparation of development applications.

In a spirit of constructive engagement, I wish to raise several issues for Council's consideration in this period of due diligence.

My core concern relates to selection of the site. That Council owns or has access to the land being considered is obviously viewed as an advantage and that the land is adjacent to the new by-pass is another. However, I suggest that there are other issues to be taken into account.

- \* Planning needs to allow for these projects to grow very significantly.
- \* Inputs into the bio-energy plant will need to be transported onto this site and this will have a bearing on costs and efficiency. Would it not be preferable to have the development situated closer to the sources of inputs? This becomes especially significant if noxious inputs are to be transported and/or stored on site.
- \* If Warialda's population is to grow [various estimates have been given of job opportunities that would be created], there is going to be demand for residential land that can be serviced by Council's utilities. Would it not be preferable to use land that can be serviced by Council's existing infrastructure for residential land?
- \* I acknowledge that this would require rezoning.
- \* If Warialda is to grow, there is the possibility of Council developing this land in question as a residential subdivision and so benefitting from an additional revenue stream.
- \* Water supply. It would be prudent to ensure multiple sources of water so as to ensure supply in all seasons and to not impact on town supply for all existing demands and residential demand which will grow. Use of water recycled from the sewerage system would have public relations risks if used for food production. Would it not be preferable to have a site situated where river water, bore water and rain water could all be accessed?
- Such a site might also allow use of discharged stale water as irrigation for green crop as input into the bio-energy plant.
- \* Secure sources of good quality inputs at competitive prices would likely be an essential component of investor interest, and self sufficiency would be a desirable backstop.
- \* Workforce. As with water and inputs it would be prudent to ensure multiple sources of supply and to be self sufficient if necessary. Population centres such as Narrabri and Moree have a strong record of being home to people who have worked in the rural industries such as wool and cotton. A reliable and skilled workforce has been available for these industries and there is now a shortage of work. I suggest such people [or their family members] would be available for this project. These families have deep attachment to the northern inland and would be a secure source of labour supply. As a group they have demonstrated aptitude to work hard in challenging environments and to develop new skills as necessary.
- Would it not be preferable if the project was situated west of Warialda so that it would be more accessible to a wider range of potential employees including those who would choose to live in Warialda?

In conclusion, I think the project has great potential to provide employment and business opportunities in the shire and nearby.

As indicated in earlier correspondence, such projects can comfortably co-exist with the concept of an inland residential zone based on our towns and nearby. Recent arrivals and visitors to Warialda confirm the prospects of the town's attractions.

Planning should therefore take account of these dual streams, so that Gwydir secures its future by growing its population and diversifying its economic base.

Yours sincerely,  
Ted Stubbins







19<sup>th</sup> September 2017

Mr E Stubbins  
Yat Nat  
PO Box 72  
Warialda NSW 2017

Dear Ted

Thank you for your letter outlining your suggested approach to the proposed development of a greenhouse and other employment generating infrastructure to the north of Warialda.

If the entire proposal eventuates it will include a biodigester that will be fuelled by the poultry bedding waste sourced from a disparate range of sources throughout the Shire. The relatively remote location from the source materials is a biosecurity measure to reduce the potential for cross contamination.

None of the proposed inputs, which will probably include poultry bedding material, straw, etc, are categorised as 'noxious' materials. However, the placement of the biodigester will require the appropriate development and environmental approvals and the matters that you have raised will be addressed during this process if and when the Council pursues that stage of the overall plan.

The Council has been progressively land banking suitable land for future residential development within Warialda and this land will come on-stream progressively when the demand is present for its release.

The initial proposal is for the first stage of the overall greenhouse development. The proposed location adjacent to the by-pass route will reduce the potential impact from truck movements to and from the site considerably and is considered to be the preferred location for this reason. The Council has not, as yet, progressed to the Development Application for the proposal as the feasibility is still being assessed. The Community will have every opportunity to make comment if and when a Development Application is lodged. Any application will be determined by the independent Planning Approval Panel for this region, not be the Council.

You also raised the issue of water security for this proposal, which is, of course, a significant issue to be addressed. The Council is evaluating a range of options including an expansion to the town's water supply allocation, the on-site capture and retention of water both in a dam already adjacent to the site and tank storage as well as buying a permanent water allocation within the market place. These options are still being explored and will probably end up a mix of these solutions.

GWYDIR SHIRE COUNCIL ABN 11 636 419 850  
Locked Bag 5, Bingara NSW 2404 EMAIL [mail@gwydir.nsw.gov.au](mailto:mail@gwydir.nsw.gov.au) WEBSITE [www.gwydir.nsw.gov.au](http://www.gwydir.nsw.gov.au)  
BINGARA OFFICE 33 Maitland Street, Bingara NSW 2404 TELEPHONE 02 6724 2000 FACSIMILE 02 6724 1771  
WARIALDA OFFICE 54 Hope Street, Warialda NSW 2402 TELEPHONE 02 6729 3000 FACSIMILE 02 6729 1400

WINNER OF THE A R BLUETT MEMORIAL AWARD • WINNER OF THE NSW TRAINING INITIATIVE AWARD

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Chairman .....



The suggestion to move the proposal west of Warialda would negate the purpose of the by-pass as the truck movements heading north or east would need to travel through the town of Warialda, which is what the Council is trying to reduce.

Your last point concerning a suitable workforce is noted but the Council's view is that the private sector (lessee of the facility) will source the employees required and investors will address the housing issue as it develops over time.

Once again Ted thank you for your commitment to Warialda and the suggestions that you have put forward.

Yours faithfully

Max Eastcott  
General Manager

**Item 8      Monthly Investment and Rates Collection Report - August 2017**

## FILE REFERENCE

## DELIVERY PROGRAM

**GOAL: 5. Organisational Management**

**OUTCOME: 5.1 CORPORATE MANAGEMENT**

**STRATEGY:** 5.1.3 Administrative functions - GM - internal

**AUTHOR** Manager, Finance

**DATE** 19 September 2017

**STAFF DISCLOSURE OF INTEREST** Nil

## IN BRIEF/ SUMMARY RECOMMENDATION

At each monthly Ordinary Meeting, the Council is presented with the schedule relating to Investments, as at the end of the previous month.

## BACKGROUND

In accordance with Clause 19(3) of the *Local Government (Financial Management) Regulation 1993*, the following information provides details of Council's funds invested as at 31<sup>st</sup> August 2017.

Direct Investments							
Broker	ID	Investment Name	Rating	Type	Next Rollover	Yield	Current Value
NAB	2017.13	NAB	AA	TD	5/10/17	2.00%	\$1,000,000.00
NAB	2017.14	NAB	AA	TD	8/07/18	2.45%	\$1,000,000.00
NAB	2018.01	NAB	AA	TD	18/06/18	2.51%	\$1,000,000.00
Grand Total							\$3,000,000.00

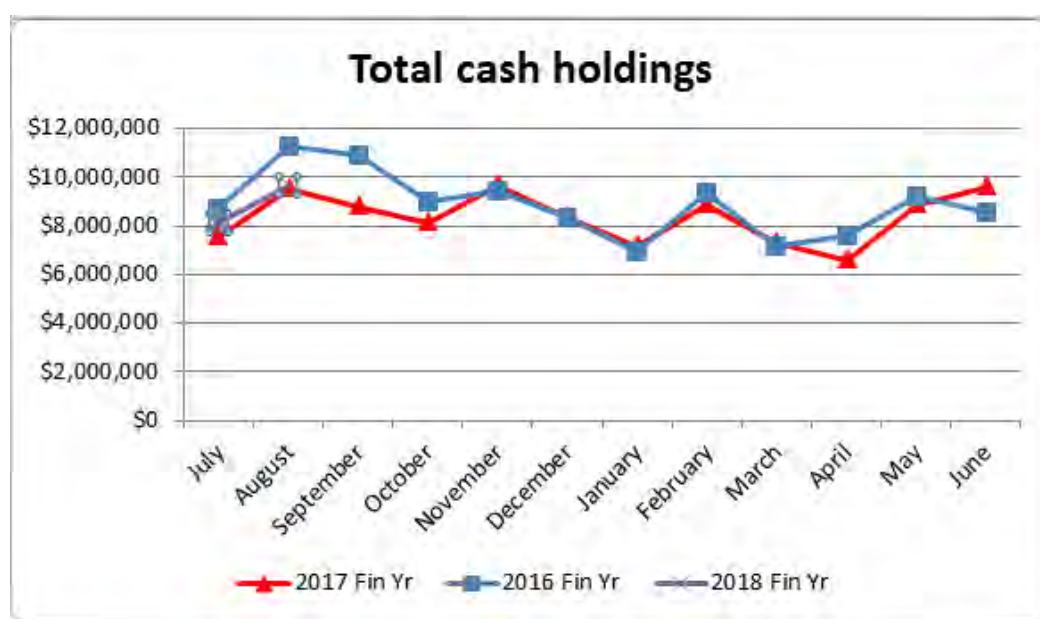
Managed Funds				
Fund	Investment Horizon	Type	3 Mth Avg Yield	Current Value
Regional Australia Bank	At Call	Cash	3.20%	\$233,097.21
Tcorp Cash Fund	At Call	Cash		\$3,120,246.26
Tcorp Medium Term Fund	At Call	Cash		\$1,019,459.37
Grand Total				\$4,372,802.84

Total Investments	
Direct Investments	\$3,000,000.00
Managed Funds	\$4,372,802.84
<b>Grand Total</b>	<b>\$7,372,802.84</b>

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Chairman .....

Cash and Investments	
Total Investments	
Direct Investments	\$3,000,000.00
Managed Funds	\$4,372,802.84
<b>Grand Total Investments</b>	<b>\$7,372,802.84</b>
Total Cash and Investments	
Investments	\$7,372,802.84
Cash at bank	\$2,256,487.20
<b>Grand Total Cash and Investments</b>	<b>\$9,629,290.04</b>
General Fund Cash	
Total cash and investments	\$9,629,290.04
<b>LESS:</b>	
Water fund*	-\$1,177,002.83
Sewer fund*	-\$3,190,693.45
Waste fund*	-\$2,255,018.93
<b>Other restrictions:</b>	
Employee leave entitlements*	-\$420,000.00
Carry over works in progress*	\$0.00
Asset replacement*	\$0.00
Bonds and deposits	-\$391,000.00
Unexpended grants*	-\$387,000.00
Developer contributions	-\$316,000.00
*These figures may change with end of year processing	
<b>Discretionary General Fund Cash</b>	<b>\$1,492,574.83</b>



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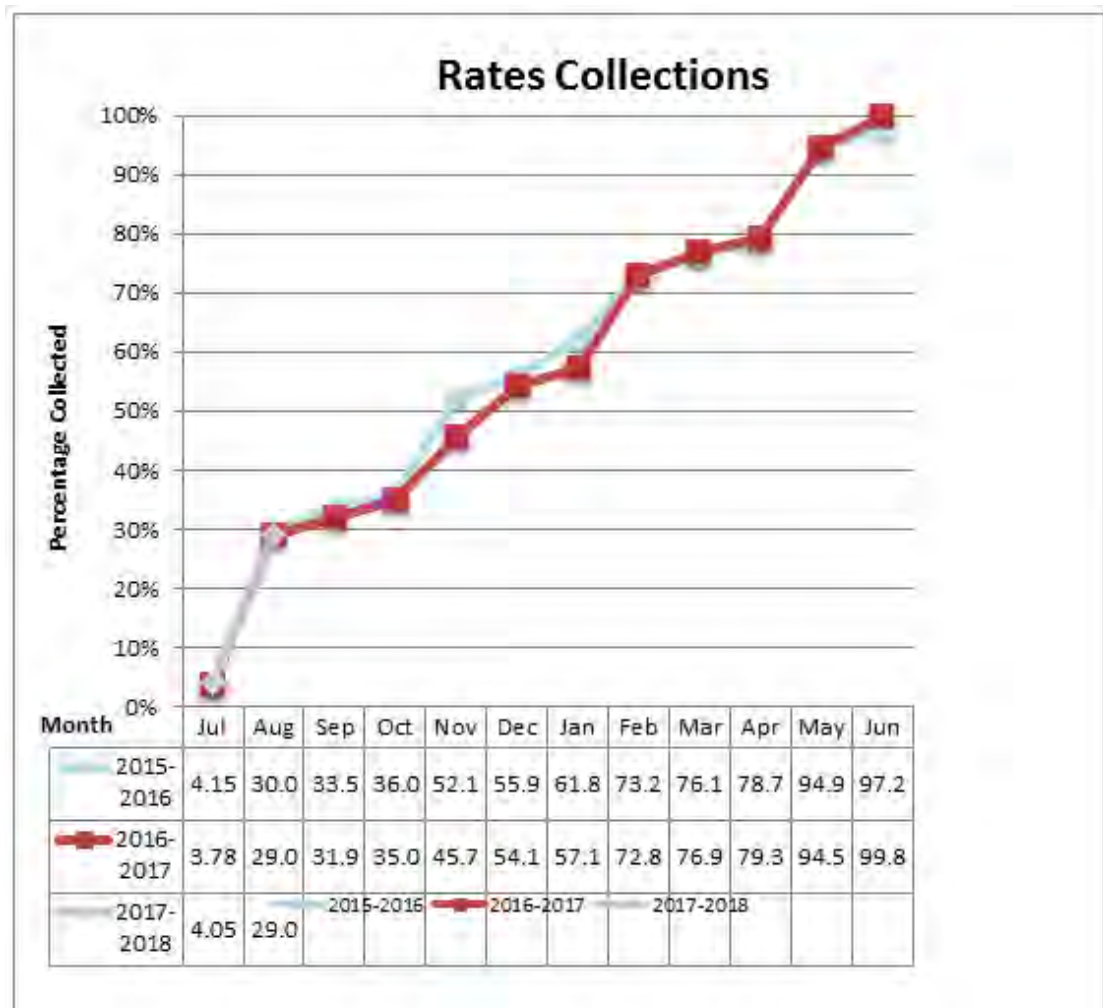
Chairman .....



I, Helen Thomas, Finance Manager and Responsible Accounting Officer for Gwydir Shire Council, certify that the Council's investments have been made in accordance with the *Local Government Act 1993*, *Local Government (General) Regulation 2005* and Council's Investment Policy (F.01.03), as amended.

## RATES COLLECTIONS

The graph below represents a comparative of the percentage collections for the current year against the two previous rating years. The current year's collections are up to 31<sup>st</sup> August 2017.



## OFFICER RECOMMENDATION

THAT the monthly Investment and Rates Collection report for August 2017 be received

## ATTACHMENTS

There are no attachments for this report.

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Chairman .....

**COUNCIL RESOLUTION:  
MINUTE 306/17**

**THAT the monthly Investment and Rates Collection report for  
August 2017 be received.**

**(Moved Cr Young, seconded Cr Moore)**

**Item 9 Meeting Cycle**

**FILE REFERENCE**

**DELIVERY PROGRAM**

**GOAL:** 5. Organisational Management

**OUTCOME:** 5.1 CORPORATE MANAGEMENT

**STRATEGY:** 5.1.3 Administrative functions - GM - internal

**AUTHOR** General Manager

**DATE** 19 September 2017

**STAFF DISCLOSURE OF INTEREST** Nil

**IN BRIEF/ SUMMARY RECOMMENDATION**

**BACKGROUND**

The following arrangements exist at present in respect of the Council's meeting cycle:

Regular day and time of Ordinary Meetings and Standing Committee Meetings:

The Ordinary Council Meetings of Council are set as the last Thursday of each month usually commencing at 9 am unless there is some kind of conflict with other events.

The Standing Committee Meetings have been held, if required, on the second Thursday of each month usually commencing at 9 am.

Manner of giving notice of Meetings:

The Business papers and summons for the Ordinary Council and Committee Meetings are issued no later than from the close of business on the Fridays prior to the Meetings. This is achieved by the electronic agenda being uploaded to the Councillors iPad device via Dashboard unless there are unusual circumstances that make it impossible to achieve this timeframe.

Also any Councillor may request a hard copy of the Business Paper.

It has also been the practice to alternate the Meeting venues monthly between Warialda and Bingara.

The recommended cycle for 2017/2018 is outlined below:

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Chairman .....

Suggested Meeting Cycle		
Date	Location	Comments
Thursday 26th October 2017	Warialda	
Thursday 23th November 2017	Bingara	LGNSW Annual Conference December 4th to 6th LG Professionals Conference 29th - 30th November 2017
Thursday 21st December 2017	Warialda	No Committee Meeting
2018 January no meetings unless required		
Thursday 22nd February 2018	Bingara	
Thursday 22nd March 2018	Warialda	Easter Sunday 1st April
Thursday 26th April 2018	Bingara	
Thursday 31st May 2018	Warialda	
Thursday 28th June 2018	Bingara	ALGA General Assembly 17 to 20 June 2018
Thursday 26th July 2018	Warialda	
Thursday 30th August 2018	Bingara	
Thursday 28th September 2018	Warialda	Biennial Mayoral and Deputy Mayoral Elections.

#### OFFICER RECOMMENDATION

THAT the meeting cycle outlined is adopted for advertising.

#### ATTACHMENTS

There are no attachments for this report.

#### COUNCIL RESOLUTION: MINUTE 307/17

**THAT the meeting cycle is adopted for advertising noting the  
December 2017 meeting being held on 14<sup>th</sup> December 2017.**

**(Moved Cr Dick, seconded Cr Dixon OAM)**

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Chairman .....

## Item 10 Committee Memberships

## FILE REFERENCE

## DELIVERY PROGRAM

**GOAL: 5. Organisational Management**

**OUTCOME: 5.1 CORPORATE MANAGEMENT**

**STRATEGY:** 5.1.3 Administrative functions - GM - internal

**AUTHOR** General Manager

**DATE** 19 September 2017

**STAFF DISCLOSURE OF INTEREST** Nil

## IN BRIEF/ SUMMARY RECOMMENDATION

<b>TABLED ITEMS</b>	Nil
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## BACKGROUND

Attached is the current list of Council's Committees and appointed delegates.

Councillors are requested to review the list and provide the staff with any alterations or modifications required.

Some of the memberships (e.g. Naomi JO) are related to the persons who hold either the Mayor or Deputy Mayor positions.

## OFFICER RECOMMENDATION

THAT the Council's representatives on the various Committees be as detailed in the attached list.

## ATTACHMENTS

### AT- Current memberships

**COUNCIL RESOLUTION:  
MINUTE 308/17**

**THAT the Council's representatives on the various Committees be as detailed in the attached list.**

**(Moved Cr Galvin, seconded Cr Dixon OAM)**

Committee	Cr Smith	Cr Moore	Cr Egan	Cr Young	Cr Dick	Cr Dixon	Cr D Coulton	Cr J Coulton	Cr Galvin
Organisational Strategy and Policy	1	1	1	1	1	1	1	1	1
Community Services and Planning	1	1	1	1	1	1	1	1	1
Public Infrastructure	1	1	1	1	1	1	1	1	1
Heavy Plant	1				1		1	1	
Joint Weight of Loads Committee	1						1		
Central Northern Regional Library Committee			1						1 (Alt)
Fossicker's Way Promotion Committee			1						1
Local RTA Traffic Committee	1 (Alt)				1		1	1	
Warialda Chamber of Commerce		1						1	
Bingara and District Vision 20/20			1						
Bush Fire Liaison (Service Level Agreement) Committee	1				1		1		
Local Emergency Management Committee				1	1		1 Chair		
Border Regional Organisation of Councils				1 (Alt)				1	
Arts North West (Changes to membership make-up being considered)				1					
Namoi JOC			1 (Alt)					1	
New England JO			1 (Alt)					1	
Northwest Regional Community Care Project Advisory Committee			1						1 (Alt)
Bingara District Historical Society						1			
Gravesend Historical Society (In recess)								1	
Warialda Historical Society					1				
CHSP and Disability Services Advisory Committee			1						1
Gwydir Learning Region Committee			1	1			1	1	
Bingara Showground Advisory Committee			1 Chair			1			
Disabled Access Committee									1
Naroo Hostel Advisory Committee	1 (Alt)							1	
Northern Slopes Landcare Association		1 (Alt)		1					
Bingara Special Events Committee			1			1			
Australian Rural Road Group Inc.	1		1				1	1	
Internal Audit Committee			1					1	
Transport, Water and Sewerage Assets	1			1	1		1	1	

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Chairman .....

Committee	Cr Smith	Cr Moore	Cr Egan	Cr Young	Cr Dick	Cr Dixon	Cr D Coulton	Cr J Coulton	Cr Galvin
Information Technology & Office Equipment and Buildings Assets		1	1			1		1	1
The Living Classroom Committee	1			1					1
Bingara Men's Shed						1			
Whole of Community Integrated Service Delivery Northern Group of Council's (NENW)				1					1 (Alt)
Murray Darling Association Inc.				1					
Warialda Cultural Community Centre Craft Shop (Carinda House)					1				
Circular Economy Committee	1	1	1					1	
Gwydir Community Health Alliance			1 Chair	1					1
Northern Planning Panel			1					1	

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Chairman .....



**Item 11 Namoi Joint Organisation Trade Delegation to China**

**FILE REFERENCE**

**DELIVERY PROGRAM**

**GOAL:** 2. Building the business base

**OUTCOME:** 2.1 OUR ECONOMY IS GROWING AND SUPPORTED

**STRATEGY:** 2.1.2 Support the growth of our business community -  
OCD - external

**AUTHOR** General Manager

**DATE** 19 September 2017

**STAFF DISCLOSURE OF INTEREST** Nil

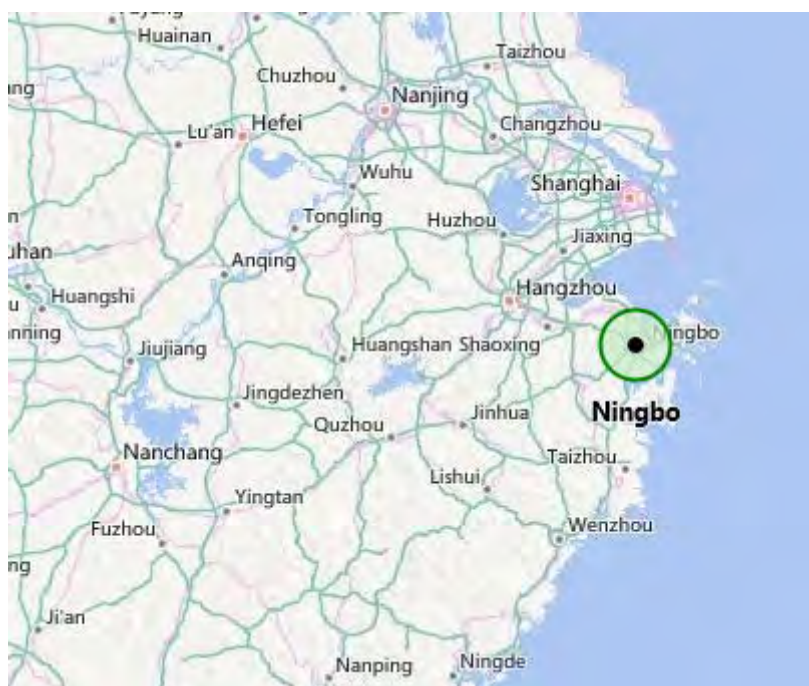
**IN BRIEF/ SUMMARY RECOMMENDATION**

This report recommends that the Mayor be authorised to attend the trade delegation to China.

**TABLED ITEMS** Nil

**BACKGROUND**

The Namoi JO has been working on developing a constructive international trading arrangement with a region of China. The region identified is Ningbo within Zhejiang Province.



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Chairman .....

Ningbo, formerly written Ningpo, is a sub-provincial city in northeast Zhejiang province in China. It comprises the urban districts of Ningbo proper, three satellite cities, and a number of rural counties including islands in Hangzhou Bay and the East China Sea. Its port, spread across several locations, is among the busiest in the world and the municipality possesses a separate state-planning status. As of the 2010 census, the entire administrated area had a population of 7.6 million, with 3.5 million in the six urban districts of Ningbo proper. To the north, Hangzhou Bay separates Ningbo from Shanghai; to the east lies Zhoushan in the East China Sea; on the west and south, Ningbo borders Shaoxing and Taizhou respectively.

Certainly a significant market potential.

## COMMENT

The details regarding the delegation are outlined in the attached correspondence.

## FINANCIAL IMPLICATIONS

No significant cost to Council as the Namoi Council's Mayors' transport, air travel, accommodation, translators and the seminar series will be paid for the Namoi JO.

## OFFICER RECOMMENDATION

THAT Gwydir Shire Council be represented on the trade delegation to China by the Mayor with the cost being paid by the Namoi Joint Organisation.

## ATTACHMENTS

AT- Letter from Namoi JO

## COUNCIL RESOLUTION: MINUTE 309/17

**THAT Gwydir Shire Council be represented on the trade delegation to China by the Mayor with the cost being paid by the Namoi Joint Organisation.**

**(Moved Cr Smith, seconded Cr Galvin)**



NAMOI UNLIMITED

Premier agricultural region in Australia

GUNNEDAH SHIRE COUNCIL | GWYDIR SHIRE COUNCIL | LIVERPOOL PLAINS SHIRE COUNCIL | NARRABRI SHIRE COUNCIL | TAMWORTH REGIONAL COUNCIL | URALLA SHIRE COUNCIL | WALCHA COUNCIL

Mr Max Eastcott  
General Manager  
Gwydir Shire Council  
Locked Bag 5  
BINGARA NSW 2404  
E: [meastcott@gwydir.nsw.gov.au](mailto:meastcott@gwydir.nsw.gov.au)

Dear Max

#### NAMOI COUNCILS JOINT ORGANISATION – ENGAGEMENT PROJECT, CHINA

The identified strategic regional priorities of the Namoi Councils Joint Organisation are articulated in the annual business plan. There are three strategic priorities identified for the 2016-2017 financial year including:

- the International Engagement Project, China
- Roads and Transport Infrastructure Priorities, and
- the Local Government Skills Strategy

The International Engagement Project was developed in response to the 2015 Regional Australia Institute Report 'Shaping the Future of the Namoi Region'. This report identified six future factors that the Namoi Councils Joint Organisation could influence to grow the economy of the Namoi region by an estimated \$900million by 2036.

The Joint Organisation International Engagement Project, China is endeavouring to address five of the six identified factors, being:

- Understand national and global cycles in commodity markets;
- Maximise agricultural production;
- Seeking international investment, on the right terms;
- Engaging the Namoi in major overseas markets; and
- Leverage regional brand marketing to attract people to live and work in the Namoi.

To address these factors, a project working group was established and is being led by the expertise of Tamworth Regional Council and Gunnedah Shire Council. The group are working to facilitate and accelerate:

- Investment in our communities,
- Develop partnerships to increase innovation and productivity in agriculture, and
- Provide an opportunity for tourism exchange.

To do this the Namoi Councils Joint Organisation has:

- Identified the region of NingBo, China to establish a regional relationship for the Namoi Councils Joint Organisation. It is believed that this is the first time in NSW that a region or collective of Councils is seeking to establish a regional relationship with China.

NingBo is the harbour city of Zhejiang Province. NingBo is on the edge of the East Sea and borders Shanghai to the north, Shaoxing to the west and Taizhou to the south.

Namoi Unlimited PO Box 555 Tamworth NSW 2340 Australia

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Chairman .....

The NingBo-Zhoushan Port is one of the busiest ports in China and in 2013 it handled 809.78million tons of cargo, ranking the port first in all of China.

NingBo was among the first coastal cities opened up for foreign trade which has played an important role in the city's economic development. In 2013, the total foreign trade value of Ningbo increased 3.9% to US\$100.33 billion. Ningbo has attracted a large number of foreign investors, including large multi-national companies such as Schneider and Akzo Nobel. In 2013, the utilized FDI increased 14.8% to US\$3.27 billion.

- As part of developing an investment relationship with NingBo, member Councils will be developing the investment opportunities that the region has to offer. At this stage, four of the seven member Councils will have at least one investment opportunity.

In addition to the investment opportunities, an industry profile for each Local Government Area will also be presented in an attempt to develop business links and forge partnerships between investors and agriculture and agricultural innovators.

- An awareness and promotional campaign about the Namoi region called '*Namoi Unlimited*' is being developed. The new brand for the premier agricultural region in Australia is included on this letterhead.

There are a number of components to the awareness and promotional campaign including; a revised Investment Prospectus - in English and Mandarin, an interactive web presence about the investment opportunities for member Councils to insert into their own Council websites. To establish a WeChat and social media presence with the NSW Department of Trade and Investment based in China.

Part of the awareness and promotional campaign, is a proposed mission to China of the member Councils. The mission is expected to occur in March 2018.

The Mayors of the Namoi Councils Joint Organisation will be attending a series of events including ceremonial, business and investment series.

The Namoi Councils Joint Organisation has budgeted to pay for each Mayor's to attend the mission and the Executive Officer. Funding is also being sought from the NSW and Australian Governments to support this activity.

The proposed itinerary is:

11 March	Depart Sydney for Guangzhou
12 March	Trade and investment seminar with Delegates, Government officials, State Owned enterprises, private enterprise, interested business representatives, Government partners and the Senior Trade Commissioner for Guangdong.
13 – 14 March	Meetings with business officials NingBo, NSW Trade Commissioner for Shanghai, meetings with the Agricultural Ministry of the NingBo Government with signing of a Memorandum of Understanding.
15 March	Trade and investment seminar with Delegates, Government officials, State Owned enterprises, private enterprise, interested business representatives, Government partners and the Senior Trade Commissioner for Shanghai.
16 March	Department Shanghai for Sydney

The estimated cost for this mission is \$4,000 per person including transport, air travel, accommodation, translators and the seminar series. If your Council would like to send one additional delegate to the Mayor the cost per Council will be \$4,000 for the expenditure as described above.

The seminar series of events to be presented will be supported by NSW Trade and Investment and the Commissioner in each area.

The Namoi Councils Joint Organisation is now seeking:

- The approval of your Council to be part of this international mission to China.
- That Council endorse your Council's Mayor to attend, and
- If requested by your Council, endorse and or approve the additional expenditure for a senior representative to attend.

To assist us with our planning and preparation, it would be appreciated if your Council would consider this matter at Council meetings in September or October.

The Namoi Councils Joint Organisation is working extremely hard on developing opportunities for member Councils through Strategic Regional Priorities and also operational working group activities. Our updates are provided in a circular after each Board meeting. Our Executive Officer continues to work from your Council offices at least once per month and is always available to you to discuss Joint Organisation activities.

Yours sincerely



**Cr Andrew Hope**  
**Mayor, Liverpool Plains Shire Council**  
**Chair, Namoi Councils Joint Organisation**

Contact: Ms Rebel Thomson, Executive Officer (02) 67675267

Date: 19 September 2017

## Chairman .....



APPLICATION NUMBER	TITLE	BIDDING AMOUNT	FUNDING SUCCESSFUL
FUND201702271971	Coolatai Village Strategic Slashing	4680.00	\$ 4,680.00
FUND201702271969	Bingara Strategic Slashing	5040.00	\$ 3,000.00
FUND201702271968	Bingara Strategic Slashing – Western Side of Village	10440.00	
FUND201702271958	Gravesend Strategic Slashing	5040.00	
FUND201702271954	Upper Horton Strategic Slashing	5760.00	
FUND201702271946	Bingara Batterhams PMR Tower	1960.00	\$ 1,960.00
FUND201702271939	Strategic Evacuation route for isolated residents – Killarney Gap Rd	16860.00	\$16,860.00
FUND201702271934	Strategic Evacuation Route – Copeton Dam Rd	29800.00	\$29,800.00
FUND201702271915	Cobbadah RFB Station Slashing	720.00	\$ 720.00
FUND201702271912	Warialda Rail Strategic Slashing	10080.00	
FUND201702271911	Croppa Creek Strategic Slashing	12500.00	
FUND201702271910	Yallaroi Strategic Slashing	7200.00	\$ 7,200.00
FUND201702271907	Warialda Strategic Slashing – Airbase	10560.00	
FUND201702271903	Warialda Strategic Slashing – High School	13968.00	
FUND201702271892	Warialda Strategic Slashing – East	10080.00	
FUND201702271888	Warialda Strategic Slashing –Waste Depot	7920.00	
FUND201702271881	Warialda Strategic Slashing – Showground	15840.00	\$15,840.00
FUND201702271875	Warialda Strategic Slashing – Sub Station	5080.00	
FUND201702271868	Warialda Strategic Slashing – Naroo	2320.00	
FUND201702271848	North Star Strategic Slashing	8640.00	
FUND201703162308	QUEEN STREET FIRE TRAIL	1440.00	\$ 1,440.00
FUND201703162309	QUEEN STREET FIRE TRAIL	3255.00	\$ 3,255.00
FUND201703162311	HIGH SCHOOL FIRE TRAIL	5,790.00	\$ 5,790.00
FUND201703162312	HIGH SCHOOL FIRE TRAIL	4,096.00	\$ 4,096.00
FUND201703162315	KOORINGAL FIRE TRAIL	590.00	\$ 590.00
FUND201703162316	MARKET STREET FIRE TRAIL	805.00	\$ 805.00
FUND201703162317	NAROO TRACK FIRE TRAIL	1,970.00	\$ 1,970.00
FUND201703162318	CRANE STREET FIRE TRAIL	435.00	\$ 435.00
FUND201703162321	POWERLINE FIRE TRAIL	725.00	\$ 725.00
FUND201703162323	THOMPSONS TRACK FIRE TRAIL	220.00	\$ 220.00
FUND201703162324	NAROO TRACK FIRE TRAIL	585.00	\$ 585.00
FUND201703162327	NORTH PERIMETER FIRE TRAIL	510.00	\$ 510.00
FUND201703162330	NICHOLSON TRACK FIRE TRAIL	405.00	\$ 405.00
FUND201703162331	WARIALDA POWERLINE NW FIRE TRAIL	330.00	\$ 330.00
	Total	\$205644.00	\$101,216.00

The NSW Rural Fire Fighting Fund 2017-2018 Allocations (Attachment 1) have been released. The Minister for Emergency Services has approved this important funding which supports volunteers brigades who protect our local community.

## 2. ENGINEERING SERVICES

### 2.1 Construction/ Rehabilitation – Regional and Local Roads

#### Baroma Road

Northern staff have completed the rehabilitation project of 1.9km of Baroma Downs Road, 4.3km from North Star Road. The new road features a stabilised base and sub-base course, a 9m pavement formation and an 8m bitumen seal.

#### North Star Road Super Patch

Approximately 2km of the “Cox’s Creek” section of North Star Road was stabilised on both shoulders in conjunction with the finishing of the Baroma Downs Road project, addressing shear failures in the base course. A full width seal was applied to the section, with a double/double seal applied to the stabilised shoulders.

Maintenance staff have cleaned two fully blocked pipe culverts under the “Kia Ora” causeway on RR63.

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Elcombe Road

Southern staff are carting base course material for approximately 900m of Elcombe Road, 26.9km from Gwydir Highway.

**2.2 Works – Local, Regional and State Roads**

**Maintenance Grading**

Yallaroi Road, SR36 Allandale Road, SR31 Eulourie Road, SR 33 Forest Creek Road, SR 68 Goat Road, SR53 Eden Forest Road

**Gravel Resheeting**

SR9 I.B Bore Road

**Heavy Patching**

RR7705 heavy patching, MR63 Cobbadah Road and MR133 Killarney Gap Road

**Bitumen Patching**

RR63 Warialda Road, HW12 Gwydir Highway, RR7705 North Star Road

**Vegetation Control**

SR38 Adams Scrub Road

**Miscellaneous Work**

Warialda, Bingara and Gravesend - pushing of waste depots

Replace guard rail on MR133 Killarney Gap at Pallal Creek bridge

**Slashing**

HW 12 Gwydir Highway

**Private Works for Councillors and Staff**

Nil Report

**Self Help Program**

Nil Report

**2.3 Roads Maintenance Council Contract – Works Orders issued by RMS**

All Work Orders issued by RMS are quality assurance schedule of rates projects carried out by Council staff under the Roads Maintenance Council Contract with Roads and Maritimes Services.

Heavy patching works are currently underway on our state roads with crews starting on HW12 Gwydir Highway and working their way east, then south onto MR63 Allan Cunningham Road. Once heavy patching has been completed within reseal segments, seal designs will be developed and reseals will then be completed before the end of the calendar year. Resealing works will be undertaken by Fulton Hogan, who provided a very competitive tender through LGP's Vendor Panel. These works will be a full service bitumen spray sealing contract. Other ordered works this financial year include reseal

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preparation and also a possibility for some guardrail replacement works, for which a proposal is currently being developed.

## **2.4 Other Services**

2.4.1 Street services continue to be maintained for vehicular, pedestrian and public conveniences.

2.4.2 Storm water drainage facilities continue to be maintained.

2.4.3 Aerodromes at Warialda and Bingara continue to be maintained and inspections are done monthly.

2.4.4 Existing quarry sources are continually being utilised and future sources are being investigated as time permits with other competing projects.

2.4.5 The radio and television towers continue to be maintained.

## **3. DESIGN AND ASSET SERVICES**

Survey, design and soil testing is continuing for the 2017-2018 works programs. Progress is as follows:

### North Star Road

Survey and design has been completed for the "Gardiners" rehabilitation project. This project consists of stabilising the existing sub-base and importing a new base course between 34.5km and 35.8km from Warialda Road.

### North Star Road – Flaggy Creek

Design is being finalised for this section 9.4km to 11km from Warialda Road.

### Warialda High Productivity Vehicle Bypass – Truck Wash

Following a meeting with RMS representatives in Grafton, a number of intersection design concepts have been drawn in order to seek RMS approval for connection to both Warialda Road and Gwydir Highway. Intersections on both these roads must have RMS consent due to the status of the roads being "classified regional road" and "state highway" respectively.

## **4 TOWN SERVICES**

### **4.1 Water and Sewerage**

Water and sewerage systems continue to be maintained.

During August a number of larger projects were carried out:

A sewer main was excavated and encased in concrete as private works to enable a property owner to build over the sewer main.

A horizontal drilling contractor was used to install a water main under the Gwydir Highway at Warialda. Roads and Maritime Service prefer this approach to road crossings rather than cause disruption to traffic flow.

A new sewer connection was installed in Cunningham Street, Bingara. This involved installation of an access pit and 30 meters of sewer pipe. The plastic moulded access pit (pictured below) is an example of newer

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technology/materials coming into the industry rather than the traditional concrete structures.

Water meters will be read first and second week of September 2017.



*New sewer connection and access pit*

#### 4.2 Plant and Workshop

Major items repaired in the workshop during August.

- Plant 1780 – Ute – replace timing belt
- Plant 1788 – Grader – blade and circle bushes
- Plant 1713 – Jet Patcher – replace rear roller and broom
- Plant 1689 – Water cart – air compressor head gasket
- Plant 1659 – Utility – differential replacement
- Plant 1463 – Grader – transmission sensors (Komatsu)
- Plant 1317 – Slasher – gearbox bearings

The overhead cranes in the Warialda and Bingara workshops received a 10 year inspection and service during August.

Council recently purchased an Agora Lime spreader through Pickles Auctions in Tamworth. This unit was previously owned by Narrabri Shire Council and has been upgraded to meet Work Health and Safety requirements. The unit replaces Plant 1688 Lime Spreader.

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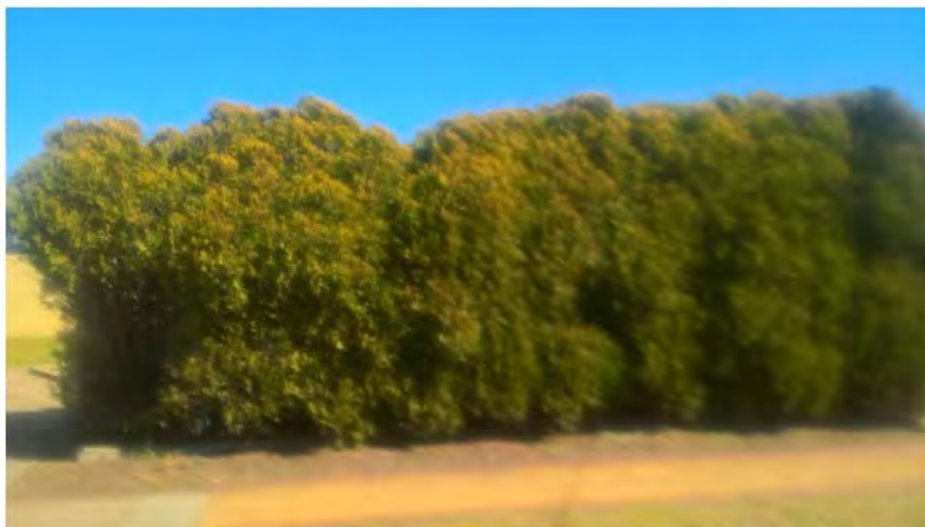


*Agora Lime Spreader*

#### **4.3 Parks and Gardens**

Parks and gardens staff have completed several additional tasks above the normal routine maintenance jobs during August:

- Whitfeld Place (Bingara) Aged Units – remove pine trees
- Stump grinding
- Warialda 'town entrance' gardens
- Construction of memorial stones in Junction Park, Bingara
- Installation of additional commemorative pavers in Lions Park, Bingara
- Work on Warialda Hope Street Arcade



*Whitfeld Place Aged Units*

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*Whitfeld Place front garden*

#### **4.4 Bingara Showground**

Bingara Showground is being maintained. Several events are scheduled for September with the annual pony camp being held during the last week of September and the Pony Club Zone Jamboree to be held the first week of October. Following the Zone Jamboree the Australian Caravan Club is holding a national rally from Monday 16<sup>th</sup> to Monday 23<sup>rd</sup> October. The rally committee estimate up to 200 caravans will be in attendance.

### **5 DEVELOPMENT AND BUILDING SERVICES**

#### **5.1 Development – July and August**

The Department continues to receive enquiries and provide advice on a range of planning and building matters including:

- Minor structure construction e.g. sheds
- Commercial opportunities and construction
- Basix (Building Sustainability Index)
- Bushfire requirements
- Building construction standards and requirements
- Stormwater
- Licensing and owner builder requirements
- Fees and charges

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The following Construction Certificate (C/C) applications have been approved for the month of July.

No.	Property Description	Development/ Work	\$	C/C
18/2017	Lot Sec 19 DP 758111 18 Gwydir Terrace Bingara	Dwelling	\$25,000	✓
20/2017	Lot 126 DP 754851 6 Gwydir Street Bingara	Dwelling Additions	\$25,000	✓
21/2017	Lot 4 DP 632020 36 Gragin Road Warialda	Shed	\$20,000	✓
22/2017	Lot A DP 91155 63 Maitland Street Bingara	30KL above ground combustible diesel tank	\$30,000	✓
26/2017	Lot 2 DP 851246 112 Maitland Street Bingara	Dwelling	\$36,200	✓

The following Construction Certificate (C/C) applications were approved by a Private Certifier and lodged with Council during the month of August.

No.	Property Description	Development/ Work	\$	C/C
16/2017	Lot 125 DP 39624 'Aberfeldy' 3582 Elcombe Road, Bingara	Dwelling	\$334,423	✓

## 5.2 Illegal Activity

Nil Report

## 5.3 Water Surveillance

The Department continues to carry out routine weekly microbiological sampling of the water supply in the towns of Warialda and Bingara, fortnightly sampling of Gravesend and monthly sampling at North Star.

## 5.4 Health

The Department continues to receive enquiries and provide advice on a range of health matters including:

- Design and installation of on-site sewerage management systems
- Overgrown properties
- Food premises design and fit-out
- Food handling practices
- Mobile food vendors
- Licensing
- Water carting
- Plumbing and drainage - design and installation

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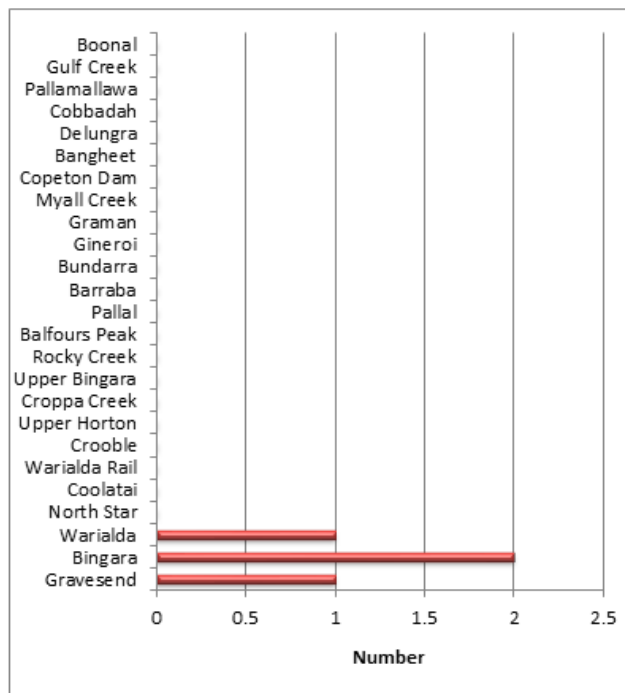
## 5.5 Swimming Pool Inspections

The Department continues to carry out swimming pool compliance inspections.

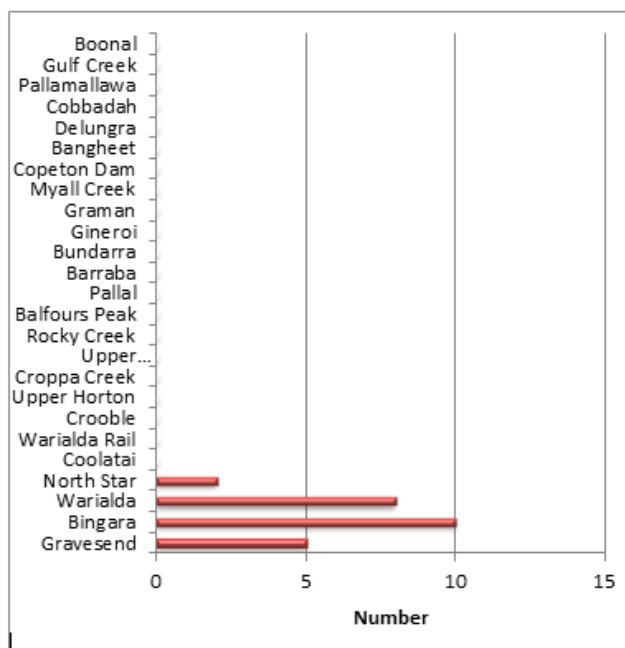
## 5.6 Cemeteries

Both Warialda and Bingara cemeteries continue to be maintained.

## 5.7 Health Related Inspections – July and August



JULY 2017

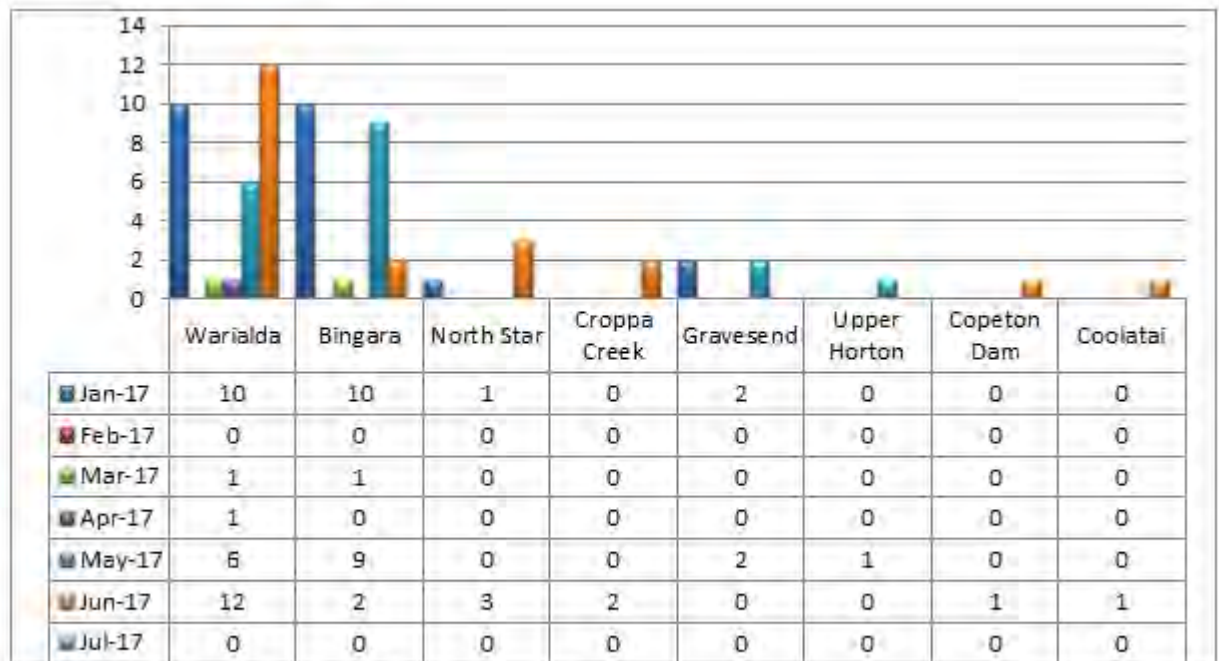


AUGUST 2017

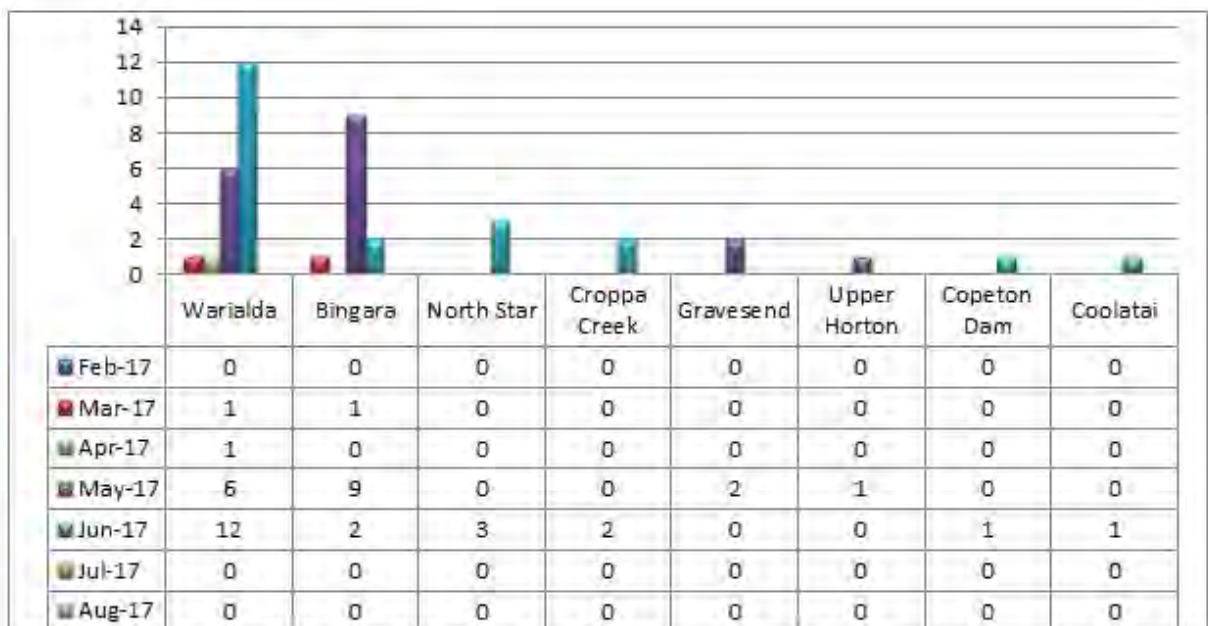
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## 5.8 Food Premise Inspections/Re-inspections – July and August



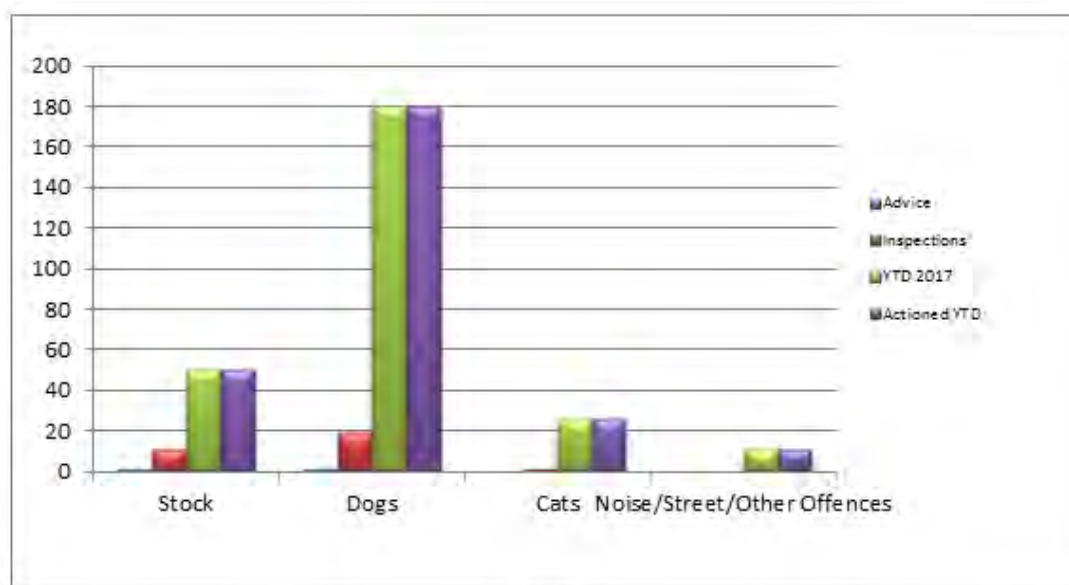
JULY 2017



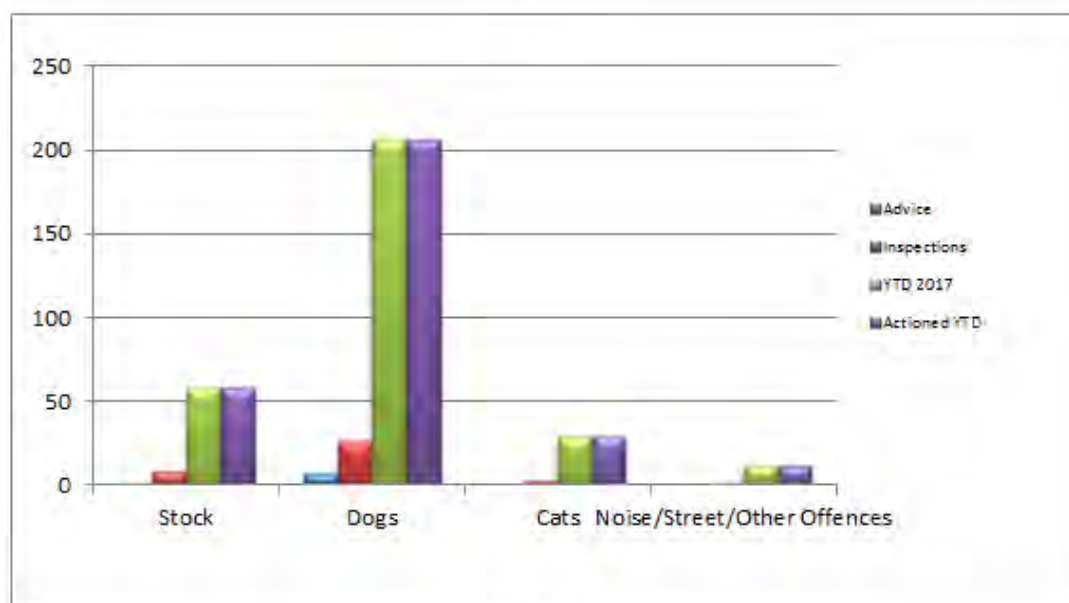
AUGUST 2017

### 5.9 Compliance and Regulatory Control – July and August

Council received complaints regarding roaming stock and dogs, noise, the keeping of animals and other concerns during the month of July 2017. These are investigated and actioned as necessary and are detailed in the following table including year to date and actioned totals:



JULY 2017



AUGUST 2017

## **6 ENVIRONMENTAL**

The Department continues to receive enquiries and provide advice on a range of environmental matters including:

- Air and water pollution
- Noise pollution
- Littering
- Legislation

### **6.1 Waste Services**

Scheduled kerbside collection of waste, recycling and green waste was carried out throughout the Shire during July and August. There were no incidents or complaints for this period.

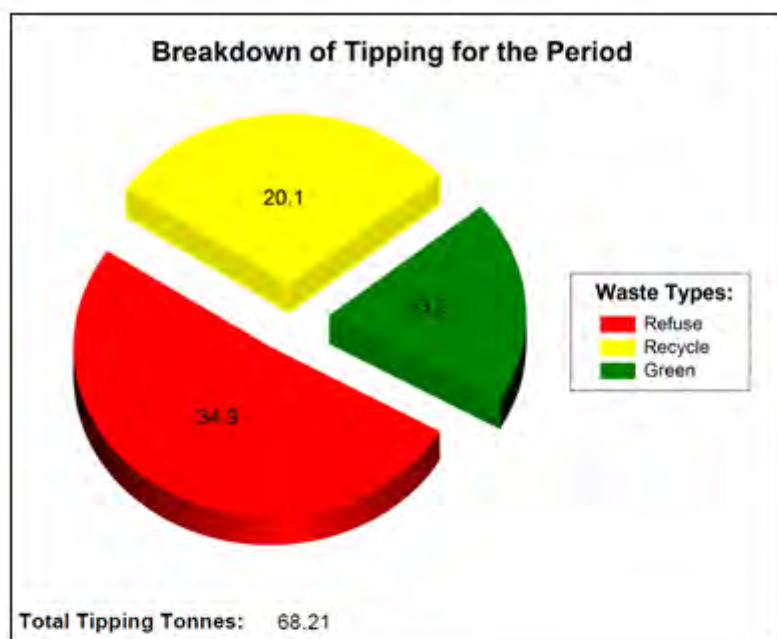
All Waste Recovery Centres in the Shire continue to be supervised/monitored and maintained. Staff continue to make changes to the site layout and signage to improve onsite operation and access for residents unloading waste and recyclable materials.

There was no in house chipping for the months of July and August.

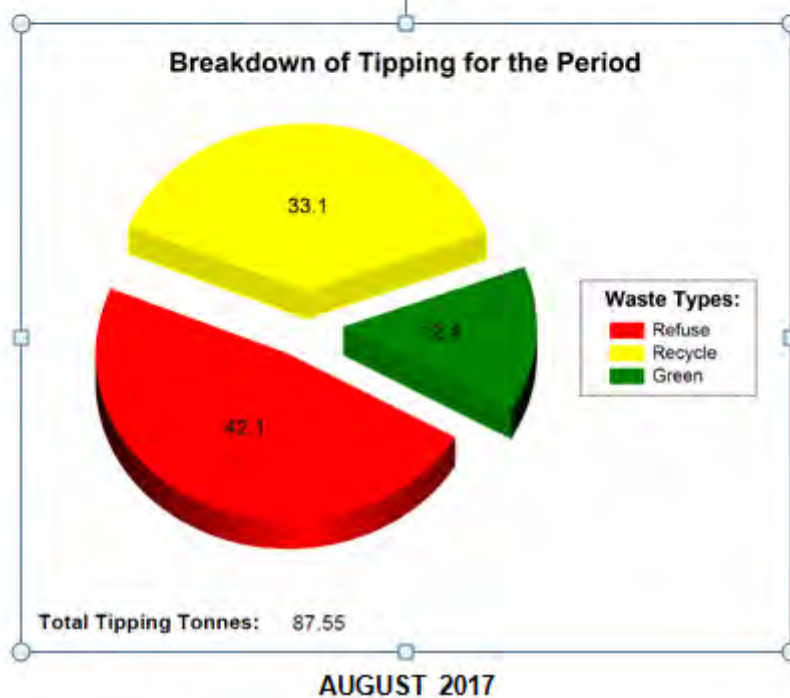
Council is continuing to supply mulch from chipped green waste to residents.

Steel continues to be stockpiled for collection at the Bingara and Warialda Waste Recovery Centre.

## 6.2 Breakdown of Waste Collection – July and August



JULY 2017

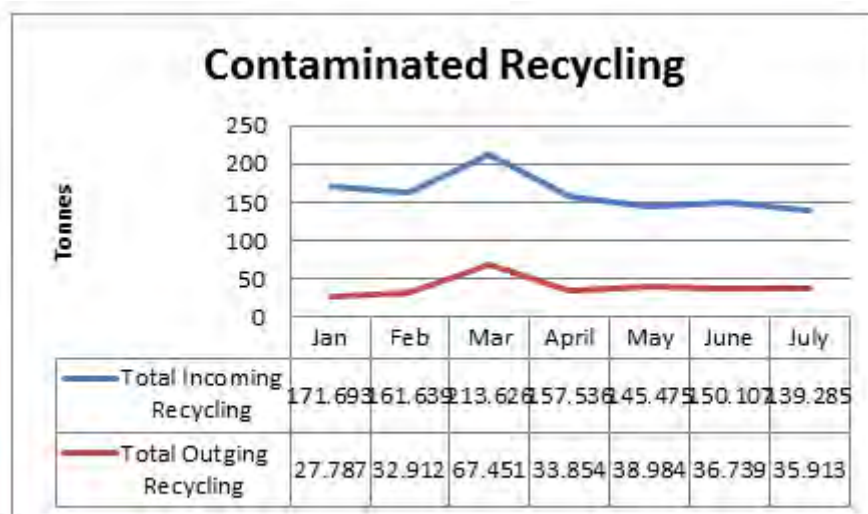


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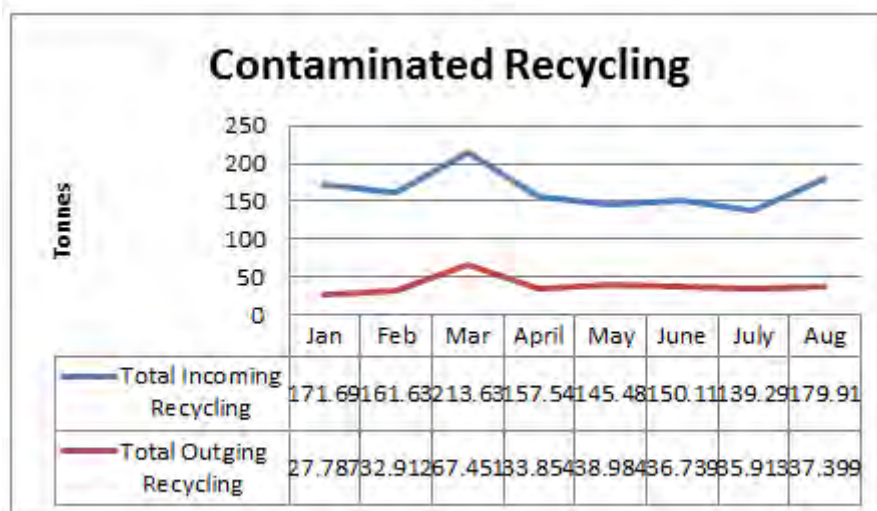
Chairman .....



### 6.3 Recycling Contamination – July and August



**JULY 2017**

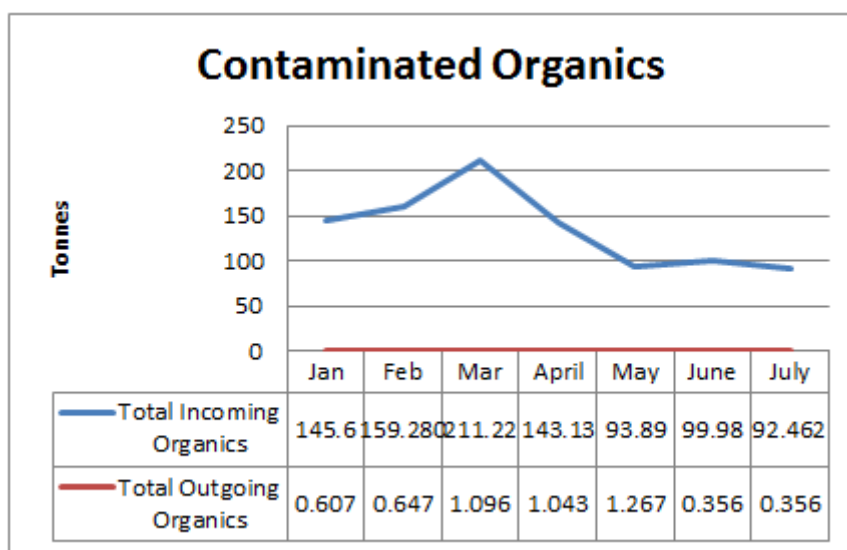


**AUGUST 2017**

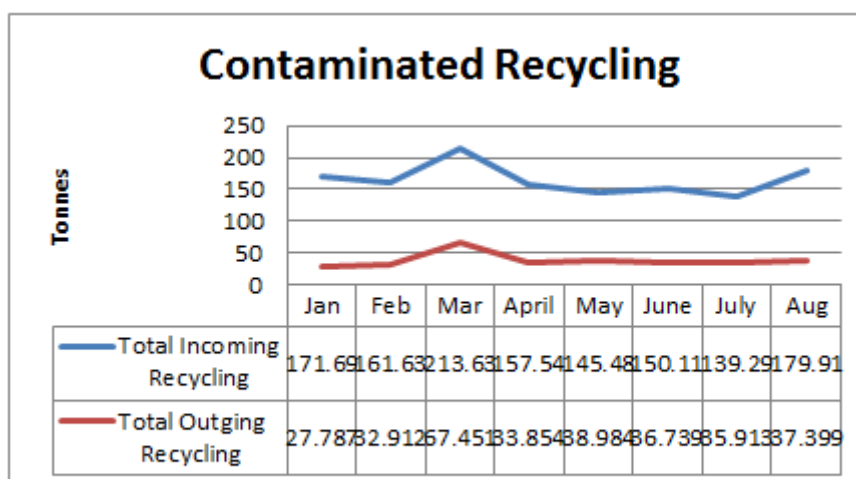
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## 6.4 Organics Contamination – July and August



JULY 2017



AUGUST 2017

## 6.5 NOXIOUS WEEDS – July and August

### 6.5.1 Property Inspection Program

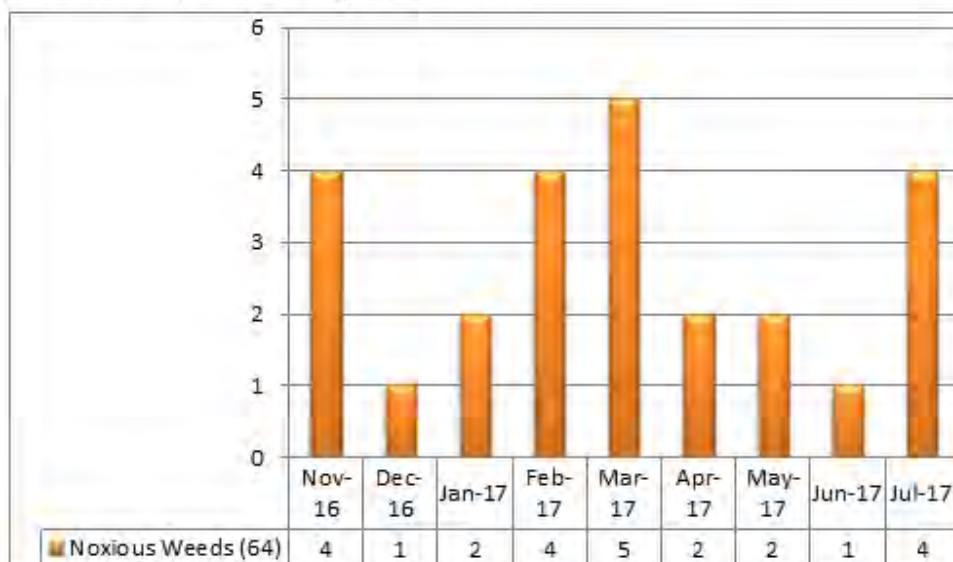
Staff continue to assist farmers and the community with:

- Funding advice
- Noxious weeds advice
- Property inspections
- Spraying of noxious weeds

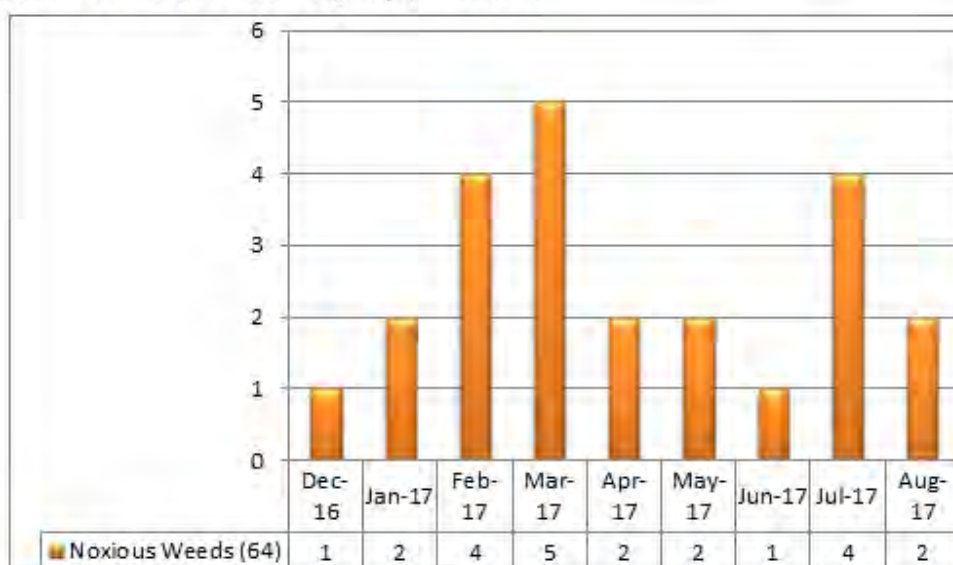
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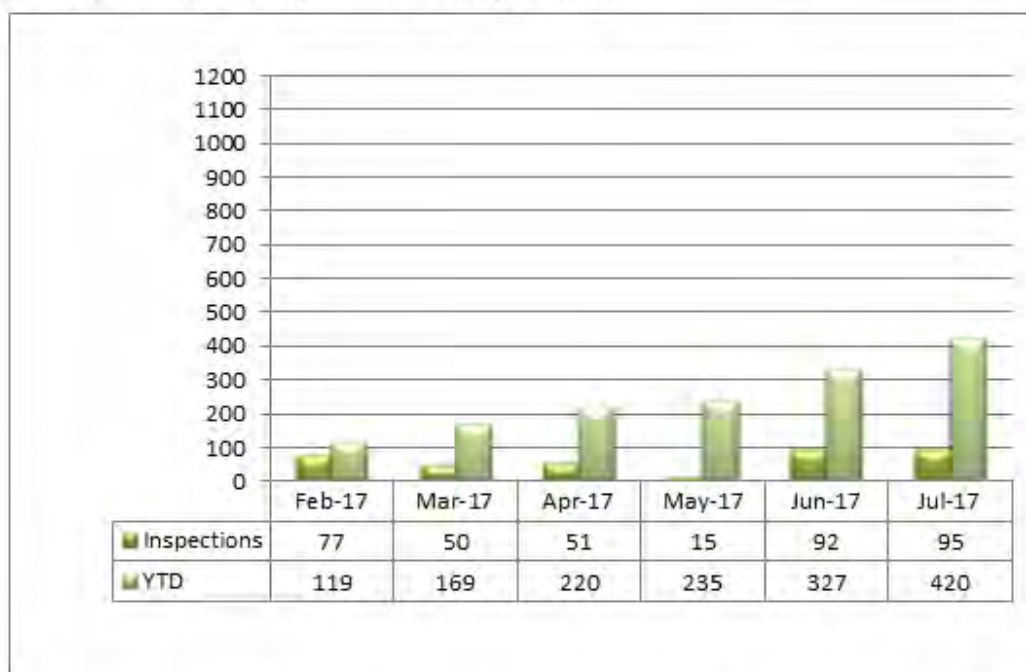
The following noxious weeds certificates were issued during July 2017 compared to the previous eight (8) months.



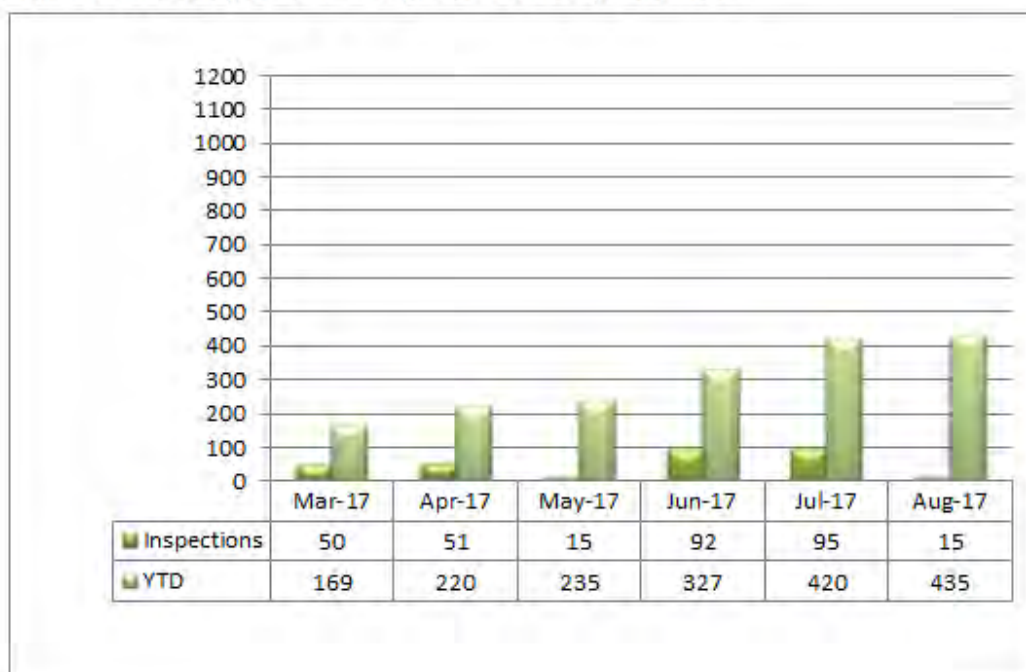
The following noxious weeds certificates were issued during August 2017 compared to the previous eight (8) months.



The following graph shows the noxious weeds inspections carried out in July 2017 compared to the previous five (5) months.



The following graph shows the noxious weeds inspections carried out in August 2017 compared to the previous five (5) months.



### 6.5.2 Noxious weeds - Inspections during July 2017

<i>Areas Inspected</i>	<i>No.</i>	<i>Ha</i>	<i>Rd km</i>	<i>Weeds Present</i>
Private Property High Risk areas	-	-	-	-
Private Property High Risk Reinspection	8	383	-	African Boxthorn, Mother of Millions, Patersons Curse
Roadside Inspections High Risk	-	-	-	-
Waterways High Risk	-	-	-	-
Private Property	-	-	-	-
Private Property Reinspections	11	186	-	African Boxthorn, Mother of Millions, Galvanised Burr, Patersons Curse
Private Property Waterways	-	-	-	-
Roadside Inspections	4	-	131	Tree Pear, African Boxthorn
Other Council Lands	2	4	-	Patersons Curse, Salvinia
Nurseries	-	-	-	-
Rural Outlets	-	-	-	-
ARTC	-	-	-	-
Other Weekend Markets	-	-	-	-
Dept of Lands	2	4	-	Mother of Millions, Tree Pear, Patersons Curse
National Parks/ Nature Reserves	-	-	-	-
NWLLS Reserves	35	70	-	Blackberry, St Johns Wort, Mother of Millions, Patersons Curse, Galvanised Burr, African Boxthorn, Noogoora Burr, Tree Pear
Gravel Quarries	23	46	-	Bathurst Burr, Galvanised Burr, African Boxthorn, Noogoora Burr
Machinery Dealers	-	-	-	-
Grain Handling Sites	-	-	-	-
Recreational Areas	-	-	-	-
Saleyards	-	-	-	-
Machinery wash down bays	-	-	-	-
Truck Stops	-	-	-	-
Other	-	-	-	-

### 6.5.3 Noxious weeds - Inspections during July 2017

<b>Road/Property</b>	<b>Locality</b>	<b>Weed Code</b>	<b>Area Ha</b>	<b>Road km</b>	<b>High Risk Road</b>	<b>Council Road</b>	<b>Other</b>
Blue Nobby Road	North Star	Mother of Millions	-	22	-	1	-
Gwydir Highway	Warialda	Patersons Curse	-	57	-	-	-
North Star Road	Warialda	Mother of Millions, Patersons Curse	-	82	-	1	-
Gravesend Rec Ground	Rec Ground	Patersons Curse	7	-	-	-	1
Warialda Airstrip	Warialda	Patersons Curse	21	-	-	-	1
Warialda Racecourse	Warialda	Patersons Curse	49	-	-	-	1
Warialda Showground	Warialda	Patersons Curse	4	-	-	-	1
Bells Creek Road	Gravesend	Patersons Curse	-	1	-	1	-
Dunrobyn Road	Gravesend	Patersons Curse	-	2	-	1	-
Campbell Lane	Gravesend	Patersons Curse	-	4	-	1	-
Forest Creek Road	North Star	Harrisia Cactus,	-	19	-	1	-

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		Mother of Millions					
County Boundary Road	Pallamallawa	Mother of Millions	-	26	-	1	-
Buckie Road	Croppa Creek	Mother of Millions	-	10	-	1	-
Gravesend Road	Gravesend	Mother of Millions	-	15	-	1	-
Mt Jerrybang Road	Gravesend	Mother of Millions	-	12	-	1	-
Peates Road	North Star	Mother of Millions	-	28	-	1	-
Coolatai Common	Coolatai	Mother of Millions	10	-	-	-	1

#### 6.5.4 Noxious weeds - Inspections during August 2017

<i>Areas Inspected</i>	<i>No.</i>	<i>Ha</i>	<i>Rd km</i>	<i>Weeds Present</i>
Private Property High Risk areas	2	634	-	Green Cestrum, African Boxthorn, Rope Pear, Tiger Pear
Private Property High Risk Reinspection	2	3386	-	Parthenium
Roadside Inspections High Risk	5	5	-	Tree Pear, Mimosa Bush, African Boxthorn
Waterways High Risk	-	-	-	-
Private Property	-	-	-	-
Private Property Reinspections	-	-	-	-
Private Property Waterways	2	634	-	Green Cestrum, African Boxthorn, Rope Pear, Tiger Pear
Roadside Inspections	6	-	172	Tree Pear, African Boxthorn, Mimosa Bush, Sweet Briar
Other Council Lands	-	-	-	-
Nurseries	-	-	-	-
Rural Outlets	-	-	-	-
ARTC	-	-	-	-
Other Weekend Markets	-	-	-	-
Dept of Lands	-	-	-	-
National Parks/ Nature Reserves	-	-	-	-
NWLLS Reserves	-	-	-	-
Gravel Quarries	-	-	-	-
Machinery Dealers	-	-	-	-
Grain Handling Sites	-	-	-	-
Recreational Areas	-	-	-	-
Saleyards	-	-	-	-
Machinery wash down bays	-	-	-	-
Truck Stops	-	-	-	-
Other	-	-	-	-

#### 6.5.5 Noxious weeds control works for August 2017

<b>Road/Property</b>	<b>Locality</b>	<b>Weed Code</b>	<b>Area Ha</b>	<b>Road km</b>	<b>High Risk Road</b>	<b>Council Road</b>	<b>Other</b>
Mt Jerrybang Road	Gravesend	Mother of	-	12	-	1	-

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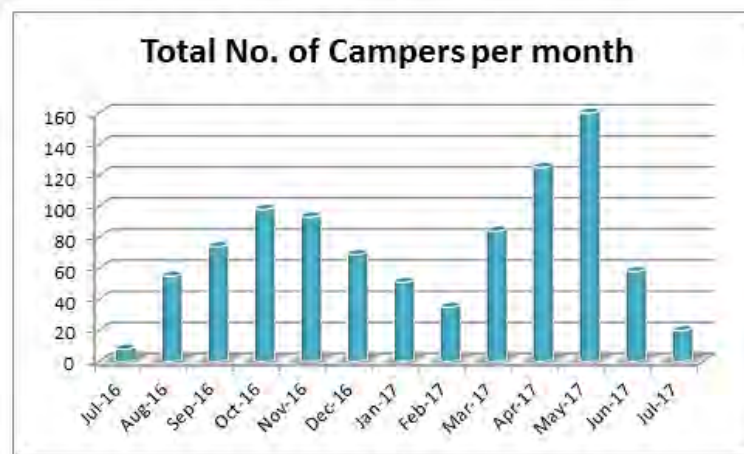
Chairman .....



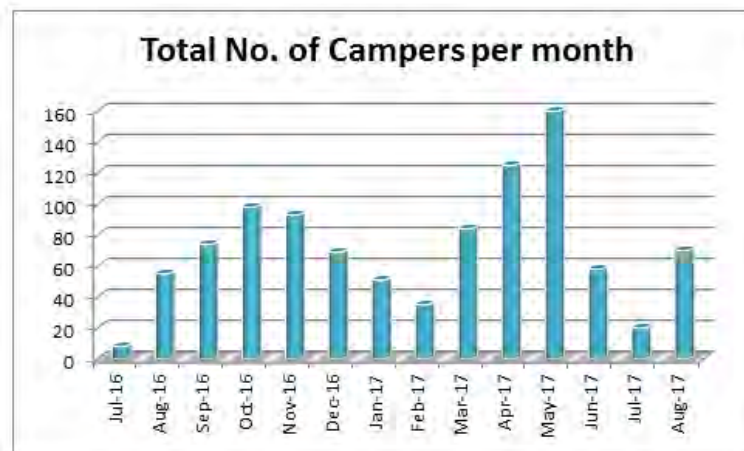
		Millions					
Mosquito Creek Road	Warialda	African Boxthorn	-	44	-	1	-
Fairford Road	Warialda	African Boxthorn	-	13		1	-
River Road	Gravesend	African Boxthorn	-	22	-	1	-
Eden Forest Road	Gravesend	African Boxthorn	-	12	-	1	-
Warialda Racecourse	Warialda	African Boxthorn	49	-	-	-	1
Warialda Saleyards	Warialda	African Boxthorn	2	-	-	-	1

## 6.6 RIVERSIDE CAMPING – JULY AND AUGUST

Council's Compliance Officer carries out weekly checks along the river to ensure that camping is being conducted in a safe and hygienic manner. The number of campers is detailed in the following graph.



JULY 2017



AUGUST 2017

## **7 BUILDING SERVICES**

The Department continues to receive requests to carry out minor maintenance and these are generally dealt with in a timely manner. Otherwise the works are scheduled into maintenance staff building activities including new works for attention.

### **7.1 Projects worked on during July 2017**

Staff worked on the following projects during July:

- Stonefield RFS – erect fence
- Warialda Memorial Hall – paint kitchen
- Archives room Warialda Office – re- roof
- Building Services Supervisor's office – remove asbestos
- Bingara office – patch and paint former office of Information Services Manager
- Naroo Hostel – paint two rooms
- Bingara Civic Centre – repairs and maintenance
- All Nations Hill Bingara – paint picnic shelter
- Bingara Arts Centre – repairs and maintenance to roof

### **7.2 Projects worked on during August 2017**

Staff worked on the following projects during August:

- Plunkett Street Warialda, Water Reservoir – repairs and maintenance
- Warialda Swimming Pool – paint pool
- Unit 4 Plunkett Street Aged Unit Warialda – final fit off of new kitchen, install cornice and repaint
- 84 Finch Street Bingara – new guttering on shed; paint fascia
- Cunningham Park Bingara – refurbish picnic tables
- Cranky Rock, Warialda – install 50m fire hose reel
- Gwydir Oval Bingara – repairs and maintenance to portable grandstand.
- All Nations Hill Bingara – paint picnic shelter
- Bingara Arts Centre – repairs and maintenance to roof

### **7.3 SWIMMING POOLS**

The Warialda and Bingara swimming pools are ready to be opened for the summer season.

## **CONCLUSION**

The activities carried out by the Technical Services Department are in line with the 2017/2018 Management Plan and otherwise as directed.

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## **CONSULTATION**

Consultation is carried out within the Technical Services Department during the monthly Technical Services team meetings and other relevant persons.

## **POLICY IMPLICATIONS**

Policy implications are those relating to the 2017/2018 Management Plan and the Technical Services Policies of Gwydir Shire Council.

## **FINANCIAL IMPLICATIONS**

The activities carried out by the Technical Services Department are in line with the 2017/2018 Management Plan.

## **OFFICER RECOMMENDATION**

THAT the Monthly Technical Services report for August be received

## **ATTACHMENTS**

**AT-** NSW Rural Fire 2017-18 Allocations

## **COUNCIL RESOLUTION: MINUTE 310/17**

**THAT the Monthly Technical Services report for August be received.**

**FURTHER that Ms. Alisa Akins is commended on her meticulous work in securing additional funding for bush fire remediation works (Ref: 311/17).**

**FURTHER that the following matters be investigated and the appropriate action be taken:**

**Gineroi Road near Clevecourt Crossing - the road is corrugated and dangerous with a large tree also posing a hazard (Ref: 312/17);**

**Warialda Recreation Ground – can the cricket pitch be removed as the ground is no longer used for cricket (Ref: 313/17); and;**

**Where is the planning for the improvements to Captain Cook Park playground equipment up to at the moment (Ref: 314/17).**

**(Moved Cr Young, seconded Cr Dick)**

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Appendix A

NSW Rural Fire Fighting Fund Allocation - 2017-18

Council: Gwydir Shire Council

Infrastructure Projects

Gragin	Station Upgrade - Amenities	\$15,000
Bangheet	Station Upgrade - Amenities	\$15,000
Coolatai	Station Upgrade - Amenities	\$15,000
Cobbadah	Station Upgrade - Amenities	\$15,000
<b>Subtotal: Infrastructure Projects</b>		<b>\$60,000</b>

Appliances

Ginerol	Appliance - CAT 7 Single Cab	\$187,600
<b>Subtotal: Appliances</b>		<b>\$187,600</b>

Equipment

Fire Fighting Equipment	\$25,000
Personal Protective Equipment	\$15,000
Community Education	\$2,000
<b>Subtotal: Equipment</b>	<b>\$42,000</b>

Hazard Reduction

Hazard Reduction Grant	\$101,216
<b>Subtotal: Hazard Reduction</b>	<b>\$101,216</b>

Maintenance and Repairs Grant

<b>Appliances and Other Vehicles (not White Fleet)</b>	
Vehicle Service	\$30,000
Vehicle Repair	\$23,580
Fuel and Oil	\$15,000
Registration	\$1,000
Insurance Vehicles (not Red Fleet)	-
Vehicles Other	-
<b>Subtotal: Appliances &amp; Other Vehicles</b>	<b>\$69,580</b>
<b>Stations and FCC</b>	
Maintenance & Repair Stn	\$15,000
Maintenance & Repair FCC	\$15,000
Pest Control Stn	\$2,000
Pest Control FCC	\$2,000
Cleaning Stn	\$1,000
Cleaning FCC	\$5,000
Security Stn	-
Security FCC	-
Insurance Stn	\$3,000
Insurance FCC	\$2,000
<b>Subtotal: Stations and FCC</b>	<b>\$45,000</b>
<b>Utilities</b>	
Electricity Stns	\$2,000
Electricity FCC	\$7,000
Gas Charges Stn	-

Appendix A

Gas Charges FCC	-
Telephone Fixed Line Stn	\$1,000
Telephone Fixed Line FCC	\$8,000
Telephone Mobile (non RFS)	-
Telephone Data (non RFS)	-
<b>Subtotal: Utilities</b>	<b>\$18,000</b>
<b>Radio</b>	
Insurance Radio	\$3,800
Base Stn Site fees	-
Maintenance & Repair Radio	-
<b>Subtotal: Radio</b>	<b>\$3,800</b>
Miscellaneous	
Postage	\$1,000
Printing	\$1,000
Fee for Service (contracts)	-
Other	\$34,500
<b>Subtotal: Miscellaneous</b>	<b>\$36,500</b>
<b>Total: Maintenance &amp; Repairs</b>	<b>\$172,880</b>

**Cr John Coulton**

**Policing Warialda (Ref: 315/17)**

The Mayor advised the meeting that he had been contacted by the Barwon Local Area Commander in response to the Council's letter outlining its concern about not having a second police officer stationed in Warialda. The Superintendent advised that a second appointment has been made.

**Cr Frances Young**

**Landcare Champion (Ref: 316/17)**

Cr Young advised the meeting that Gwydir Shire is a finalist in this event with the announcement to be made at Albury on 26<sup>th</sup> October 2017.

**Cr Frances Young**

**Murray Darling Basin Association (Ref: 317/17)**

Cr Young advised the meeting that the AGM for this Association is being held at Renmark South Australia on 11<sup>th</sup> to 13<sup>th</sup> October 2017.

**Cr Tiffany Galvin**

**Camping Signs (Ref: 318/17)**

Cr Galvin advised the meeting that a visitor to the Shire has suggested that the directional signs for allowable camping sites as you enter Bingara from the north should be more prominent and larger.

The meeting was advised that this will be investigated and more appropriate signage will be installed.

**Cr Geoff Smith**

**Warialda Off-Road Event (Ref: 319/17)**

Cr Smith advised the meeting that another successful event had been held.



**Cr Jim Moore**

**Men's Health Screening Warialda (Ref: 320/17)**

Cr Moore thanked the Council's staff, especially Mrs Clarissa Barwick, for the assistance in co-ordinating a very successful Men's Health Screen event at Warialda by the Warialda Rotary Club.

**Cr Frances Young**

**Memorial Stone - Former Dinoga Cemetery (Ref: 321/17)**

Cr Young passed on a request from Cr Egan that the Council allow a memorial plaque to be located at the Bingara Cemetery to remember the following people located at the former Dinoga Cemetery, which was supported:

**"ABBEY GREEN "CEMETERY DINOGA  
IN MEMORY OF**

FLETCHER D 3.06 1899 AGWS 3 MONTHS  
FLETCHER ELIZABETH AMELIA 24.07.1883 18 MO  
FLETCHER VIOLET – 2 DAYS  
GALVIN SUZANNAH 31.10.1908 35 YEARS  
GALVIN THOMAS CLAUDE 12.11.1926 33 YEARS  
GARDNER VERA ALBERTA 03.01.1900 3 MONTHS  
JONES LOUISA JANE 10.02.1885 7 MONTHS  
MACEY VERA GRACE 20.07.1899 6 MONTHS  
MILLER GEORGE ROBERT. 15.03.1917 76 YEARS  
MILLER SUZANNAH 06.11.1907 -72 YEARS  
THOMPSON VIOLET 29.08.1883 8 MONTHS  
WITHERS DESMOND ROY 10.05.1929 5 MONTHS  
MILLER ATHOL ROBERT 25.6.1915 TO 30.11.1916 –  
MONTHS

**Meeting closed 12:40 pm**

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Chairman .....