



## ORDINARY MEETING OF COUNCIL

**Held at 12:30pm  
On 27 June 2017**

### **ROLL CALL**

**Councillors:**

Cr M Pearce (Mayor)  
Cr R Bell (Deputy Mayor)  
Cr B Crouch  
Cr M Disting  
Cr N Ledger  
Cr L Sampson  
Cr I Strutt  
Cr T Toomey  
Cr K Ward

**Staff:**

Mr A Hopkins, General Manager  
Mr T Seymour, Director-Infrastructure & Regulation  
Ms T Kirkland, Director Community & Governance  
Mr S Paul, Chief Financial Officer  
Mrs D Williams, Minute Clerk

# MINUTES

Minutes of the Uralla Shire Council at an Ordinary Meeting  
held at 12:30pm on 27 June 2017

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*The Meeting Commenced at: 12:30pm*

**ATTENDANCE**

Present were the Chairperson Cr M Pearce (Mayor), Cr R Bell (Deputy Mayor), and Councillors, B Crouch, N Ledger, L Sampson, I Strutt, T Toomey, K Ward, General Manager (Mr A Hopkins), Director-Infrastructure & Regulation (Mr T Seymour), Chief Finance Officer (Mr S Paul), Minute Clerk (Mrs D Williams). Cr M Dusting arrived at 12:38pm.

**1. OPENING & WELCOME**

*Cr M Dusting was absent at the commencement of the meeting.*

**2. PRAYER**

**3. ACKNOWLEDGEMENT TO COUNTRY**

**4. APOLOGIES**

**Apologies**

There were no apologies.

**5. REQUESTS FOR LEAVE OF ABSENCE**

Request for leave of absence for Cr T Toomey was approved.

**1.06/17 MOVED (Cr Ward/Cr Strutt) CARRIED**

**6. DISCLOSURES & DECLARATION OF INTERESTS**

*At request of the Chair, the Minute Clerk tabled details of the pecuniary and non-pecuniary Conflict of Interest Declarations received in relation to the 27 June 2017 meeting.*

COUNCILLOR	ITEM OR REPORT NUMBER	PECUNIARY OR NON-PECUNIARY INTEREST	NATURE OF INTEREST
T Toomey	Report 8	Pecuniary	Sponsor of the event
K Ward	Report 3	Non-pecuniary	Councillor to whom the report refers.

**7. CONFIRMATION OF MINUTES**

Minutes to be confirmed or received and noted at Council Meeting held on 27 June 2017:

- Council Meeting held 23 May 2017 (to be confirmed)  
Amendments to be made:  
Cr I Strutt –, Cr M Dusting was an apology for the meeting, page 16 Council Resolution is headed Officer’s Resolution, Cr N Ledger’s Delegate Report was omitted from minutes.
- Bundarra 355 Committee Meeting held 17 May 2017

**2.06/17 MOVED (Crs I Strutt/ N Ledger) CARRIED**

**8. ANNOUNCEMENTS**

Nil

**9. TABLING OF REPORTS & PETITIONS**

Nil

**10. RECOMMENDATIONS FOR ITEMS TO BE CONSIDERED IN THE CONFIDENTIAL SECTION**

Nil

**11. URGENT SUPPLEMENTARY & LATE ITEMS OF BUSINESS**

Report 10 – Adoption of 2027 Community Strategic Plan, 2017-2021 Delivery Program and 2017-18 Operational Plan and Revenue Statements.

Report 11 – Works Progress Report 31 May 2017

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**PROCEDURAL MOTION**

To hear Late Items, Report 10 and 11 following Report 9 on the Agenda.

**3.06/17 MOVED (Crs L Sampson/N Ledger) CARRIED**

**12. PRESENTATIONS**

Nil

**13. DEPUTATIONS**

Nil

**14. WRITTEN REPORTS FROM DELEGATES**

*Cr M Dusting attended the meeting at 12:38pm*

**Councillors presented a verbal account of activities/meetings they have attended for the month.**

<b>COUNCILLOR NAME:</b>		Michael Pearce
<b>COUNCIL MEETING DATE:</b>		27 June 2017
<b>DATE</b>	<b>COMMITTEE/MEETING/EVENT</b>	<b>LOCATION</b>
24/5/17	Mayor's Office – Admin. 2AD Radio interview.	Uralla
25/5/17	Mayor's Office- Admin. Book launch – Karly Lane.	Uralla
26/5/17	New England Group of Councils meeting ( NEGOC )	Tenterfield
29/5/17	Mayor's Office - Admin	Uralla
30/5/17	Mayor's Office - Admin	Uralla.
31/5/17	Mayors Office – Admin	Uralla
1/6/17	Mayor's Office - Admin	Uralla
2/6/17	Meeting with Barnaby Joyce re - Road funding opportunities. Youth Mentors program.	Tamworth Walcha.
3/6/17	Rotary Club – Uralla – Dinner.	Uralla
5/6/17	Mayor's Office - Admin	Uralla
6/6/17	Mayor's Office – Admin. Youth Mentors Program.	
7/6/17	2AD Radio interview. Community Safety Precinct Committee meeting ( CSPC )	Armidale
8/6/17	Mayor's Office- Admin	Uralla
13/6/17	Mayor's Office- Admin. Councillor Workshop. Bus tour.	Uralla
14/6/17	Mayors Office – Admin. Youth mentors program	Uralla
15/6/17	Mayor's Office - Admin	Uralla
16/6/17	Country Mayors Association meeting.	Sydney
18/6/17 – 21/6/17	National General Assembly of Local Government.	Canberra
23/6/17	Mayor's Office – Admin. Youth Mentors program.	Uralla
26/6/17	Mayor's Office - Admin	Uralla
27/6/17	Mayor's Office- Admin. General Manager Review. June Council meeting.	Uralla

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<b>COUNICLLOR NAME:</b>		<b>Bob Crouch</b>
<b>COUNCIL MEETING DATE:</b>		<b>27 June 2017</b>
<b>DATE</b>	<b>COMMITTEE/MEETING/EVENT</b>	<b>LOCATION</b>
13/06/17	Council tour and workshop	Uralla
27/06/17	GM review	Uralla
27/06/17	Council meeting	Uralla
17/06/17	Lions Club Changeover	Bundarra

<b>COUNICLLOR NAME:</b>		<b>Kevin Ward</b>
<b>COUNCIL MEETING DATE:</b>		<b>27 June 2017</b>
<b>DATE</b>	<b>COMMITTEE/MEETING/EVENT</b>	<b>LOCATION</b>
13/06/17	Council tour and workshop	Uralla
24/06/17	Junior Rugby League Benefit Night – Judge	Uralla

<b>COUNICLLOR NAME:</b>		<b>Tara Toomey</b>
<b>COUNCIL MEETING DATE:</b>		<b>27 June 2017</b>
<b>DATE</b>	<b>COMMITTEE/MEETING/EVENT</b>	<b>LOCATION</b>
13/06/17	Council tour and workshop	Uralla
27/06/17	Council Meeting	Uralla

<b>COUNICLLOR NAME:</b>		<b>Isabel Strutt</b>
<b>COUNCIL MEETING DATE:</b>		<b>27 June 2017</b>
<b>DATE</b>	<b>COMMITTEE/MEETING/EVENT</b>	<b>LOCATION</b>
25/5/17	Author Karly lane book launch	Uralla Library
27/5/17	Official opening of Art and Print display at Uralla Print Gallery	Uralla
27/6/17	General Manager Performance Review	Uralla
27/06/17	Council Meeting	Uralla

<b>COUNICLLOR NAME:</b>		<b>Mark Dusting</b>
<b>COUNCIL MEETING DATE:</b>		<b>27 June 2017</b>
<b>DATE</b>	<b>COMMITTEE/MEETING/EVENT</b>	<b>LOCATION</b>
No report submitted		

<b>COUNICLLOR NAME:</b>		<b>Robert Bell</b>
<b>COUNCIL MEETING DATE:</b>		<b>27 June 2017</b>
<b>DATE</b>	<b>COMMITTEE/MEETING/EVENT</b>	<b>LOCATION</b>
13/06/17	Council tour and workshop	Uralla
24/06/17	Junior Rugby League Benefit Night – Judge	Uralla
27/6/17	General Manager Performance Review	Uralla
27/06/17	Council Meeting	Uralla

<b>COUNICLLOR NAME:</b>		<b>Levi Sampson</b>
<b>COUNCIL MEETING DATE:</b>		<b>27 June 2017</b>
<b>DATE</b>	<b>COMMITTEE/MEETING/EVENT</b>	<b>LOCATION</b>
13/06/17	Council tour and workshop	Uralla
27/06/17	GM review	Uralla
27/06/17	Council meeting	Uralla
17/06/17	Lions Club Changeover	Bundarra

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<b>COUNICLLOR NAME:</b>	Natasha Ledger	
<b>COUNCIL MEETING DATE:</b>	27 June 2017	
<b>DATE</b>	<b>COMMITTEE/MEETING/EVENT</b>	<b>LOCATION</b>
31/05/17	Jobs Australia	Armidale
9/06/17	Knitting Nana's- Protesting against gas	Armidale
13/06/17	Council tour and workshop	Uralla
27/06/17	Council meeting	Uralla

**15. MAYORAL MINUTE**

There was no mayoral minute.

**16. REPORTS FROM COUNCIL**

Department: Organisational Services - Finance  
Submitted by: Simon Paul – Chief Financial Officer  
Reference/Subject: Report 1 - Cash at Bank and Investments

OFFICER'S RECOMMENDATION:

That:

Council note the cash position as at 31 May, 2017 consisting of cash and overnight funds of \$2,991,195, term deposits of \$11,050,000 totalling \$14,041,195 of readily convertible funds.

**COUNCIL RESOLUTION:**

That:

Council note the cash position as at 31 May, 2017 consisting of cash and overnight funds of \$2,991,195, term deposits of \$11,050,000 totalling \$14,041,195 of readily convertible funds.

**4.06/17 MOVED (Crs M Dusting / R Bell) CARRIED**

Department: Infrastructure & Regulation  
Submitted by: Director of Infrastructure & Regulation  
Reference/Subject:: Report 2 - Development Approvals and Refusals for May 2017

OFFICER'S RECOMMENDATION:

That Council receive and note the development approvals and refusals for May 2017.

**COUNCIL RESOLUTION:**

That Council receive and note the development approvals and refusals for May 2017.

**5.06/17 MOVED (Crs L Sampson / B Crouch) CARRIED**

Department: Governance and Information  
Submitted by: Trish Kirkland  
Reference/Subject: Report 3 - Code of Conduct Statistical Return 2016

OFFICER'S RECOMMENDATION:

That Council note the report on the code of Conduct Statistical Return 2016.

*Cr K Ward left room at 12:58pm having earlier declared an interest in this item.*

**COUNCILLOR'S RECOMMENDATION:**

1. That Council note the report on the code of Conduct Statistical Return 2016.
2. That Council place the following note in the next Council Newsletter:

Uralla Shire Council regrets the inclusion of incorrect information in the statistical report on Code of Conduct Investigation made public within the November 2016 Uralla Shire Council Business Papers. Council also regrets that the publication of the incorrect information caused unfair reputational damage to Councillor Ward and former Councillor Cooper.

**MOVED (Crs B Crouch/ I Strutt) LOST**

For: Crouch, Sampson

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Against: Strutt, Dusting, Ledger, Bell, Toomey, Pearce

Absent: Cr Ward was absent

Motion was put and lost.

**FORESHADOWED MOTION**

1. That Council note the report on the code of Conduct Statistical Return 2016.

2. That Council place the following note in the next Council Newsletter:

Uralla Shire Council regrets the inclusion of incorrect information in the statistical report on Code of Conduct Investigation made public within the November 2016 Uralla Shire Council Business Papers.

**7.06/17 MOVED (Crs M Dusting/B Crouch) CARRIED**

**PROCEDURAL MOTION**

**8.06/17 Motion to move to Committee MOVED (Crs N Ledger/M Dusting) CARRIED**

During the discussion the General Manager advised Council to seek legal advice on this matter.

**9.06/17 Motion to resume standing orders MOVED (Crs M Dusting/ I Strutt) CARRIED**

Motion to lay Report 3 on the table until legal advice has been sought.

**10.06/17 MOVED (Crs M Dusting/ I Strutt) CARRIED**

Cr Ward and Cr Sampson were absent for the vote.

Cr Ward returned to the room at 1:33pm

Department: Community & Governance Directorate.

Submitted by: Community Development & Tourism Coordinator

Reference/Subject: Report 4 - Visitor Information Centre & Library Monthly Report for May 2017

**OFFICER'S RECOMMENDATION:**

That the Visitor Information Centre & Library Monthly Report for May 2017 be received and noted.

**COUNCIL RESOLUTION:**

That the Visitor Information Centre & Library Monthly Report for May 2017 be received and noted.

**11.06/17 MOVED (Crs T Toomey/K Ward) CARRIED**

Department: General Manager

Submitted by: Andrew Hopkins

Reference/Subject: Report 5 - Winter Engagement Activity

**OFFICER'S RECOMMENDATION:**

That Council conduct a morning tea on Tuesday 25th July 2017 with volunteers/volunteer groups operating within Uralla Shire.

**COUNCIL RESOLUTION:**

That Council conduct a morning tea on Tuesday 25th July 2017 with volunteers/volunteer groups operating within Uralla Shire.

**12.06/17 MOVED (Crs I Strutt/ M Dusting) CARRIED**

Department: Infrastructure & Regulation

Submitted by: Consultant Town Planner

Reference/Subject: Report 6 - Development Application 12/2017 – Free Range Piggery – 253 Eastern Avenue, Kentucky South

**OFFICER'S RECOMMENDATION:**

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That Council modify Development Consent 12/2017 by:

- a) Altering Condition 13 to read;
  - 13. Full details of all intended fencing construction, including materials for the internal and boundary fences are to be submitted to and approved by Council prior to the commencement of the piggery operation. All fencing is to be maintained in a condition that will contain all pigs on the land.
- b) Including Condition 16.
  - 16. The applicant is to provide Council with immediate advice of any environmental trigger incident with full details of the incident and proposed mitigation measures.

**COUNCIL RESOLUTION:**

That Council modify Development Consent 12/2017 by:

- a) Altering Condition 13 to read;
  - 13. Full details of all intended fencing construction, including materials for the internal and boundary fences are to be submitted to and approved by Council prior to the commencement of the piggery operation. All fencing is to be maintained in a condition that will contain all pigs on the land.
- b) Including Condition 16.
  - 16. The applicant is to provide Council with immediate advice of any environmental trigger incident with full details of the incident and proposed mitigation measures.

**13.06/17 MOVED (Crs R Bell/T Toomey) CARRIED**

Department: Infrastructure & Regulation  
Submitted by: Director Infrastructure & Regulation  
Reference/Subject: Report 7 - Heritage Advisory Services Summary – June 2017

**OFFICER'S RECOMMENDATION:**

That the Heritage Advisory Services Summary for June 2017 be received and noted by Council.

**COUNCIL RESOLUTION:**

That the Heritage Advisory Services Summary for June 2017 be received and noted by Council.

**14.06/17 MOVED (Crs B Crouch/ I Strutt) CARRIED**

Department: General Manager  
Submitted by: Andrew Hopkins  
Reference/Subject: Report 8 - 2017 REC Ya Shorts Youth Film Festival  
*Cr T Toomey left the room having earlier declared an interest in this item.*

**OFFICER'S RECOMMENDATION:**

That Council allocate \$3,850 in the 2017/18 Budget for:

- a) Filmmaking workshops \$1,200 (+GST).
- b) Participation in the regional Film Festival - \$2,650 (+GST).

**COUNCIL RESOLUTION:**

That Council allocate \$4,000 in the 2017/18 Budget for:

- a) Filmmaking workshops
- b) Participation in the regional Film Festival

**15.06/17 MOVED (Crs K Ward/ R Bell) CARRIED**

*Cr T Toomey returned to the room at 1:58pm.*



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Department: Infrastructure & Regulation  
Submitted by: Consultant Town Planner  
Reference/Subject: Report 9 - Development Application 8/2016-3 Modification – 13  
Stringybark Ridge Road, Invergowrie - Subdivision

**PROCEDURAL MOTION**

**16.06/17 Motion to move to committee MOVED (Crs I Strutt/ M Dusting) CARRIED**

Councillors discussed Report 9.

**17.06/17 Motion to resume standing orders MOVED (Crs Sampson/M Dusting) CARRIED**

**OFFICER'S RECOMMENDATION:**

That Council approve Development Application 8/2016-3 being for a staged development consisting of:

- a) Stage 1A – Boundary Adjustment,
- b) Stage 1 – 3 Large Lot Residential Subdivision, and
- c) Stage 2 – 2 Large Lot Residential Subdivision

located on Lot 212 DP 1080856 known as 13 Stringybark Ridge Road, Invergowrie, subject to the following conditions:

**PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)**

*Nil*

**GENERAL CONDITIONS**

**1. Modified – DA8/2016-2**

~~The development must take place in accordance with the approved plans (bearing the Council approval stamp) and documents submitted with the application, drawn by New England Surveying and Engineering, numbered 20150705, Revision D, and dated 20/05/2016, and subject to the conditions below to ensure the development is consistent with Council's consent.~~

**Modified – DA8/2016-3**

~~The development must take place in accordance with the approved plans (bearing the Council approval stamp) and documents submitted with the application, drawn by New England Surveying and Engineering, numbered 20150705, Revision F, and dated 26 July 2016, and subject to the conditions below to ensure the development is consistent with Council's consent.~~

The development must take place in accordance with the approved plans (bearing the Council approval stamp) and documents submitted with the application, drawn by New England Surveying and Engineering, numbered 20150705, Revision G, and dated 29/05/2017, and subject to the conditions below to ensure the development is consistent with Council's consent.

- 2. All Engineering works to be designed by an appropriately qualified person and carried out in accordance with Council's Engineering Code, unless otherwise indicated in this consent, to ensure that these works are of a sustainable and safe standard.**
- 3. Prior to the issue of a Subdivision Certificate the applicants shall provide written advice from telecommunications and electricity providers, confirming that satisfactory arrangements have**

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been made for the provision of a telecommunications and electricity services.

4. Prior to the issue of a Subdivision Certificate, an Application for a Subdivision Certificate is to be submitted to Council with three (3) copies of the Title Plan and appropriate fees. The applicant/developer is to ensure that a summary of compliance with all conditions of consent is completed and lodged with the application.
5. Prior to the issue of a Subdivision Certificate, the applicants shall provide evidence to the effect that all utility services, i.e. water, sewer, electricity, telecommunications, connected to or used in each of the buildings within the development site is wholly contained within each of the proposed allotments. That is, no internal servicing of the sites is permitted to be wholly or partially on the adjoining allotment.
6. Modified – DA8/2016-2  
~~Each new driveway is to display rural addressing number. The rural address number for each lot will be Lot 1 – 17, Lot 2 – 15, Lot 3 – 13 and Lot 4 – 19). The current fee for the 2015/2016 year is \$64.00 per number, which includes installation.~~  
Each new driveway is to display rural addressing number. The rural address number for each lot will be Lot 101 – 17 Stringybark Ridge Road, Lot 2 – 23 Rocklea Road, Lot 3 – 25 Rocklea Road and Lot 4 – 19 Stringybark Ridge Road). The current fee for the 2016/2017 year is \$66.00 per number, which includes installation.
7. A section 88b instrument is to be prepared under the Conveyancing Act 1919 to state that:
  - a) The wastewater treated on lots 2, 3 and 4 are to be treated to a secondary standard using an aerated wastewater treatment system or similar. The selected wastewater treatment system is to be fitted with a chlorination chamber or ultraviolet steriliser to provide disinfection of effluent prior to irrigation. A minimum land application area of 360m<sup>2</sup> is required for each system with additional reserve areas being dedicated for future expansion if necessary.
  - b) All future clearing is only to occur in the designated development areas.
  - c) Any mature trees that fall within are to be retained where possible.
  - d) All 'soft felled' trees must be left for a minimum of 2 nights prior to being moved to a stockpile, to allow for resident fauna to vacate tree hollows.
  - e) A copy of the flora and fauna assessment undertaken by Bushfire Safe (Aust) P/L dated December 2015 is to be provided to all future owners to alert them of the presence and ecological value of the Critically Endangered Box-Gum-Woodlands Ecological Community known as the White Box – Yellow Box – Blakely's Red Gum Grassy Woodland, thus encouraging them to recognise the biodiversity as an asset to be protected.

**INTEGRATED GENERAL TERMS OF APPROVAL AS PART OF THIS CONSENT**

*These conditions are in accordance with Section 91 of the Environmental Planning & Assessment Act 1979 and are issued by the NSW Rural Fire Service.*

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8. Modified – DA8/2016-2

~~The development proposal is to comply with the subdivision layout identified on the drawing prepared by New England Surveying & Engineering numbered 20150705 (Rev. C), dated 28 January 2016, except as modified by the following conditions:~~

The development proposal is to comply with the subdivision layout identified on the drawing prepared by New England Surveying & Engineering numbered 20150705 (Rev. F), dated 26 July 2016, except as modified by the following conditions:

**Asset Protection Zone**

The intent of measures is to minimize the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following condition shall apply:

9. At the issue of subdivision certificate and in perpetuity, the land surrounding the existing dwelling on proposed Lot 1, to a distance of 29 metres to the north and west, and 35 metres to the south and east, shall be maintained as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

*Further this condition has been added to by Uralla Shire Council in that:*

A restriction to the land use pursuant to section 88B of the *Conveyancing Act 1919* shall be placed on each lot to ensure perpetuity.

**Water and Utilities**

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

10. A 20,000 litre fire fighting water supply shall be provided for the existing dwelling on proposed Lot 1 in accordance with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
11. Any alteration to the electricity supply network required to service the subdivision shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
12. Any gas service at the existing dwelling shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

**Access**

The intent of measures for property access is to provide safe access to/from the public road system for fire fighters providing property protection during a bush fire and for occupants faced with evacuation. To achieve this, the following conditions shall apply:

13. Modified – DA8/2016-2

~~Property access roads shall comply with section 4.1.3(2) of 'Planning for Bush Fire Protection 2006'.~~

Property access roads shall comply with section 4.1.3(2) of 'Planning for Bush Fire Protection

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2006', except that an alternative access is not required for proposed Lots 2 and 3.

14. Deleted – DA8/2016-2

~~A restriction to the land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be placed over the proposed fire trail shown on the plan prepared by Bushfire Safe (Aust) numbered 15078, dated November 2015. The fire trail shall be constructed and maintained in accordance with section 4.1.3(3) of 'Planning for Bush Fire Protection 2006'.~~

**Design and Construction**

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

15. The existing dwelling on proposed Lot 1 is required to be upgraded to improve ember protection. This is to be achieved by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weep holes and eaves. External doors are to be fitted with draft excluders.
16. Roofing of the existing dwelling on proposed Lot 1 shall be gutterless or guttering and valleys are to be screened to prevent the build up of flammable material. Any materials used shall be non-combustible.

**Stage One Only**

**CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE**

17. Modified – DA8/2016-2

~~The access to the residue Lot 1 is to be constructed including all necessary concrete culverts with headwalls, and a bitumen seal from Stringybark Ridge Road to within 5 metres of the edge of the asset protection zone in order to prevent dust. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.~~

The access to the residue Lot 100 and 101 is to be constructed including all necessary concrete culverts with headwalls, and a bitumen seal from Stringybark Ridge Road to the property boundary. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.

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18. Modified – DA8/2016-2

~~The joint access to Lots 2 and 3 is to be constructed including all necessary concrete culverts with headwalls, and a bitumen seal from Stringybark Ridge Road for the full length of the right of carriageway up to 5 metres from the edge of the asset protection zone for each lot to prevent dust. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.~~

The joint access to Lots 2 and 3 is to be constructed including all necessary concrete culverts with headwalls, and a bitumen seal from Rocklea Road for the full length of the reciprocal right of carriageway and along the internal access for Lot 3 for the full length of the boundary to Lot 3 DP 1028033 to prevent dust. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.

19. Modified – DA8/2016-2

~~Vegetation screening is to be planted associated in the plan by New England Surveying and Engineering dated 20 May 2016. This vegetation screening is to be maintained for a two year period to ensure establishment.~~

Vegetation screening is to be planted as shown in the plan by New England Surveying and Engineering dated 26 July 2016 with the plantings to be extended to the eastern most point of Lot 3 DP 1028033. This vegetation screening is to be maintained for a two year period to ensure establishment.

20. A Section 88B Instrument is to be submitted with the application for a subdivision certificate. The final plan of subdivision and accompanying Section 88B Instrument are to provide for the following items listed:

- a) Easement to supply electricity for future infrastructure as required (width as directed by Essential Energy)
- b) Reciprocal Right of Carriageway, 5 metre wide (over access handle to jointly benefit proposed Lots 2 and 3)
- c) Details of maintenance responsibilities and any future upgrading of the reciprocal right of carriageway.

21. Modified – DA8/2016-2

~~To enable emergency services to identify each property, a separate rural address numbering post is to be erected at the branch of the right of carriageway, identifying each lot. The current fee for the 2015/2016 year is \$64.00, which includes installation.~~

To enable emergency services to identify each property, a separate rural address numbering post is to be erected at the branch of the reciprocal right of carriageway, identifying lot 2 and 3. The current fee for the 2015/2016 year is \$66.00, which includes installation.

22. Modified – DA8/2016-2

Prior to the issue of a Subdivision Certificate the applicants shall pay to Council contribution toward public amenities and services for which Council is satisfied that the proposed development is likely to create a demand (as detailed in the attached schedule) is to be made (or secured by bank guarantee) prior to the issue of the Construction/Subdivision Certificate.

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Such charges are listed below and are subject to CPI increases if not paid in the year of issue of this consent.

~~The Section 94 Contribution is currently \$3,489.00 for each applicable lot. This is applicable for Lots 2 and 3.~~

*The Section 94 Contribution is currently \$3,539.00 in the 2016/17 financial year for each applicable lot. This is applicable for Lots 2 and 3.*

23. A section 88b instrument is to be prepared under the Conveyancing Act 1919 to state that:
- a) Any future dwelling to be constructed on lots 2 and 3 are to be constructed to a BAL 12.5 construction standard and comply with sections 3 and 5 as outlined within Australian Standard AS 3959 (2009) Construction of Buildings in Bushfire Prone Areas (Standards Australia, 2009).
  - b) A minimum of 20,000ltr water tank is to be installed as an additional static water supply to be used for fire fighting purposes at the time of construction of any future dwelling on lot 2 and 3.
  - c) Any gas service for future dwellings on lots 2 & 3 shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

Stage Two Only

**CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE**

24. Modified – DA8/2016-2

~~The access to lot 4 is to be constructed including all necessary concrete culverts, with headwalls, and a bitumen seal from Stringybark Ridge Road to the edge of the building envelope to reduce dust on Lot 1. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.~~

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25. Modified – DA8/2016-2

Prior to the issue of a Subdivision Certificate the applicants shall pay to Council contribution toward public amenities and services for which Council is satisfied that the proposed development is likely to create a demand (as detailed in the attached schedule) is to be made (or secured by bank guarantee) prior to the issue of the Construction/Subdivision Certificate. Such charges are listed below and are subject to CPI increases if not paid in the year of issue of this consent.

~~The Section 94 Contribution is currently \$3,489.00 for each applicable lot. The applicable lot is Lot 4.~~

*The Section 94 Contribution is currently \$3,539.00 in the 2016/17 financial year for each applicable lot. The applicable lot is Lot 4.*

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26. A Property Vegetation Plan be prepared for the significant Critically Endangered Box-Gum-Woodlands Ecological Community known as the White Box – Yellow Box – Blakely’s Red Gum Grassy Woodland on Lot 4.
27. A section 88b instrument is to be prepared under the Conveyancing Act 1919 to state that:
- Any future dwelling to be constructed on Lot 4 are to be constructed to a BAL 29 construction standard and comply with sections 3 and 7 as outlined within Australian Standard AS 3959 (2009) Construction of Buildings in Bushfire Prone Areas (Standards Australia, 2009).
  - A minimum of 20,000ltr water tank is to be installed as an additional static water supply to be used for fire fighting purposes at the time of construction of any future dwelling on lot 4.
  - Any gas service for future dwellings on Lot 4 shall comply with section 4.1.3 of ‘Planning for Bush Fire Protection 2006’.

**COUNCIL RESOLUTION:**

That Council approve Development Application 8/2016-3 being for a staged development consisting of:

- Stage 1A – Boundary Adjustment,
- Stage 1 – 3 Large Lot Residential Subdivision, and
- Stage 2 – 2 Large Lot Residential Subdivision

located on Lot 212 DP 1080856 known as 13 Stringybark Ridge Road, Invergowrie, subject to the following conditions:

**PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)**

*Nil*

**GENERAL CONDITIONS**

**1. Modified – DA8/2016-2**

~~The development must take place in accordance with the approved plans (bearing the Council approval stamp) and documents submitted with the application, drawn by New England Surveying and Engineering, numbered 20150705, Revision D, and dated 20/05/2016, and subject to the conditions below to ensure the development is consistent with Council's consent.~~

**Modified – DA8/2016-3**

~~The development must take place in accordance with the approved plans (bearing the Council approval stamp) and documents submitted with the application, drawn by New England Surveying and Engineering, numbered 20150705, Revision F, and dated 26 July 2016, and subject to the conditions below to ensure the development is consistent with Council's consent.~~

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The development must take place in accordance with the approved plans (bearing the Council approval stamp) and documents submitted with the application, drawn by New England Surveying and Engineering, numbered 20150705, Revision G, and dated 29/05/2017, and subject to the conditions below to ensure the development is consistent with Council's consent.

2. All Engineering works to be designed by an appropriately qualified person and carried out in accordance with Council's Engineering Code, unless otherwise indicated in this consent, to ensure that these works are of a sustainable and safe standard.
3. Prior to the issue of a Subdivision Certificate the applicants shall provide written advice from telecommunications and electricity providers, confirming that satisfactory arrangements have been made for the provision of a telecommunications and electricity services.
4. Prior to the issue of a Subdivision Certificate, an Application for a Subdivision Certificate is to be submitted to Council with three (3) copies of the Title Plan and appropriate fees. The applicant/developer is to ensure that a summary of compliance with all conditions of consent is completed and lodged with the application.
5. Prior to the issue of a Subdivision Certificate, the applicants shall provide evidence to the effect that all utility services, i.e. water, sewer, electricity, telecommunications, connected to or used in each of the buildings within the development site is wholly contained within each of the proposed allotments. That is, no internal servicing of the sites is permitted to be wholly or partially on the adjoining allotment.
6. Modified – DA8/2016-2  
~~Each new driveway is to display rural addressing number. The rural address number for each lot will be Lot 1 – 17, Lot 2 – 15, Lot 3 – 13 and Lot 4 – 19). The current fee for the 2015/2016 year is \$64.00 per number, which includes installation.~~  
Each new driveway is to display rural addressing number. The rural address number for each lot will be Lot 101 – 17 Stringybark Ridge Road, Lot 2 – 23 Rocklea Road, Lot 3 – 25 Rocklea Road and Lot 4 – 19 Stringybark Ridge Road). The current fee for the 2016/2017 year is \$66.00 per number, which includes installation.
7. A section 88b instrument is to be prepared under the Conveyancing Act 1919 to state that:
  - a) The wastewater treated on lots 2, 3 and 4 are to be treated to a secondary standard using an aerated wastewater treatment system or similar. The selected wastewater treatment system is to be fitted with a chlorination chamber or ultraviolet steriliser to provide disinfection of effluent prior to irrigation. A minimum land application area of 360m<sup>2</sup> is required for each system with additional reserve areas being dedicated for future expansion if necessary.
  - b) All future clearing is only to occur in the designated development areas.
  - c) Any mature trees that fall within are to be retained where possible.
  - d) All 'soft felled' trees must be left for a minimum of 2 nights prior to being moved to a stockpile, to allow for resident fauna to vacate tree hollows.



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- e) A copy of the flora and fauna assessment undertaken by Bushfire Safe (Aust) P/L dated December 2015 is to be provided to all future owners to alert them of the presence and ecological value of the Critically Endangered Box-Gum-Woodlands Ecological Community known as the White Box – Yellow Box – Blakely's Red Gum Grassy Woodland, thus encouraging them to recognise the biodiversity as an asset to be protected.

**INTEGRATED GENERAL TERMS OF APPROVAL AS PART OF THIS CONSENT**

*These conditions are in accordance with Section 91 of the Environmental Planning & Assessment Act 1979 and are issued by the NSW Rural Fire Service.*

8. Modified – DA8/2016-2

~~The development proposal is to comply with the subdivision layout identified on the drawing prepared by New England Surveying & Engineering numbered 20150705 (Rev. C), dated 28 January 2016, except as modified by the following conditions:~~

The development proposal is to comply with the subdivision layout identified on the drawing prepared by New England Surveying & Engineering numbered 20150705 (Rev. F), dated 26 July 2016, except as modified by the following conditions:

**Asset Protection Zone**

The intent of measures is to minimize the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following condition shall apply:

9. At the issue of subdivision certificate and in perpetuity, the land surrounding the existing dwelling on proposed Lot 1, to a distance of 29 metres to the north and west, and 35 metres to the south and east, shall be maintained as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

*Further this condition has been added to by Uralla Shire Council in that:*

A restriction to the land use pursuant to section 88B of the *Conveyancing Act 1919* shall be placed on each lot to ensure perpetuity.

**Water and Utilities**

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

10. A 20,000 litre fire fighting water supply shall be provided for the existing dwelling on proposed Lot 1 in accordance with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
11. Any alteration to the electricity supply network required to service the subdivision shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
12. Any gas service at the existing dwelling shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

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### Access

The intent of measures for property access is to provide safe access to/from the public road system for fire fighters providing property protection during a bush fire and for occupants faced with evacuation. To achieve this, the following conditions shall apply:

13. Modified – DA8/2016-2

~~Property access roads shall comply with section 4.1.3(2) of 'Planning for Bush Fire Protection 2006'.~~

Property access roads shall comply with section 4.1.3(2) of 'Planning for Bush Fire Protection 2006', except that an alternative access is not required for proposed Lots 2 and 3.

14. Deleted – DA8/2016-2

~~A restriction to the land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be placed over the proposed fire trail shown on the plan prepared by Bushfire Safe (Aust) numbered 15078, dated November 2015. The fire trail shall be constructed and maintained in accordance with section 4.1.3(3) of 'Planning for Bush Fire Protection 2006'.~~

### Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

15. The existing dwelling on proposed Lot 1 is required to be upgraded to improve ember protection. This is to be achieved by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weep holes and eaves. External doors are to be fitted with draft excluders.

16. Roofing of the existing dwelling on proposed Lot 1 shall be gutterless or guttering and valleys are to be screened to prevent the build up of flammable material. Any materials used shall be non-combustible.

### Stage One Only

#### **CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE**

17. Modified – DA8/2016-2

~~The access to the residue Lot 1 is to be constructed including all necessary concrete culverts with headwalls, and a bitumen seal from Stringybark Ridge Road to within 5 metres of the edge of the asset protection zone in order to prevent dust. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.~~

The access to the residue Lot 100 and 101 is to be constructed including all necessary concrete culverts with headwalls, and a bitumen seal from Stringybark Ridge Road to the property boundary. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.

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18. Modified – DA8/2016-2

~~The joint access to Lots 2 and 3 is to be constructed including all necessary concrete culverts with headwalls, and a bitumen seal from Stringybark Ridge Road for the full length of the right of carriageway up to 5 metres from the edge of the asset protection zone for each lot to prevent dust. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.~~

The joint access to Lots 2 and 3 is to be constructed including all necessary concrete culverts with headwalls, and a bitumen seal from Rocklea Road for the full length of the reciprocal right of carriageway and along the internal access for Lot 3 for the full length of the boundary to Lot 3 DP 1028033 to prevent dust. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.

19. Modified – DA8/2016-2

~~Vegetation screening is to be planted associated in the plan by New England Surveying and Engineering dated 20 May 2016. This vegetation screening is to be maintained for a two year period to ensure establishment.~~

Vegetation screening is to be planted as shown in the plan by New England Surveying and Engineering dated 26 July 2016 with the plantings to be extended to the eastern most point of Lot 3 DP 1028033. This vegetation screening is to be maintained for a two year period to ensure establishment.

20. A Section 88B Instrument is to be submitted with the application for a subdivision certificate. The final plan of subdivision and accompanying Section 88B Instrument are to provide for the following items listed:

- a) Easement to supply electricity for future infrastructure as required (width as directed by Essential Energy)
- b) Reciprocal Right of Carriageway, 5 metre wide (over access handle to jointly benefit proposed Lots 2 and 3)
- c) Details of maintenance responsibilities and any future upgrading of the reciprocal right of carriageway.

21. Modified – DA8/2016-2

~~To enable emergency services to identify each property, a separate rural address numbering post is to be erected at the branch of the right of carriageway, identifying each lot. The current fee for the 2015/2016 year is \$64.00, which includes installation.~~

To enable emergency services to identify each property, a separate rural address numbering post is to be erected at the branch of the reciprocal right of carriageway, identifying lot 2 and 3. The current fee for the 2015/2016 year is \$66.00, which includes installation.

22. Modified – DA8/2016-2

Prior to the issue of a Subdivision Certificate the applicants shall pay to Council contribution toward public amenities and services for which Council is satisfied that the proposed development is likely to create a demand (as detailed in the attached schedule) is to be made (or secured by bank guarantee) prior to the issue of the Construction/Subdivision Certificate.

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*The Section 94 Contribution is currently \$3,539.00 in the 2016/17 financial year for each applicable lot. This is applicable for Lots 2 and 3.*

23. A section 88b instrument is to be prepared under the Conveyancing Act 1919 to state that:
- a) Any future dwelling to be constructed on lots 2 and 3 are to be constructed to a BAL 12.5 construction standard and comply with sections 3 and 5 as outlined within Australian Standard AS 3959 (2009) Construction of Buildings in Bushfire Prone Areas (Standards Australia, 2009).
  - b) A minimum of 20,000ltr water tank is to be installed as an additional static water supply to be used for fire fighting purposes at the time of construction of any future dwelling on lot 2 and 3.
  - c) Any gas service for future dwellings on lots 2 & 3 shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

Stage Two Only

**CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE**

24. Modified – DA8/2016-2

~~The access to lot 4 is to be constructed including all necessary concrete culverts, with headwalls, and a bitumen seal from Stringybark Ridge Road to the edge of the building envelope to reduce dust on Lot 1. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.~~

The access to lot 4 is to be constructed including all necessary concrete culverts, with headwalls, and a bitumen seal from Stringybark Ridge Road to the boundary line to reduce dust on Lot 1. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.

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Prior to the issue of a Subdivision Certificate the applicants shall pay to Council contribution toward public amenities and services for which Council is satisfied that the proposed development is likely to create a demand (as detailed in the attached schedule) is to be made (or secured by bank guarantee) prior to the issue of the Construction/Subdivision Certificate. Such charges are listed below and are subject to CPI increases if not paid in the year of issue of this consent.

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26. **A Property Vegetation Plan be prepared for the significant Critically Endangered Box-Gum-Woodlands Ecological Community known as the White Box – Yellow Box – Blakely’s Red Gum Grassy Woodland on Lot 4.**
27. **A section 88b instrument is to be prepared under the Conveyancing Act 1919 to state that:**
- a) Any future dwelling to be constructed on Lot 4 are to be constructed to a BAL 29 construction standard and comply with sections 3 and 7 as outlined within Australian Standard AS 3959 (2009) Construction of Buildings in Bushfire Prone Areas (Standards Australia, 2009).**
  - b) A minimum of 20,000ltr water tank is to be installed as an additional static water supply to be used for fire fighting purposes at the time of construction of any future dwelling on lot 4.**
  - c) Any gas service for future dwellings on Lot 4 shall comply with section 4.1.3 of ‘Planning for Bush Fire Protection 2006’.**
- 18.06/17 **MOVED (Crs R Bell /L Sampson) CARRIED  
DIVISION DECISION  
FOR: Crs R Bell, L Sampson, N Ledger, T Toomey, K Ward, I Strutt, M Pearce, M Dusting  
AGAINST: Cr B Crouch**

Department: Organisational Services - Finance  
Submitted by: Simon Paul – Chief Financial Officer  
Reference/Subject: Report 10 - Adoption of 2017-2027 Community Strategic Plan, 2017-2021 Delivery Program and 2017-18 Operational Plan and Revenue Statements

**OFFICER’S RECOMMENDATION:**

That Council:

1. Adopt the 2017-2027 Community Strategic Plan, contained at Attachment 1.
2. Adopt the combined 2017-2021 Delivery Program and 2017-2018 Operational Plan, including the Statement of Revenue Policy contained at Attachment 2.
3. Make and levy all of the rates, fees and charges for the 2017-18 financial year, as detailed in the adopted Revenue Policy and Schedule of Fees and Charges sections of the combined 2017-2021 Delivery Program and 2017-18 Operational Plan.
4. Approve expenditure and vote funds as detailed in the combined 2017-2021 Delivery Program and 2017-2018 Operational Plan (contained at Attachment 2), in accordance with Part 9, Division 5, clause 211(2) of the Local Government (General) Regulation 2005.

**COUNCIL RESOLUTION:**

That Council:

1. Adopt the 2017-2027 Community Strategic Plan, contained at Attachment 1.
2. Adopt the combined 2017-2021 Delivery Program and 2017-2018 Operational Plan, including the Statement of Revenue Policy contained at Attachment 2.
3. Make and levy all of the rates, fees and charges for the 2017-18 financial year, as detailed in the adopted Revenue Policy and Schedule of Fees and Charges sections of the combined 2017-2021 Delivery Program and 2017-18 Operational Plan.
4. Approve expenditure and vote funds as detailed in the combined 2017-2021 Delivery Program and 2017-2018 Operational Plan (contained at Attachment 2), in accordance with Part 9, Division 5, clause 211(2) of the Local Government

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(General) Regulation 2005.

**19.06/17 MOVED (Crs K Ward/ T Toomey) CARRIED**

Department: Infrastructure & Regulation  
Submitted by: Director Infrastructure & Regulation  
Reference/Subject: Report 11 - Works Progress Report as at 31 May 2017

OFFICER'S RECOMMENDATION:

That the report be received and noted for the works completed or progressed during May 2017, and works programmed for June 2017.

**COUNCIL RESOLUTION:**

That the report be received and noted for the works completed or progressed during May 2017, and works programmed for June 2017.

**20.06/17 MOVED (Crs K Ward/ N Ledger) CARRIED**

**17. MOTIONS ON NOTICE**

There were no motions on notice.

**18. SCHEDULE OF COUNCIL RESOLUTIONS**

As at 19 April 2017.

**19. RESPONSES TO QUESTIONS FROM PREVIOUS MEETING**

Department: Finance  
Submitted by: Simon Paul  
Reference/Subject: Response to Question from Cr Crouch

OFFICER'S RECOMMENDATION:

That:

Council note the responses to the Councillor's question from the previous meeting.

**COUNCIL RESOLUTION:**

That:

Council note the responses to the Councillor's question from the previous meeting.

**21.06/17 MOVED (Crs B Crouch/ M Dusting) CARRIED**

**20. QUESTIONS FOR NEXT MEETING**

PROCEDURAL MOTION

Motion to move to committee (Cr T Toomey/ K Ward)

Motion to resume standing orders (Cr M Dusting/B Crouch)

**21. CONFIDENTIAL BUSINESS**

Nil

**CLOSURE OF MEETING**

The meeting was closed at 3:13 pm

**COUNCIL MINUTES CONFIRMED BY:**

<b>RESOLUTION NUMBER:</b>	
<b>DATE:</b>	
<b>MAYOR:</b>	