



URALLA SHIRE COUNCIL BUSINESS PAPER

Notice is hereby given, in accordance with the provision of the Local Government Act 1993 that a Meeting of Uralla Shire Council will be held in the Council Chambers, 32 Salisbury Street, Uralla, commencing at 12:30pm.

ORDINARY COUNCIL MEETING

23 May 2017

Andrew Hopkins
GENERAL MANAGER



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- BUSINESS AGENDA -

Ordinary Meeting of Council, 23 May 2017, 12:30pm

1. **Opening & Welcome**
2. **Prayer**
3. **Acknowledgement of Country**
4. **Apologies**
5. **Requests for Leave of Absence**
6. **Disclosures & Declaration of Interests**
7. **Confirmation of Minutes of Previous Meeting**
8. **Announcements**
9. **Tabling of Reports & Petitions**
10. **Recommendations for Items to be Considered in Confidential Section**
11. **Urgent Supplementary & Late Items of Business** (Under separate cover)
 - Report 12 – Integrated Planning & Reporting Documents
 - Report 13 – Quarterly Business Review Statement
 - Motion on Notice: Cr B Crouch** - Correction of Code of Conduct Statistical Report
12. **Presentations**
13. **Deputations**
 - Speaker 1: Mr Kirk Sutton
 - Subject: DA 12-2017-Free Range Piggery – 253 Eastern Avenue, Kentucky South
 - Speaker 2: Mr Sean Doodson
 - Subject: DA 12-2017-Free Range Piggery – 253 Eastern Avenue, Kentucky South
14. **Written & Verbal Reports from Delegates**
15. **Mayoral Minute**
16. **Reports to Council**
 - Report 1 – Cash at Bank and Investments
 - Report 2 – Works Progress Report as at 30 April 2017
 - Report 3 – Development Approvals and Refusals for March 2017
 - Report 4 – Heritage Advisory Services Summary – May 2017
 - Report 5 – 2017 NSW Rural Doctors Bush Bursary Scholarship Program
 - Report 6 – Innovation Fund (Round 2) Submission
 - Report 7 – Visitor Information Centre Status Report – April 2017
 - Report 8 - Visitor Information Centre and Library Rescission
 - Report 9 – DA – 12/2017 – Free Range Piggery – 253 Eastern Avenue, Kentucky South
 - Report 10 – Mihi Creek Bridge and Munsie Bridge Tenders
 - Report 11 – DA - 11/2017 – 3 Lot Subdivision – 31 Bridge Street and Queen Street, Uralla
17. **Motions on Notice**
18. **Schedule of Actions – As at 18/05/2017**
19. **Responses to Questions from Previous Meeting**
20. **Questions for Next Meeting**
21. **Confidential Business**
22. **Meeting Close**

1. OPENING & WELCOME

2. PRAYER

3. ACKNOWLEDGEMENT OF COUNTRY

4. APOLOGIES

5. REQUESTS FOR LEAVE OF ABSENCE

Cr I Strutt.

6. DISCLOSURES & DECLARATIONS OF INTEREST

7. CONFIRMATION OF MINUTES

Minutes to be confirmed or received and noted at Council Meeting held on 23 May 2017

- Council Meeting held 26 April 2017 (to be confirmed)



ORDINARY MEETING OF COUNCIL

**Held at 1:00pm
On 26 April 2017**

ROLL CALL

Councillors:

Cr M Pearce (Mayor)
Cr R Bell (Deputy Mayor)
Cr B Crouch
Cr M Dusting
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

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The Meeting Commenced at: 12:33pm

ATTENDANCE

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

1. OPENING & WELCOME

2. PRAYER

3. ACKNOWLEDGEMENT TO COUNTRY

4. APOLOGIES

Apologies

There were no apologies.

5. REQUESTS FOR LEAVE OF ABSENCE

There were no requests for leave of absence.

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 26 April 2017 meeting.

COUNCILLOR	ITEM OR REPORT NUMBER	PECUNIARY OR NON-PECUNIARY INTEREST	NATURE OF INTEREST
Cr B Crouch	Report 5	Non-pecuniary	Land owner in vicinity
Cr M Dusting	Report %	Non-pecuniary	Land owner in vicinity

7. CONFIRMATION OF MINUTES

Minutes to be confirmed or received and noted at Council Meeting held on 26 April 2017:

- Council Meeting held 28 March 2017 (to be confirmed)

With the following amendment from Cr T Toomey in the section, Questions for Next Meeting.: "Has Council applied for black spot funding for the intersection of King St and Maitland St, in view of the minimum crash history according to the Dept of Infrastructure and Development having been amended for 2016/2017 to reduce the number of casualty crashes required to be eligible for funding from 3 over 5 years to 2 over 5 years?"

1.04/17 MOVED (Cr T Toomey/Cr K Ward)

- Closed Session Minutes of Council Meeting held 28 March 2017 (to be confirmed)

2.04/17 MOVED (Cr I Strutt/B Crouch)

- Extraordinary Council Meeting – 11 April 2017 (to be confirmed)

3.04/17 MOVED (Cr B Crouch/I Strutt)

- Audit & Risk Committee Meeting Minutes 4 April 2017 – Unconfirmed (to be noted)
- MOVED (Cr B Crouch/N Ledger)

8. ANNOUNCEMENTS

Nil

9. TABLING OF REPORTS & PETITIONS

Amendment to Officer's Recommendation of Report 5 was tabled.

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

Nil

11. URGENT SUPPLEMENTARY & LATE ITEMS OF BUSINESS

Nil

12. PRESENTATIONS

Nil

13. DEPUTATIONS

Nil

14. WRITTEN REPORTS FROM DELEGATES

Submitted by: Cr Isabel Strutt, Cr Tara Toomey and Cr Natasha Ledger

Subject: 2017 International Womens' Day Luncheon in Uralla

COUNCILLOR'S RECOMMENDATION:

That Council note the report on the International Womens' Day Luncheon held on Friday 31 March 2017.

COUNCIL RESOLUTION:

That

1. Council note the report on the International Womens' Day Luncheon held on Friday 31 March 2017.
2. Council congratulate Councillors and organisers of the event.

5.04/17 MOVED (Crs M Dusting/B Crouch) CARRIED

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

COUNCILLOR NAME:		Michael Pearce
COUNCIL MEETING DATE:		26 April 2017
DATE	COMMITTEE/MEETING/EVENT	LOCATION
29/3/17	2AD Interview. Mayor's Office- Admin	Uralla
30/3/17	Mayor's Office- Admin	Uralla
31/3/17	UNE Graduation	Armidale
1/4/17	UNE Graduation Hats of to the Ladies Launch	Armidale Uralla
3/4/17	Mayor's Office- Admin Council Chambers Round table Youth Week discussions	Uralla
4/4/17	Mayors Office – Admin. Risk and Audit Committee meeting.	Uralla
5/4/17	Mayors Office – Admin Bundarra Library Launch.	Uralla Bundarra
6/4/17	Mayors Office - Admin	Uralla
7/4/17	Starfish Foundation Official launch. Youth Week Activities, Library.	Uralla
8/4/17	UNE Graduation	Armidale
10/4/17	Mayor's Office- Admin	Uralla

Date	Committee/Meeting/Event	Location
11/4/17	Mayors Office – Admin. Councillor Strategic Workshop. Extra-Ordinary Council Meeting.	Uralla
12/4/17	Mayors Office – Admin 2AD Interview. Meeting, Bowling club.	Uralla
18/4/17	Mayor's Office- Admin. Meeting Uralla RSL Sub-branch.	Uralla
19/4/17	Mayor's Office- Admin	Uralla
20/4/17	Mayor's Office - Admin	Uralla
21/4/17	Launch, Gostwyk Station.	Uralla
24/4/17	Mayor's Office - Admin	Uralla
25/4/17	ANZAC Day activities	Uralla
26/4/17	Mayor's Office – Admin. Presentation by NAMOI Councils CEO. April Council Meeting.	Uralla

COUNICLLOR NAME:		Bob Crouch
COUNCIL MEETING DATE:		26 April 2017
DATE	COMMITTEE/MEETING/EVENT	LOCATION
01/04/17	Hats off to the Ladies Opening	Uralla
02/04/17	Bundarra RFS AGM	Bundarra
05/04/17	Bundarra Library Opening	Bundarra
05/04/17	NSW Farmers, Uralla Branch AGM	Uralla
06/04/17	Business Chamber Meeting	Uralla
08/04/17	Z Net AGM	Uralla
11/04/17	Council Workshop	Uralla
11/04/17	Extraordinary Council Meeting	
26/04/17	Ordinary Council Meeting	Uralla

COUNICLLOR NAME:		Kevin Ward
COUNCIL MEETING DATE:		26 April 2017
DATE	COMMITTEE/MEETING/EVENT	LOCATION
3/4/17	Youth Round Table Discussion	Council
5/4/17	Bundarra Library Services Demonstration	Bundarra CWA
11/4/17	Strategic Planning Session	Council
26/4/17	V.I.C. Public Meeting	Council

COUNICLLOR NAME:		Tara Toomey
COUNCIL MEETING DATE:		26 April 2017
DATE	COMMITTEE/MEETING/EVENT	LOCATION
31/03/17	March Ladies Luncheon	Uralla
01/04/17	Hats off to the Ladies	Uralla
06/04/17	Uralla Business Chamber Meeting	Uralla
10/04/17	Lantern Parade Debrief	Uralla
11/04/17	Council Workshop	Uralla
25/04/17	Dawn Service	Uralla
26/04/17	Council Meeting	Uralla

COUNICLLOR NAME:		Isabel Strutt
COUNCIL MEETING DATE:		26 April 2017

DATE	COMMITTEE/MEETING/EVENT	LOCATION
28/03/17	Council Meeting	Uralla
31/03/17	International Women's Day Luncheon	Uralla
01/04/17	Official Opening of "Hats off to the Ladies" Exhibition	Uralla
03/04/17	Youth Week Roundtable with the councillors	Uralla
04/04/17	Audit & Risk Committee Meeting	Uralla
05/04/17	Official opening of Bundarra Library and Computer Launch	Bundarra
09/04/17	Youth Week Family Fun Day	Uralla
11/04/17	Strategic Planning Workshop	Uralla
21/04/17	Official launch of "Henry and Grace" clothing range.	Gostwyck Station, Uralla
25/04/2017	Anzac Day March & Service	Uralla

COUNCILLOR NAME:		Mark Dusting
COUNCIL MEETING DATE:		26 April 2017
DATE	COMMITTEE/MEETING/EVENT	LOCATION
28/03/17	Council Meeting	Uralla
5/04/17	Bundarra Library	Bundarra
6/04/17	Business Breakfast	Uralla
10/04/17	Weeds Conference Meeting	Armidale
11/04/17	Strategic Planning Workshop	Uralla
26/04/17	New England Weeds Authority	Armidale
	Regional Weeds Committee LLS	Armidale
COUNCILLOR NAME:		Robert Bell
COUNCIL MEETING DATE:		26 April 2017
DATE	COMMITTEE/MEETING/EVENT	LOCATION
11/04/17	Community Consultation Workshop	Uralla
25/04/17	Anzac Day Dawn Service	Uralla
	Anzac Day Service	Uralla

COUNCILLOR NAME:		Natasha Ledger
COUNCIL MEETING DATE:		26 April 2017
DATE	COMMITTEE/MEETING/EVENT	LOCATION
23/03/17	Jobs Australia Back Track BBQ	Armidale
24/03/17	Annual Rotary Arts Exhibition	Uralla
31/03/17	Ladies Lunch	Uralla
01/04/17	Hats off to the Ladies Dinner	Uralla
04/04/17	Audit & Risk Committee Meeting	Uralla
05/04/17	Bundarra Library Computer Launch	Bundarra
06/04/17	Digital Breakfast	Uralla
	Jobs Australia Meeting	Armidale
08/04/17	Znet Uralla AGM	Uralla
11/04/17	Extraordinary Council Meeting	Uralla
25/04/17	Anzac Day Dawn Service	Uralla
	Anzac Day March and Service	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 March, 2017 consisting of cash and overnight funds of \$2,098,183, term deposits of \$10,550,000 totalling \$12,648,183 of readily convertible funds.

COUNCIL RESOLUTION:

That:

Council note the cash position as at 31 March, 2017 consisting of cash and overnight funds of \$2,098,183, term deposits of \$10,550,000 totalling \$12,648,183 of readily convertible funds.

6.04/17 MOVED (Crs K Ward/I Strutt) CARRIED

Department: Infrastructure & Regulation
Submitted by: Director Infrastructure & Regulation
Reference/Subject: Report 2 - Works Progress Report as at 31 March 2017

OFFICER'S RECOMMENDATION:

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

COUNCIL RESOLUTION:

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

7.04/17 MOVED (Crs B Crouch/I Strutt) CARRIED

Department: Infrastructure & Regulation
Submitted by: Director of Infrastructure & Regulation
Reference/Subject: Report 3 - Development Approvals and Refusals for March 2017

OFFICER'S RECOMMENDATION:

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

COUNCIL RESOLUTION:

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

8.04/17 MOVED (Crs L Sampson/T Toomey) CARRIED

Department: Infrastructure & Regulation
Submitted by: Director Infrastructure & Regulation
Reference/Subject: Report 4 - Heritage Advisory Services Summary – April 2017

OFFICER'S RECOMMENDATION:

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

COUNCIL RESOLUTION:

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

9.04/17 MOVED (Crs B Crouch/I Strutt) CARRIED

Cr M Dusting declared conflict of interest

Cr M Dusting and Cr B Crouch left room at 12:56pm having declared an interest in the following report.

Department: Infrastructure & Regulation
 Submitted by: Health & Building Surveyor
 Reference/Subject: Report 5 - Division Decision – DA-8-2017 – 26 John Street Uralla –
 Dual Occupancy, Two Sheds & Strata Title Development

OFFICER'S RECOMMENDATION:

That:

- a) Council approve the development application DA-8-2017 for Staged Dual Occupancy including the demolition of 3 small sheds, construction of two separate double car garages and strata subdivision on Lot 2 DP 571495 known as 26 John Street, Uralla, subject to the following conditions:

PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)

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

1. The work must be carried out in accordance with the requirements of the *National Construction Code*.
2. In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.

Erection of signs

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

Notification of Home Building Act 1989 requirements

5. Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:

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

GENERAL CONDITIONS

7. The development must take place in accordance with the approved documents submitted with the application and subject to the conditions below to ensure the development is consistent with Council's consent.

Plan Reference
Site Plan & Dwelling Plans: Uniplan Group – Job No. 2185-1E, pages 1-5, dated 13 March 2017; Uniplan Group – Structural Details, Drawing No. 749402, 1 page, dated 10 December 2015
Garage Plans (6mx6m): Best Sheds – Job No. 502611, 11 pages including Engineering Schedule, dated 12 March 2017
Garage Plans (5mx10m): Best Sheds – Job No. 501902, 11 pages including Engineering Schedule, dated 4 November 2016

8. A Construction Certificate must be obtained from a Certifying Authority before work commences, in accordance with Cl.146 of the EP&A Regulations 2000.

9. *The **dwelling** is to be inspected at the following stages of construction:

- before the pouring of footings**
- before covering drainage (under hydrostatic test)
- before pouring any reinforced concrete structure **
- before covering any stormwater drainage connections
- when the building work is completed and all conditions of consent have been addressed**

*** denotes a critical stage inspection (a mandatory inspection under Section 109C of the EP&A Act 1979). Please note that an Occupation Certificate cannot be issued for a development where a critical stage or other nominated inspection has not been carried out.*

Applicants should give at least 24 hours notice to guarantee an inspection.

** All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer*

10. The **sheds** are to be inspected at the following stages of construction:

- before the pouring of footings**
- before pouring any reinforced concrete structure **
- before covering the framework for any wall, roof or other building element **
- before covering any stormwater drainage connections
- when the building work is completed and all conditions of consent have been addressed**

*** denotes a critical stage inspection (a mandatory inspection under Section 109C of the EP&A Act 1979). Please note that an Occupation Certificate cannot be issued for a *development where a critical stage or other nominated inspection has not been carried out.*

Applicants should give at least 24 hours notice to guarantee an inspection.

11. The sheds are to be used for residential storage only and not as a dwelling, or an industrial purpose. Any other use will require consent from Council.

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

13. 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.
14. All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer.
15. No tree removal is allowed from the road reserve unless prior consent has been given by Council.
16. Detailed Engineering Drawings are required for:
 - Stormwater drainage.
 - Driveway and driveway kerb and gutter crossing.
 - Sediment and erosion Control.

A Construction Certificate will be required for the Engineering works required for the subdivision. All works are to be carried out at the full cost of the developer.

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.

CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

17. The plans and specification accompanying the Construction Certificate are to demonstrate compliance with the requirements of the deemed-to-satisfy provisions of the National Construction Code for a Class 1a and 10a building:

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

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

19. The applicant shall have prepared an Erosion and Sediment Control Plan and Soil and Water Management Plan, in accordance with the requirements of the Department of Housing's Managing Urban Stormwater - Soils and Construction, to be submitted with the application for a Construction Certificate for the development for approval by the relevant Certifying Authority. The Soil and Water Management Plan must include sediment basin calculations and the approved plan implemented in conjunction with the project.
20. A detailed Site Plan is to be submitted with the Construction Certificate documentation clearly showing:
 - a) Driveway formation.
 - b) Location of services – water, sewer, interallotment drainage and telecommunications.
 - c) Landscaping. Landscaping details are to include a species list and plant size.
 - d) Any fencing details

CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING

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

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

22. Before construction commences on the site and throughout the construction phase of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:
- divert contaminated run-off away from disturbed areas,
 - erect silt fencing along the downhill side of the property boundary,
 - prevent tracking of sediment by vehicles onto roads by limiting access to the site and, where necessary, installing a temporary driveway and
 - stockpile all topsoil, excavated material and construction debris on the site, erecting silt fencing around the pile where appropriate.

Failure to take effective action may render the developer liable to prosecution under the NSW Protection of the Environment Operations Act.

23. A hoarding or fence must be erected between the work site and any public place if the work is likely to cause traffic (pedestrian or vehicular) in a public place to be obstructed or otherwise inconvenient. The erected hoarding is to be sufficient to prevent any substance from or in connection with the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. The hoarding, fence or awning is to be removed once the work has been completed.

CONDITIONS TO BE COMPLETED DURING CONSTRUCTION

24. Any building work must be carried out between 7.00am and 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays, excluding Sundays and public holidays. No audible construction is to take place outside these hours, to maintain the amenity of the locality.
25. Toilet facilities are to be provided at, or in the vicinity of the work site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be connected to an accredited sewage management facility approved by the council or some other sewage management facility approved by the council.
26. Materials must not be burned on site. All waste generated on site must be disposed of at Council's Waste Disposal Depot or Waste Transfer Station, to protect the amenity of the area and avoid the potential of air pollution.
27. Effective dust control measures are to be maintained during construction to maintain public safety/amenity. Construction activities are to be undertaken so as not to inconvenience the adjoining land owners and are to be restricted solely to the subject site.

28. No material or equipment associated with the development is to be placed on public land without the written consent of the Council, and any activity located in close proximity to public areas is to be fenced to prevent damage to persons or property.
29. Excavations and backfilling must be executed safely and in accordance with appropriate professional standards and be properly guarded and protected to prevent them from being dangerous to life or property.

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

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

30. Connection to the sewer main is required for the proposed new dwelling. This fee is set out in Councils Operational Plan and is adjusted every financial year. The current sewer connection fee for 2016/17 is \$540.00.
31. Connection to the water main is required for the proposed new dwelling. This fee is set out in Councils Operational Plan and is adjusted every financial year. The current water connection fee for 2016/17 is \$958.00.
32. All stormwater is to be connected to the kerb and gutter to Queen Street for the proposed new dwelling and garage and to John Street for the existing dwelling and its associated proposed new garage. This is to be completed to a standard approved by the Director of Infrastructure & Regulation and at the expense of the developer

CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION/USE COMMENCING

33. An Occupation Certificate must be obtained before the approved use commences, in accordance with the Environmental Planning and Assessment Act and to ensure the health and safety of the building's occupants.

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

34. Approval must be obtained from the pursuant to Chapter 7 of the Local Government Act 1993 for the installation of a manufactured dwelling with all relevant work completed in accordance with such approval.
35. Approval must be obtained from the Council as the Local Water Supply and Sewer Authority for any potable water supply, sewerage or on-site waste water system serving the site, pursuant to Chapter 7 of the Local Government Act 1993 with all relevant work completed in accordance with such approval.
36. The Principal Certifying Authority is to contact Council to ensure all the Section 68 conditions of approval have been completed prior to the issue of an Occupation Certificate.
37. The property number shall be clearly and permanently displayed on or adjacent to the doorway or on the street frontage to identify the premises to the public and to essential/emergency services. Numbers shall be 100mm high x 50mm wide (minimum) and of a colour contrasting with the surface to which they are affixed
38. A backflow prevention device suitable to the degree of hazard must be installed to the premises. The type device will be determined at the time of processing the application for a water service. All external hose taps must be fitted with a backflow prevention device in accordance with AS/NZS 3500.1:2003 before use or occupation of the building, to maintain public health.
- ADVISING:** *For information regarding the installation and type of backflow prevention device to be fitted, please contact Council.*
39. A new 1.8m high Colorbond fence is to be installed between Lot 2 & Lot 1 DP 517495 being 26 and 28 John Street, Uralla, dropping to a maximum height of 900mm 6 metres from the John Street boundary at the expense of the developer.

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

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

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

41. Construction of layback kerb and gutter is required for the new dwelling in Queen Street including road reinstatement and bitumen sealing and construction of paved or bitumen sealed driveway across the footpath area in accordance with the engineering design plans that were approved by the Director of Infrastructure & Regulation.

CONDITIONS RELATING TO ONGOING OPERATIONS

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

CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

43. **Compliance with all conditions for Stage 1 is to be achieved prior to the issue of a Subdivision Certificate.**
44. Prior to the issue of a Subdivision Certificate, an Application for a Subdivision Certificate is to be submitted to Council with three (3) copies of the Title Plan and appropriate fees. The applicant/developer is to ensure that a summary of compliance with all conditions of consent is completed and lodged with the application.
45. The Subdivision will be provided with reticulated electricity and suitable telephone provisioning. The applicant shall provide a letter from the relevant electricity energy provider stating that satisfactory arrangements have been made for the supply of electricity. The applicant shall provide evidence that satisfactory arrangements have been made for telecommunications infrastructure in the subdivision / development. **These letters are to be provided to Council prior to the release of the Subdivision Certificate.**

46. 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.
47. A splay corner, 3 metres by 3 metres, is to be dedicated as road at the intersection of John and Queen Streets.

- b) Those persons who made a submission in relation to the Application be notified of the determination in writing as per the provisions of the *Environmental Planning & Assessment Act 1979* and Regulations.

COUNCIL RESOLUTION:

That:

- a) Council approve the development application DA-8-2017 for Staged Dual Occupancy including the demolition of 3 small sheds, construction of two separate double car garages and strata subdivision on Lot 2 DP 571495 known as 26 John Street, Uralla, subject to the following conditions:

PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)

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

1. The work must be carried out in accordance with the requirements of the *National Construction Code*.
2. In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.

Erection of signs

3. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - a) showing the name, address and telephone number of the principal certifying authority for the work, and
 - b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

- c) stating that unauthorised entry to the site is prohibited.
4. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Notification of *Home Building Act 1989* requirements

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

GENERAL CONDITIONS

7. The development must take place in accordance with the approved documents submitted with the application and subject to the conditions below to ensure the development is consistent with Council's consent.

Plan Reference
Site Plan & Dwelling Plans: Uniplan Group – Job No. 2185-1E, pages 1-5, dated 13 March 2017; Uniplan Group – Structural Details, Drawing No. 749402, 1 page, dated 10 December 2015
Garage Plans (6mx6m): Best Sheds – Job No. 502611, 11 pages including Engineering Schedule, dated 12 March 2017
Garage Plans (5mx10m): Best Sheds – Job No. 501902, 11 pages including Engineering Schedule, dated 4 November 2016

8. A Construction Certificate must be obtained from a Certifying Authority before work commences, in accordance with Cl.146 of the EP&A Regulations 2000.

9. *The **dwelling** is to be inspected at the following stages of construction:

- before the pouring of footings**
- before covering drainage (under hydrostatic test)
- before pouring any reinforced concrete structure **
- before covering any stormwater drainage connections
- when the building work is completed and all conditions of consent have been addressed**

*** denotes a critical stage inspection (a mandatory inspection under Section 109C of the EP&A Act 1979). Please note that an Occupation Certificate cannot be issued for a development where a critical stage or other nominated inspection has not been carried out.*

Applicants should give at least 24 hours notice to guarantee an inspection.

** All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer*

10. The **sheds** are to be inspected at the following stages of construction:

- before the pouring of footings**
- before pouring any reinforced concrete structure **
- before covering the framework for any wall, roof or other building element **
- before covering any stormwater drainage connections
- when the building work is completed and all conditions of consent have been addressed**

*** denotes a critical stage inspection (a mandatory inspection under Section 109C of the EP&A Act 1979). Please note that an Occupation Certificate cannot be issued for a *development where a critical stage or other nominated inspection has not been carried out.*

Applicants should give at least 24 hours notice to guarantee an inspection.

11. The sheds are to be used for residential storage only and not as a dwelling, or an industrial purpose. Any other use will require consent from Council.

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

13. 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.
14. All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer.
15. No tree removal is allowed from the road reserve unless prior consent has been given by Council.
16. Detailed Engineering Drawings are required for:
 - Stormwater drainage.
 - Driveway and driveway kerb and gutter crossing.
 - Sediment and erosion Control.

A Construction Certificate will be required for the Engineering works required for the subdivision. All works are to be carried out at the full cost of the developer.

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.

CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

17. The plans and specification accompanying the Construction Certificate are to demonstrate compliance with the requirements of the deemed-to-satisfy provisions of the National Construction Code for a Class 1a and 10a building:

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

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

19. The applicant shall have prepared an Erosion and Sediment Control Plan and Soil and Water Management Plan, in accordance with the requirements of the Department of Housing's Managing Urban Stormwater - Soils and Construction, to be submitted with the application for a Construction Certificate for the development for approval by the relevant Certifying Authority. The Soil and Water Management Plan must include sediment basin calculations and the approved plan implemented in conjunction with the project.
20. A detailed Site Plan is to be submitted with the Construction Certificate documentation clearly showing:
 - e) Driveway formation.
 - f) Location of services – water, sewer, interallotment drainage and telecommunications.
 - g) Landscaping. Landscaping details are to include a species list and plant size.
 - h) Any fencing details

CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING

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

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

22. Before construction commences on the site and throughout the construction phase of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:
- divert contaminated run-off away from disturbed areas,
 - erect silt fencing along the downhill side of the property boundary,
 - prevent tracking of sediment by vehicles onto roads by limiting access to the site and, where necessary, installing a temporary driveway and
 - stockpile all topsoil, excavated material and construction debris on the site, erecting silt fencing around the pile where appropriate.

Failure to take effective action may render the developer liable to prosecution under the NSW Protection of the Environment Operations Act.

23. A hoarding or fence must be erected between the work site and any public place if the work is likely to cause traffic (pedestrian or vehicular) in a public place to be obstructed or otherwise inconvenient. The erected hoarding is to be sufficient to prevent any substance from or in connection with the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. The hoarding, fence or awning is to be removed once the work has been completed.

CONDITIONS TO BE COMPLETED DURING CONSTRUCTION

24. Any building work must be carried out between 7.00am and 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays, excluding Sundays and public holidays. No audible construction is to take place outside these hours, to maintain the amenity of the locality.
25. Toilet facilities are to be provided at, or in the vicinity of the work site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be connected to an accredited sewage management facility approved by the council or some other sewage management facility approved by the council.
26. Materials must not be burned on site. All waste generated on site must be disposed of at Council's Waste Disposal Depot or Waste Transfer Station, to protect the amenity of the area and avoid the potential of air pollution.
27. Effective dust control measures are to be maintained during construction to maintain public safety/amenity. Construction activities are to be undertaken so as not to inconvenience the adjoining land owners and are to be restricted solely to the subject site.

28. No material or equipment associated with the development is to be placed on public land without the written consent of the Council, and any activity located in close proximity to public areas is to be fenced to prevent damage to persons or property.
29. Excavations and backfilling must be executed safely and in accordance with appropriate professional standards and be properly guarded and protected to prevent them from being dangerous to life or property.

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

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

30. Connection to the sewer main is required for the proposed new dwelling. This fee is set out in Councils Operational Plan and is adjusted every financial year. The current sewer connection fee for 2016/17 is \$540.00.
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CONDITIONS RELATING TO ONGOING OPERATIONS

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

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43. **Compliance with all conditions for Stage 1 is to be achieved prior to the issue of a Subdivision Certificate.**
44. Prior to the issue of a Subdivision Certificate, an Application for a Subdivision Certificate is to be submitted to Council with three (3) copies of the Title Plan and appropriate fees. The applicant/developer is to ensure that a summary of compliance with all conditions of consent is completed and lodged with the application.
45. The Subdivision will be provided with reticulated electricity and suitable telephone provisioning. The applicant shall provide a letter from the relevant electricity energy provider stating that satisfactory arrangements have been made for the supply of electricity. The applicant shall provide evidence that satisfactory arrangements have been made for telecommunications infrastructure in the subdivision / development. **These letters are to be provided to Council prior to the release of the Subdivision Certificate.**

46. 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.
47. A splay corner, 3 metres by 3 metres, is to be dedicated as road at the intersection of John and Queen Streets.

b) Those persons who made a submission in relation to the Application be notified of the determination in writing as per the provisions of the *Environmental Planning & Assessment Act 1979* and Regulations.

10.04/17 MOVED (Crs R Bell/K Ward) CARRIED

DIVISION DECISION:

FOR: N Ledger, L Sampson, R Bell, K Ward, I Strutt, M Pearce, T Toomey

AGAINST: Nil

ABSENT: B Crouch, M Dusting

Cr M Dusting and Cr B Crouch returned to the room at 1:00pm.

Department: Infrastructure & Regulation

Submitted by: Director Infrastructure & Regulation

Reference/Subject: Report 6 - Transport Asset Management Plan

OFFICER'S RECOMMENDATION:

That Council:

1. Endorse the Transport Asset Management Plan - February 2017 (Version 6);
2. Publicly exhibit the Transport Asset Management Plan for a period of 28 days in accordance with the provisions of the Local Government Act; and
3. Give the General Manager delegated authority to adopt the Transport Asset Management Plan if no submissions are received.

COUNCIL RESOLUTION:

That Council:

1. Endorse the Transport Asset Management Plan - February 2017 (Version 6);
2. Publicly exhibit the Transport Asset Management Plan for a period of 28 days in accordance with the provisions of the Local Government Act; and
3. Give the General Manager delegated authority to adopt the Transport Asset Management Plan if no submissions are received.

11.04/17 MOVED (Crs K Ward/R Bell) CARRIED

Department: General Manager's Office

Submitted by: General Manager

Reference/Subject: Report 7 - 2016/17 Operational Plan Performance Report – Third Quarter Progress Report

OFFICERS RECOMMENDATION:

That Council receive and note the 2016/17 Operational Plan Third Quarter Progress Report.

COUNCIL RESOLUTION:

That Council receive and note the 2016/17 Operational Plan Third Quarter Progress Report.

12.04/17 MOVED (Crs T Toomey/I Strutt) CARRIED

17. MOTIONS ON NOTICE

Nil

18. SCHEDULE OF COUNCIL RESOLUTIONS

As at 19 April 2017.

19. RESPONSES TO QUESTIONS FROM PREVIOUS MEETING

Cr T Toomey

1. Has Council applied for black spot funding for the intersection of King St and Maitland St, in view of the minimum crash history according to the Dept of Infrastructure and Development having been amended for 2016/2017 to reduce the number of casualty crashes required to be eligible for funding from 3 over 5 years to 2 over 5 years?

RESPONSE: No. Nominations for project proposals will be called for in May 2017. Staff will attend workshop on this. Additional signage and linemarking has been provided to the intersection on the King St approach from the SE.

2. Can you please advise if the Heritage Advisor is currently liaising with property owners in the Shire, other than those presented in the report to Council?

RESPONSE: In addition to the property owners in the report, the Heritage Officer met with a representative of the Masonic Lodge to take some before photos where works are proposed under the Councils Heritage Assistance Fund.

Cr I Strutt

1. Can Councillors please have a schedule of future actions in relation to the industrial land development provided to them?

RESPONSE: Under development.

Mayor Pearce

1. Uralla Sporting Complex request from Mr Ritchie to meet with the Mayor, Deputy Mayor, General Manager and Director of Infrastructure and Regulation.

RESPONSE: A consultation meeting was undertaken with representatives from junior rugby and cricket clubs. Mr Ritchie was unable to attend. Meeting with soccer representative is to be held on 20/4/17

Cr N Ledger

1. Request that future Council Meetings be held earlier, the suggestion being lunch at 12noon with meeting commencing at 12:30pm.

RESPONSE: Extraordinary Council Meeting has been held, with meeting commencement time being changed to 12:30pm.

20. QUESTIONS FOR NEXT MEETING

Cr B Crouch

1. Construction of disability access ramp Old Bank Building 98 Bridge St Uralla. I understand that a condition of the Approved DA for development of the old Bank Building includes cutting into the front of the building to install a disability ramp. Whilst I understand the need for disability access (although I have been advised disability access is available at the rear of the building) I share the view put to me that the historical significance of this building should take precedence and be preserved.

My questions are:

- (a) Is the information I have been given regarding the construction of the ramp correct?
- (b) What options are available to Council to ensure this historic building is preserved in as near

to original condition as possible. Is not destroyed by the construction of a disability ramp?

2. Balala Composting: I have been advised that as a result of an expansion of Biada Chicken processing facilities at Tamworth the number of loads of DAF material being delivered to the Balala Composting Facility has increased substantially, increasing the concern of local residents regarding the impact on air and water quality.

Whilst I understand the application of the DAF material is a NSW EPA managed activity, I understand Council has some responsibility for policing air and water quality issues.

My questions are:

- (a) Does Council have any responsibility for regulating the volume of DAF delivered to the site?
- (b) Does Council have any responsibility for overlooking potential impact on air and water quality in this instance?
- (c) What actions can Council take to allay the concerns of residents in the Balala area to ensure that their quality of life and local water and air quality will not be further eroded by an increase in activity at this site?

3. Potential boundary adjustments with Armidale Regional Council and Tamworth Regional Council: The only reason given for Uralla Shire not meeting the NSW Government's Fit for Future Criteria was capacity. In order to better meet the criteria into the future there is an obvious need to increase capacity (population base) within the Shire. Impending boundary adjustments between Armidale Regional Council and Inverell Council provides a catalyst to explore options for Uralla Shire. Of particular relevance is that the transfer of the Tingha area will mean Armidale Regional Council plant will have to travel a considerable distance through Inverell or Uralla Shires to service residents in the Georges Creek Area.

Over the last couple of months I have been approached by residents in both Armidale Regional Council and Tamworth Regional Council areas about the potential to expand Uralla Shire Council Area.

My questions are:

- (a) Has any discussion taken place with either Armidale or Tamworth Regional Councils regarding potential boundary adjustments to enable services to residents to be delivered on a more cost effective basis?
- (b) What action can Council take to consult with potentially affected communities?
- (c) Could, in the next six months, Council schedule a workshop on how we may go about expanding the capacity of Uralla Shire?

Cr N Ledger

- 1. Please provide a budget for the cost of tar on Invergowrie roads, each individual road, order of priority and combined value.

21. CLOSURE OF MEETING

The meeting was closed at 2:05pm

COUNCIL MINUTES CONFIRMED BY:	
RESOLUTION NUMBER:	
DATE:	
MAYOR:	

8. ANNOUNCEMENTS

9. TABLING OF REPORTS & PETITIONS

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

11. URGENT SUPPLEMENTARY & LATE ITEMS OF BUSINESS

Report 12 – Integrated Planning & Reporting Documents (under separate cover)

Report 13 – Quarterly Business Review Statement (under separate cover)

12. PRESENTATIONS

There are no presentations registered for this meeting.

13. DEPUTATIONS

Report 9

Subject: DA 12-2017-Free Range Piggery – 253 Eastern Avenue, Kentucky South

Speaker 1: Mr Kirk Sutton

Speaker 2: Mr Sean Doodson

14. WRITTEN & VERBAL REPORTS FROM DELEGATES

There are no written reports from delegates.

15. MAYORAL MINUTE

There is no Mayoral Minute.

16. REPORTS TO COUNCIL



REPORT TO COMMITTEE

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

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Objective:	4.2 An effective and efficient organisation.
Strategy:	4.2.2 Operate in a financially responsible and sustainable manner.
Action:	4.2.2.9 Invest surplus funds to maximize the return to Council whilst complying with Council's Investment Policy risk parameters.

SUMMARY:

Attached is a summary of bank accounts, term deposits, cash management account and investments in structured credit instruments. The investments have been made in accordance with the Act, the Regulations and Council's Investment Policy.

OFFICER'S RECOMMENDATION:

That:

Council note the cash position as at 30 April, 2017 consisting of cash and overnight funds of \$2,244,515, term deposits of \$10,550,000 totalling \$12,794,515 of readily convertible funds.

BACKGROUND:

In accordance with Regulation 212 of the Local Government (General) Regulations 2005, the following report

is prepared about monies not currently required for use by Council and invested in forms of investment approved by Order of the Minister.

REPORT:

Current term deposits of \$10,550,000 spread over the next six months will receive a range of interest from 2.4% to 3.12% with an average rate of 2.73%. Diary of maturing dates and amounts is attached.

Council's General Fund bank balances (listed in the attachments) have been reconciled to the bank statement as at 30 April, 2017.

KEY ISSUES:

Interest rates continue to remain low with no change to interest rates by the RBA at their last meeting. The outlook for any increase in interest rates in the near future is very low. These low rates will result in reduced investment returns over the coming year.

COUNCIL IMPLICATIONS:

1. Community Engagement/ Communication (per engagement strategy)

N/A

2. Policy and Regulation

Local Government Act 1993

Local Government (General) Regulations 2005

Order of the Minister re Investments

3. Financial (LTFP)

Current interest rates affect Council's ability to meet projected investment returns therefore reducing forecast revenue in the long term.

4. Asset Management (AMS)

N/A

5. Workforce (WMS)

N/A

6. Legal and Risk Management

Risk management involves ensuring compliance with the Minister's Orders regarding approved type of investments thus reducing risk of future losses on investments made.

7. Performance Measures

N/A

8. Project Management

N/A

Insert Name**Insert Title**

Prepared by staff member: Simon Paul

TRIM Reference Number: U15/287

Approved/Reviewed by Manager: Chief Financial Officer

Department: Organisational Services - Finance

Attachments: A. Council's Investments as 30 April,
2017

Diary of Investment Maturity Dates and Amounts

**Uralla Shire Council
Investments at 30 April, 2017**

Cash at Bank – Operating Accounts:

Institution	Account	Bank Statement
National Australia Bank	Main Account	\$358,042.34
National Australia Bank	Trust Account	\$31,296.33
Community Mutual	Bundarra RTC	\$24,153.95
Total		\$413,492.62

Business Investment (Cash Management) Account

Institution	Interest rate	Balance
National Australia Bank	0.01%	\$0.00
Professional Funds	0.15% above RBA cash rate	\$1,831,022.61
Total		\$1,831,022.61

Term Deposits:

Institution	Interest rate	Maturity	Balance
ANZ	2.67%	17/05/2017	\$300,000.00
ANZ	2.40%	24/05/2017	\$800,000.00
Commonwealth Bank	2.64%	13/06/2017	\$700,000.00
Newcastle Permanent	2.80%	4/07/2017	\$500,000.00
Newcastle Permanent	2.50%	24/07/2017	\$600,000.00
Regional Australia Bank	2.70%	25/07/2017	\$250,000.00
Newcastle Permanent	2.60%	25/07/2017	\$250,000.00
Westpac Banking Corporation	3.00%	26/07/2017	\$1,000,000.00
Regional Australia Bank	2.70%	23/08/2017	\$800,000.00
National Australia Bank	2.55%	28/08/2017	\$600,000.00
National Australia Bank	2.55%	7/09/2017	\$500,000.00
Regional Australia Bank	2.70%	15/09/2017	\$500,000.00
Westpac Banking Corporation	3.00%	18/10/2017	\$1,300,000.00
Commonwealth Bank	2.51%	20/11/2017	\$250,000.00
National Australia Bank	2.75%	28/11/2017	\$1,000,000.00
Westpac Banking Corporation	3.12%	24/01/2018	\$600,000.00
Commonwealth Bank	2.63%	4/05/2018	\$600,000.00
Total			\$10,550,000.00

Loans:

Loan no.	Purpose	Balance
165	MGH Property	\$59,428.04
167	Rear Service Lane Land	\$4,936.61
168	Community Centre	\$49,005.64
176	Library Extensions	\$240,621.24
177	Grace Munro Centre	\$192,516.31
181	Creative Village Works	\$13,531.22
185	Public Toilets Alma Park	\$15,991.78
186	Public Toilets Pioneer Park	\$22,833.09
187	Undergrounding Power and Mainstreet Upgrade	\$177,629.14
188	Paving and Power Undergrounding	\$41,872.86
189	Bridge Construction	\$238,864.36
190	Bridge construction & industrial land development	\$1,845,231.06
Total		\$2,902,461.35



REPORT TO COUNCIL

Department:	Infrastructure & Regulation
Submitted by:	Director Infrastructure & Regulation
Reference/Subject:	Report 2 - Works Progress Report as at 30 April 2017

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Goal:	2.3	A safe and efficient network of arterial roads and supporting infrastructure; and town streets, footpaths and cycleways that are adequate, interconnected and maintained
Strategy:	2.3.1	Provide an effective road network that balances asset conditions with available resources and asset utilisation
Action:	2.3.1.1	Undertake bitumen maintenance program in line with established service levels and intervention points
	2.3.1.5	Undertake maintenance grading program in line with established service levels and intervention points

SUMMARY:

The purpose of this report is to inform Council of the works that have been completed or progressed for the previous month and works being undertaken in the current month.

OFFICER'S RECOMMENDATION:

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

BACKGROUND:

Council is kept informed on the progress of maintenance and construction works within the Shire.

REPORT:

A. Works Undertaken in April 2017

1. **Main Road Maintenance**

MR73 Thunderbolts Way, North and South	Patching, heavy patch at Laura Creek Bridge
MR124 Bundarra Road	Patching,
MR132 Barraba Road	Maintenance,

2. **Sealed Roads Maintenance**

Uralla Streets	Patching,
Bundarra Town Area	Patching, mowing
Kentucky/Wollun Area	Patching,
Sealed Rural Roads	Patching,

- | | | |
|-----------|-----------------------------------|--|
| 3. | Unsealed Roads Maintenance | |
| | Grading | |
| | Bendemeeer Road | Graded |
| | Karingal Road | Graded |
| | Hardens Road | Graded |
| | Stonybatter Road | Graded |
| | Allinghams Road | Graded |
| | Balala Road | Grading |
| | Old Kingstown Road | Grading |
| 4. | Construction Crew | |
| | Bingara Road | Completed reconstruction and bitumen sealing of 2km section |
| | MR124, Bundarra Road | Commence reconstruction near Rocklea road |
| 5. | Bridge / Sign Crew | |
| | Uralla | Storm water maintenance |
| | Bingara Road | Guard rail installation |
| | Bridge maintenance | |
| 6. | Town Area | |
| | Uralla | Maintenance and signs, mowing and weed spraying as necessary |

B. Works to be continued/undertaken in May 2017

- | | | |
|-----------|-----------------------------------|-------|
| 1. | Main Road Maintenance | |
| | Bitumen patching | |
| | Guide posting | |
| | Sign maintenance | |
| 2. | Sealed Roads Maintenance | |
| | Bitumen patching | |
| | Guide posting | |
| 3. | Unsealed Roads Maintenance | |
| | Kingstown and Balala Areas | Grade |



REPORT TO COUNCIL

Department:	Infrastructure & Regulation
Submitted by:	Director of Infrastructure & Regulation
Reference/Subject::	Report 3 - Development Approvals and Refusals for April 2017

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Goal:	2.1	An attractive environment for business, tourism and industry
Strategy:	2.1.4	Implement tools to simplify development processes and encourage quality commercial, industrial and residential development
Action:	2.1.4.1	Assess and determine regulatory applications, including development applications, complying development certificates, construction certificates, Section 68 certificates, Bushfire Attack Level (BAL) Certificates, and Conveyancing Certificates

SUMMARY:

The following details the development approvals issued by Council and by private certification for April 2017 for the entire local government area. A listing of development applications outstanding with a status as at the end of April 2017 has also been provided.

For information purposes a summary of the development values is provided from January 2006 until the end of April 2017. Similarly, a summary of the number of dwellings approved within the local government area from 1 January 2006 until the end of April 2017 is provided.

The number of applications possibly lapsing in October 2017 is also listed for information purposes.

OFFICER'S RECOMMENDATION:

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

REPORT:**Development Applications****Approvals:**

Development Application Number	Applicant	Property	Development
DA-21-2010-2	Mr W & Mrs F Lulham	229 Eastern Avenue, Kentucky South	Modification – Farmstay Accommodation
DA-8-2017	New England North West Planning Service Pty Ltd	26 John Street, Uralla	Staged – Dual Occupancy, Two Sheds & Strata Subdivision
DA-16-2017	Mr J Griffiths	9964 New England Highway, Saumarez	Farm Shed
DA-17-2017	Mr M Batt	32 Bridge Street, Uralla	Covered Deck
DA-18-2017	Mr S & Mrs T Brennan	737 Bundarra Road, Saumarez Ponds	Shed
DA-19-2017	Mr R Thackway	11 John Street, Uralla	Awning to Existing Shed
DA-22-2017	Mr T & Mrs K Swilks	50 Marble Hill Road, Saumarez Ponds	Detached Garage
Monthly Estimated Value of Approvals: \$226,880.00			

Refusals: Nil

DAs Withdrawn: Nil

Comparison to April 2016:

April 2016:	\$883,900.00	April 2017:	\$226,880.00
Year to date: (Calendar Year)	\$1,518,994.00	Year to date: (Calendar Year)	\$1,755,780.00

Development Applications Outstanding

Application Number	Applicant	Property	Development	Status
DA-68-2016	Mr G & Mrs J Fletcher	5 Plane Avenue, Uralla	3 Lot Subdivision	Awaiting Applicant
DA-1-2017-2	New England Surveying & Engineering	87 Dumaresq Road, Saumarez Ponds	Modification – Staged 4 Lot Subdivision	Under Assessment
DA-2-2017	Mr S Lovick	168 Kalinda Road, Invergowrie	Relocated Secondary Dwelling	Awaiting Applicant
DA-11-2017	New England Surveying & Engineering	31 Bridge Street, Uralla	3 Lot Subdivision	Under Assessment
DA-12-2017	New England Surveying & Engineering	253 Eastern Avenue, Kentucky South	Free Range Piggery	Under Assessment
DA-15-2017	Mr J & Mrs A Doak	209 Mount Drummond Road,	Relocate House, Piers, Alterations & Additions	Awaiting Applicant

Application Number	Applicant	Property	Development	Status
DA-20-2017	Mr B Archibald	21 Bligh Avenue, Uralla	Garage & Carport	Under Notification
DA-21-2017	Mr V Hudson	19 Karava Place, Uralla	Dual Occupancy & Conversion of Shed to Dwelling	Under Assessment
DA-23-2017	Ms J Pickard	192 Dumaresq Road, Saumarez Ponds	Shed	Under Assessment
				Total: 9

Construction Certificates

Approved:

Application Number	Applicant	Property	Construction
CC-16-2017	Mr J Griffiths	9964 New England Highway, Saumarez	Farm Shed
CC-18-2017	Mr S & Mrs T Brennan	737 Bundarra Road, Saumarez Ponds	Shed

Refused: Nil

Issued by Private Certifier:

Application Number	Applicant	Property	Construction
CC-21-2010-2	Mr W & Mrs F Lulham	229 Eastern Avenue, Kentucky South	Modification – Farmstay Accommodation
CC-17-2017	Mr M Batt	32 Bridge Street, Uralla	Covered Deck
CC-19-2017	Mr R Thackway	11 John Street, Uralla	Awning to Existing Shed

Total Monthly Estimated Value of Construction Certificate Approvals: \$19,400.00

Complying Development Certificate Applications

Approvals: Nil

Refusals: Nil

Withdrawn: Nil

Issued by Private Certifier:

Application Number	Applicant	Property	Development
CDC-10-2017	Mr R & Mrs C Hargrave	17 Warwick Street, Uralla	Covered Pergola

Total Monthly Estimated Value of Complying Development Certificate Approvals: \$5,735.00

Comparison to April 2016:

April 2016:	\$17,000.00	April 2017:	\$5,735.00
Year to date: (Calendar Year)	\$63,513.00	Year to date: (Calendar Year)	\$526,970.00

Calendar Year Development Values

Year	Total Development Value \$	Average Development Value \$	Development Application Value \$	Complying Development Value \$
2006	6,310,059	42,349	6,310,059	-
2007	7,211,361	44,515	7,211,361	-
2008	9,155,533	50,030	7,393,239	1,762,294
2009	9,290,046	72,016	5,749,162	3,540,884
2010	10,586,972	86,073	5,958,887	4,628,085
2011	6,584,483	53,101	3,449,607	3,134,876
2012	11,390,780	102,620	6,158,718	5,232,062
2013	9,259,318	91,676	4,678,720	4,580,598
2014	8,246,689	70,485	5,657,845	2,588,844
2015	9,137,065	92,294	6,980,198	2,156,867
2016	5,958,716	94,583	3,997,389	1,961,327
2017	2,282,750	78,716	1,755,780	526,970

2017 to date

Financial Year Development Values

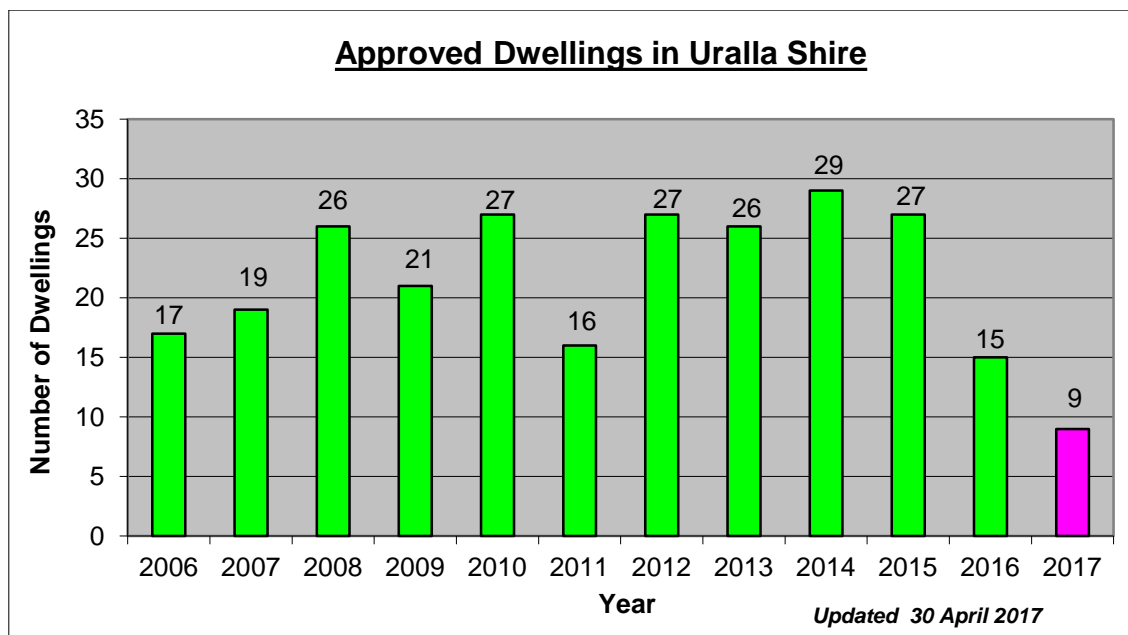
Year	Total Development Value \$	Average Development Value \$	Development Application Value \$	Complying Development Value \$
2005-2006	6,090,640	39,808	6,090,640	-
2006-2007	6,302,833	38,668	6,302,833	-
2007-2008	8,128,806	52,444	8,128,806	-
2008-2009	8,095,812	61,332	4,588,050	3,507,762
2009-2010	12,395,113	77,469	7,121,590	5,273,523
2010-2011	8,212,500	73,986	5,023,347	3,189,153
2011-2012	5,986,330	53,449	3,667,764	2,318,566
2012-2013	12,339,996	101,983	6,100,857	6,239,139
2013-2014	8,296,829	76,118	4,653,404	3,643,425
2014-2015	9,779,535	109,917	6,392,261	3,387,274
2015-2016	7,560,263	76,366	6,393,433	1,166,830
2016-2017	5,425,530	68,678	3,488,996	1,936,534

2016-2017 to date

Lapsing Applications

The review on expiring development and complying development applications has been carried out for those applications lapsing during October 2017. In October 2012 eight (8) applications were approved, with one (1) application identified as possibly not commencing as at the end of April 2017.

Approved Dwellings 2006-2017



KEY ISSUES:

- *Development Applications approved by Council for April 2017 – 7*
- *Development Applications refused by Council for April 2017 – 0*
- *Development Applications withdrawn by Applicant for April 2017 – 0*
- *Outstanding Development Applications as at 30 April 2017 – 9*
- *Construction Certificates approved by Council for April 2017 – 2*
- *Construction Certificates refused by Council for April 2017 – 0*
- *Construction Certificates issued by private certification for April 2017 – 3*
- *Complying Development Applications approved by Council for April 2017 – 0*
- *Complying Development Applications refused by Council for April 2017 – 0*
- *Complying Development Applications issued by private certification – 1*
- *Total Development Value for 2017 as at 30 April 2017 – \$2,282,750*
- *Average Development Value for 2017 as at 30 April 2017 – \$78,716*
- *Development Application Value for 2017 as at 30 April 2017 – \$1,755,780*
- *Complying Development Application Value for 2017 as at 30 April 2017 – \$526,970*
- *Applications lapsing in October 2017 that may not have commenced – 1*
- *Approved dwellings as at 30 April 2017 – 9*

COUNCIL IMPLICATIONS:

A. Community Engagement/ Communication (per engagement strategy)

The Development Approvals and Refusals for April will be placed in the next available newsletter and uploaded to the Uralla Shire Council website.

B. Policy and Regulation

Environmental Planning & Assessment Act, 1979.

Environmental Planning & Assessment Regulations, 2000.

C. Financial (LTFP)

Nil

D. Asset Management (AMS)

Nil

E. Workforce (WMS)

Nil

F. Legal and Risk Management

Nil

G. Performance Measures

Nil

H. Project Management

Nil

Prepared by staff member:

Administration Officer

TRIM Reference Number:

U12/168

Approved/Reviewed by Manager:

Director Infrastructure & Regulation

Department:

Infrastructure & Regulation

Attachments:

Nil



REPORT TO COUNCIL

Department:	Infrastructure & Regulation
Submitted by:	Director Infrastructure & Regulation
Reference/Subject::	Report 4 - Heritage Advisory Services Summary – May 2017

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Objective:	3.1	To preserve, protect and renew our beautiful natural environment
Strategy:	3.1.3	Protect the shires historic buildings and sites, recognising their value to the community
Action:	3.1.3.1	Administer a Heritage Advisory Service and Local Heritage Assistance Fund

SUMMARY:

This report summarises the consultations undertaken by Council's Heritage Advisor on his monthly visit undertaken for May 2017. His next visit will be 6 June 2017.

OFFICER'S RECOMMENDATION:

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

BACKGROUND:

The Heritage Advisory Services Summary is provided to Council for information purposes each month. The Heritage Advisor's services are offered free to all residents of Uralla Shire so as to facilitate discussion of heritage conservation within the Shire.

REPORT:

A summary of the Heritage Advisor's May 2017 visit is as follows:

Item 1: Heritage Assistance Fund 2016-17

Completed Heritage Advisor's input of the acquittal of the Heritage Assistance Fund annual report via Smarty Grants Program. Nine (9) projects were completed with the local fund expending \$12,272.00 to complete works to the value of \$46,657.39 with \$34,385.39 coming from the applicants. Council staff will include in the acquittal the before and after photographs, financial information and statutory declaration. Final reports will be presented to Council in future meetings.

Item 2: Heritage Advisor Annual Report 2016-17

Completed Heritage Advisor's input of the acquittal of the Heritage Advisor Program Annual Report via Smarty Grants Program. Council staff will include in the acquittal financial

information and statutory declaration. Final reports will be presented to Council in future meetings.

Item 3: Former Presbyterian Manse - 30 Bridge Street, Uralla

Met with the owner and his architect. The property is listed as an item of heritage in Uralla LEP 2012 (I28), has been identified as a heritage item in the Uralla Community Based Heritage Study (Stage 2) 2012 (SHI 2540007) and is within the conservation area.

The owner was enquiring about the possibility of extending out about 3 metres across the rear of the building to provide a deck and dining room. In addition, he enquired about re-roofing the building, repainting the exterior, removal of the concrete path leading from the gate to the front of the building, removal of a tree at the front, a garage/shed at the rear of the property and where the sewer line may be within the property.

In regard to any proposed addition, the Heritage Advisor supports the owner's intention to locate any additions at the rear of the building as this would minimise any visual impact on the street frontage of the building. It was advised that any proposed addition should not try to replicate what is already there but rather respect the architectural character and style of the building, be easy to distinguish between old and new, not project forward from the side building lines and be designed to ensure the retention of any contributory features or characteristics of the building. The architect indicated that he envisaged the retention of the existing gable to the rear of the building as this was important and that he would be looking at any roof over the proposed dining area to be below the existing gable.

In regard to the roof sheeting, the owner was advised that it is preferable to replace like with like – that is the short sheet roof sheeting with short sheet lengths. With short sheets the joins can be seen as the shadow line of the overlapping sheet and, less obviously, the additional nailing needed at the join. These provide a distinct horizontal element to the appearance of the roof and their loss, if full sheet lengths were to be used, would lead to a change in the character of the roof and an altered streetscape appearance as the adjoining buildings and those directly across the road are in short sheet lengths. Zinalume can be used but Colorbond is not encouraged.

In regard to an external paint scheme, any scheme should be chosen to reflect the architectural period of the building and one which would highlight the building's architectural details. Any paint scheme should give consideration to the removal of paint from brickwork, as was suggested by the owner and which is supported.

There are no concerns with the removal of the concrete path from the front gate to the building. The path is in need of repair and if the owners wished to remove the path and lay one that is wider, in a different material such as bricks and connect it to any proposed driveway then that would be considered an acceptable outcome.

In regard to the location of any garage or shed, it was suggested that as their intention is to locate a dining room in the north east corner of the addition then any garage or shed would best be located as a detached building in the south eastern area of the backyard so as to not be as visually intrusive when viewed from the dining room and not block out any sun from entering the dining room.

No advice was provided on the location of the sewer or the removal of any trees and suggested that the owners contact Council staff in regards to these items.

It was advised that Development Consent from Council for any proposed additions would be required. Should the owners wish to undertake re-roofing or any external repainting prior to any plans being prepared and approved for the additions then they may need to submit an application to Council for minor works.



COUNCIL IMPLICATIONS:

- A. Community Engagement/ Communication (per engagement strategy): Nil**
- B. Policy and Regulation: Nil**
- C. Financial (LTFP): Nil**
- D. Asset Management (AMS): Nil**
- E. Workforce (WMS): Nil**
- F. Legal and Risk Management: Nil**
- G. Performance Measures: Nil**
- H. Project Management: Nil**

Prepared by staff member:	Director Infrastructure & Regulation
TRIM Reference Number:	U12/6279
Approved/Reviewed by Manager:	Director Infrastructure & Regulation
Department:	Infrastructure & Regulation
Attachments:	Nil



REPORT TO COUNCIL

Department:	General Manager
Submitted by:	Andrew Hopkins
Reference/Subject:	Report 5 – 2017 Bush Bursary/Country Women’s Association Scholarship Program

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Objective:	2.1	<i>An attractive environment for business, tourism and industry</i>
Strategy:	2.1.2	<i>Promote the Uralla Shire to business and industry and increase recognition of the areas strategic advantages</i>
Action:	2.1.2.1	<i>Develop a New England business development prospectus in collaboration with New England Councils and Regional Development Australia.</i>

SUMMARY:

The NSW Rural Doctors Network has invited Council to participate in the Bush Bursary/CWA Scholarship program in 2017. In March 2017 Council resolved to determine if either of the two local medical practices were interested in participating (including financially) in the scheme, in conjunction with Council.

OFFICER’S RECOMMENDATION:

That:

- a) Council will/will not participated in the Bush Bursary/CWA Scholarship Program 2017.
- b) Council allocate \$4,600 in the 2017/2018 budget to fund the program.

BACKGROUND:

Previously Council has declined to participate in this program, as per resolution 11/07 January 2007.

REPORT:

The Bush Bursaries and CWA Scholarships are offered annually to selected medical students in NSW and the ACT and are financially supported by the rural councils of NSW, the Country Women’s Association and the NSW Rural Doctors Network (RDN).

By participating in this program Uralla Shire Council would be able to take advantage of this opportunity with a student being placed in the local community with local medical practitioners for a two week period. The cost to Council of sponsoring the scholarship is \$3,000 (+GST) plus accommodation costs.

After contacting both the medical practices in Uralla, one of them declined to participate and the other was willing to assist in-kind but not financially.

KEY ISSUES:

Council's obligations should it accept participation in the scholarship program:

- Cost of \$3,000 (+ GST) for sponsored student
- Cost of up to \$1,600 for accommodation
- Nomination of a Placement Coordinator from within council or associated organisation
- Organisation of placement for sponsored Bush Bursary student, including liaising with local medical practitioners and community groups, accommodation and social aspects of the two-week placement.
- Liaise with NSW RDN and sponsored Bush Bursary student regarding placement arrangements.

COUNCIL IMPLICATIONS:

A. Community Engagement/ Communication (per engagement strategy)

Nil

B. Policy and Regulation

Nil

C. Financial (LTFP)

\$4,600 (+GST) – not in current budget

D. Asset Management (AMS)

Nil

E. Workforce (WMS)

Time of staff member to act as Placement Coordinator for sponsored student

F. Legal and Risk Management

Nil

G. Performance Measures

Nil

H. Project Management

Placement Coordinator

Andrew Hopkins
General Manager

Prepared by staff member: Andrew Hopkins

TRIM Reference Number:

Attachments:

B. Letter from NSW Rural Doctors Network (3pp)



NSW RURAL DOCTORS NETWORK

1 February 2017

Uralla Shire Council
Mr Andrew Hopkins
PO Box 106
URALLA NSW 2358



Dear Mr Hopkins

Re: The 2017 Bush Bursary/Country Women's Association Scholarship Program

I am writing to invite Uralla Shire Council to participate in the Bush Bursary/CWA Scholarship program in 2017.

The Bush Bursaries and CWA Scholarships are offered annually to selected medical students in NSW and the ACT, and are financially supported by the rural councils of NSW, the Country Women's Association and the NSW Rural Doctors Network (RDN).

The number of students studying medicine is increasing, which means an increasing amount of students wishing to apply for the Bush Bursary/CWA scholarship. The more Councils that sponsor this scholarship the more opportunity there is to expose this new generation of future doctors to rural medical practice and lifestyle.

Below is an outline of the role that RDN and your Council would provide for the program:

NSW Rural Doctors Network's Role –

- Advertising and promotion of the Bush Bursary Scheme to eligible students studying at medical schools in NSW/ACT
- Recruitment and selection of Bush Bursary recipients
- Administration of funds from sponsoring shire councils to Bush Bursary recipients
- Matching recipients to sponsoring shire council
- Ongoing support and information for recipients and shire councils throughout the year
- Distribution of research and evaluation about the Bush Bursary to stakeholders and interested parties.

Sponsoring Shire Council's Role –

- Payment of \$3000 (+GST) for sponsored student
- Nomination of Placement Coordinator from within council or associated organisation
- Organisation of placement for sponsored Bush Bursary student, including liaising with local medical practitioners and community groups, accommodation and social aspects of the two-week placement.
- Liaise with NSW RDN and sponsored Bush Bursary student regarding placement arrangements

Outcomes from the Scholarships:

Since the BB/CWA Scholarships were first awarded in 1996, over 300 medical students have benefitted. In 2012 The NSW Rural Doctors Network completed a longitudinal study of students who received a scholarship from 1996 – 2006 to track their career choice and practice locations. The study found 41% of scholarship holders spent their first and second post-graduate years (PGY) in a non-metropolitan hospital and 35% for PGY3. This is significant as it indicates a high proportion of scholarship holders began their career in a non-metropolitan area, spending two or three years as junior rural doctors. These figures equate to 140 combined years spent in the rural and regional medical workforce. One quarter of previous scholarship recipients were currently working in a rural or regional area when surveyed.

Benefits for rural communities and students:

All students have enjoyed their placements. They loved being engaged in the community, both professionally and socially. Students from the country enjoyed having the financial freedom to spend time back there as a professional rather than a resident, and those not from the country gained invaluable knowledge and familiarity with rural issues, which is likely to expand their thinking in terms of future career options. This group were much more likely to mention that the scholarship was considered as a 'trial' prior to deciding whether or not to apply to study at a rural clinical school and other rural medical opportunities. It is vital that these students have positive rural experiences while they are studying so that they are able to positively contribute to the medical workforce and the rural communities they serve.

How to participate:

Your financial contribution and support is significant in providing a positive experience of rural health, which is a known contributor to choosing a rural career. The evidence is mounting that this is the case.

Enclosed with this letter is a sponsorship form, if your council would like to participate in the program by sponsoring a student placement in 2017 please return the form by Friday 5th May 2017 by email, fax or post.

If you would like any further information about the Bush Bursary/CWA Scholarship scheme or the longitudinal evaluation please feel free to contact me – students@nswrdn.com.au or (02) 8337 8100. I look forward to hearing from you soon.

Yours sincerely,



Ms. Anna Dugdale
Project Officer – Education and Training

2017 BUSH BURSARY SPONSORSHIP RESPONSE FORM

Your council is invited to sponsor and host a Bush Bursary Scholarship holder during 2017. Please complete the following details if you wish to participate or alternatively, if you wish to obtain further information please contact the Sydney office of the NSW Rural Doctors Network (02) 8337 8100 or e-mail – students@nswrdn.com.au

Name of Council:	_____
Name of Town for Rural Placement:	_____
Name of General Manager:	_____
Name of Placement Coordinator:	_____
Job title of Placement Coordinator:	_____
Mailing Address:	_____

E-mail:	_____
Telephone:	_____

Thank you

Please return this form by **Friday 5 May 2017** to:

Melanie Lewis
 Project Officer – Education and Training
 PO Box 1111
 Mascot NSW 1460
 Fax: (02) 8337 8110
 Email: students@nswrdn.com.au



REPORT TO COUNCIL

Department:	General Manager
Submitted by:	<i>Andrew Hopkins</i>
Reference/Subject:	Report 6 - Innovation Fund (round two) Submission

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Objective:	4.3	Deliver the goals and strategies of the Community Strategic Plan.
Strategy:	4.3.1	Resource the organisation of Council adequately to provide the services and support functions required to deliver the goals and strategies detailed in this plan.
Action:	4.3.1.1	Implement and review Council's strategic resourcing strategies.

SUMMARY:

The state government has launched round two of the Innovation Fund. Applications are due by 9th June 2017.

Individual councils with populations of less than 10,000 persons can apply for grant funding of up to \$150,000. Multiple councils proposing projects for funding can apply for grants up to \$400,000 – providing one of those councils has a population of less than 10,000 persons.

Council's which are successful are required to co-contribute 30%. The co-contribution can be in-kind.

The fund represents an opportunity for Uralla Shire Council to implement innovative solutions into the dated operating platform of its administration. These innovations would facilitate a more efficient and effective administration operating within a more robust governance framework. This would result in improved capacity to provide customer services, including support services to the Council.

OFFICER'S RECOMMENDATION:

That Council:

- a) **Make application for funding from the Innovation Fund (round two) on or before 9th June 2017.**
- b) **Focus the funding application upon innovative improvements to the efficiency and effectiveness of the operating platform/systems of the council administration.**
- c) **Acknowledge the grants associated with the Innovation Fund require a co-contribution from council of 30% and that this co-contribution can be either cash or in-kind (such as labour, equipment, facilities, land/property or other resources).**

REPORT:

The state government has released round two of the Innovation Fund.

“The Innovation Fund is a targeted program that supports small councils to improve their performance to benefit local communities.

Small regional and rural communities in NSW face unique issues and challenges. The Innovation Fund recognises that one size does not fit all NSW councils.”

“Eligible councils can apply for one-off grants of up to \$150,000 for individual projects or up to \$400,000 for projects involving more than one council (at least one of which must have a population of less than 10,000).

For each grant, a co-contribution of at least 30% is required from the council or council group.

This co-contribution can be either cash or in-kind such as labour, equipment, facilities, land/property or other resources.

Up to 20% can be allowed for project planning and administration.

Multiple council projects may be funded providing these do not exceed the funding limits.

Funding will be targeted towards projects that propose a new idea or innovative way of working, and demonstrate improved council performance and benefits for the local community. Projects that can be easily replicated by other councils or provide learnings will be prioritised.

It is important that applications are outside the realm of business as usual activities and/or normal operations.

Applications are invited for projects focused on:

- *Improved governance*
- *Systems improvement*
- *Service delivery*
- *Innovative infrastructure*
- *Creative or innovative use of technology*
- *Performance improvement*
- *Capacity building and sharing innovation.”*

Uralla Shire Council has a proud heritage of service provision to its communities. As a small council it has delivered high standards of core local government services (roads, tourism promotion, waste, water, sewer, open spaces and the like), together with a broad and substantial community services offering which includes community transport, in-home assistance and McMaugh Gardens aged care.

Whilst the work product of council is delivered to a high, modern standard, the operating platforms upon which the Council and its administration need to function have become dated, inefficient and require improvement.

Such improvements include, for example, the:

- Reconstruction and implementation of a robust governance framework. This would include, for example, using new information technologies to host and/or integrate risk management, policy management, audit functions, necessary regulatory registers etc to protect their currency and to facilitate efficiency of access and use.
- Implementation of new technologies to enhance the utility of our systems and to generate efficiencies in our work processes. Included in these improvement measures would be, for instance, financial management programs to simplify the creation and management of budgets.
- Improving the performance of the organisation by undertaking performance reviews and revised management plans and by migrating our reporting framework onto a digital platform.

The state government's Innovation Fund provides an opportunity to fund key improvements to the administration's operating platform. These improvements, will assist with the enhancement of the administration's efficiency and effectiveness to meet the requirements of administering our service delivery and regulatory obligations.

COUNCIL IMPLICATIONS:

A. Community Engagement/ Communication (per engagement strategy)

Nil

B. Policy and Regulation

Nil

C. Financial (LTFP)

Improved efficiency.

D. Asset Management (AMS)

Nil

E. Workforce (WMS)

Nil.

F. Legal and Risk Management

Nil

G. Performance Measures

Nil

H. Project Management

Nil

Prepared by staff member:	Andrew Hopkins
TRIM Reference Number:	
Approved/Reviewed by Manager:	Andrew Hopkins
Department:	General Manager
Attachments:	Nil



REPORT TO COUNCIL

Department:	<i>Community and Governance</i>
Submitted by:	<i>Kim-Trieste Hastings</i>
Reference/Subject:	Report 7 - Visitor Information Centre and Library Monthly Report for April 2017

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Objective:	1.3 A diverse and creative culture 2.1 An attractive environment for business, tourism and industry
Strategy:	1.3.1 Provide enhanced and innovative library services that support and encourage lifelong learning 2.1.1 Promote the New England region as a wonderful place to live, work, visit and invest.
Action:	1.3.1.1 Operate the Uralla Library 7 days a week and Bundarra Library 2.1.1.1 Operate Council's visitor information centre 2.2.4.1 Work with members of the New England councils group and the New England high Country to effectively market the region

SUMMARY:

This report provides an outline of activities at the Visitor Information Centre & The Library for the month of April, 2017.

OFFICER'S RECOMMENDATION:

That Council note the report.

BACKGROUND:

Not applicable.

REPORT:

Prime 7 Interview

A focus of Visitor Information Centre activities for April was the increased numbers of tourists through the town for the Autumn colours. Mayor Pearce was interviewed by Prime 7 News on Wednesday 26 April and went to air that night. The response from this was positive as the Visitor Information Centre received an increase in the volume of calls regarding attractions such as Gostwyck Church.

New England High Country

Ongoing participation in New England High Country (NEHC) marketing campaigns has continued to provide good value for minimal investment and demonstrated the ability of the region to work together cooperatively. The current strategy of utilising Travel In hosted by the Adventure Group Holdings has been in progress since late last year. The focus is on offering free listings to Uralla accommodation providers that will increase the visitation to the town. If local operators wish to utilise this platform to accept bookings there is a

5% commission charged to operators by Travel In. There are mixed feelings amongst the Tourism operators regarding the actual benefit of the site. This site covers Broken Hill, Western Plains, Tamworth & New England High Country.

- NEHC My Favourite Corner campaign is continuing to gain momentum with the 3rd Phase building on the popularity. A motor cycle Hema Map is currently being developed that will take in the sights of NEHC. This is part of the Bauer Media/AGH partnership agreement that was entered into by the NEHC group of Councils in the second half of 2016. Over 210,000 motorcycles are registered in New South Wales and a further 180,000 in Queensland and 170,000 in Victoria.

This market segment for NSW has increased by approximately 30% (ABS Jan 2014) in the five years since 2009.

The My Favourite Corner marketing campaign identified an untapped niche market that has the potential to grow the tourism sector in the New England High Country region, leverage the regional promotion from the Destination NSW's Demand Marketing program; 'Experience the Highs', and was successful in reaching this segment. The commitment for NEHC for the last Financial Year was \$5000.

Gift Shop Sales

Our year-to-date sales figures are currently sitting at \$12,905.65 against the annual budget of \$15,000.

Sales for the 2015-16 Financial Year were down on the previous year's \$17,726. This trend has continued into 2016/17 with the current sales sitting at \$12,905.65.

Sales to-date for 2016-17 Financial Year

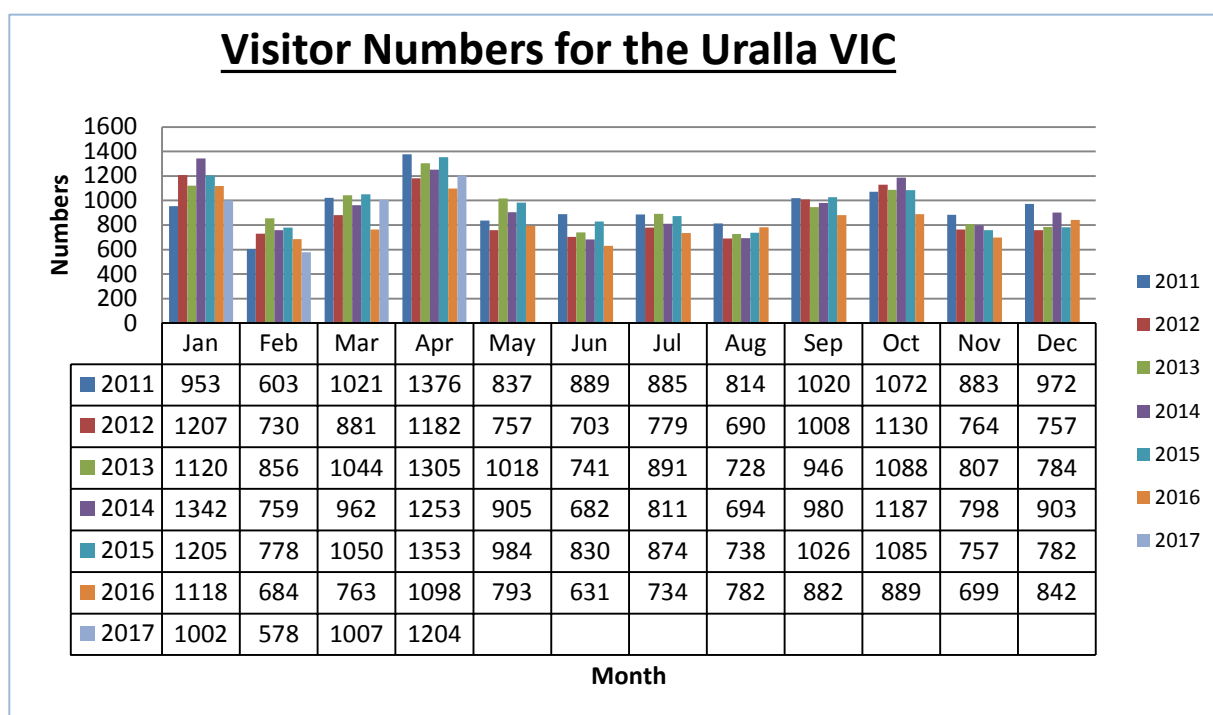
Month	Total
July	1251.65
August	1369.95
September	1351.30
October	1235.20
November	1605.60
December	1461.60
January	1483.15
February	931.45
March	914.30
April	1301.45
May	
June	
Total (\$)	12,905.65

Annual April Sales

Year	Total
2014/15	\$2,161.45
2015/16	\$2,008.70
2016/17	\$1,301.45

Visitor Statistics

April 2017 has experienced an increase in visitor numbers from 1007 to 1204 (approx. 19.5%) from the previous month. This can, in part, be attributed to the Autumn colours the region is currently experiencing and promotions. Compared to April 2016 the numbers for April 2017 have increased from 1,098 to 1,204 (approx. 9.7% increase). Falling just short of the average for the previous three years. The 2014–2016 average for the month of April is 1,234 visitors.



KEY ISSUES:

- Caravan and Camping Shows
- New England High Country
- VIC Gift Shop Sales
- Visitor Statistics
- Australia's Country Way Membership

Library

The number of books loaned through the Library for month of April was 1,500. This places Uralla as the 4th highest books loaned in the Central Northern Library Group out of 15 libraries. The month of April saw 18 new members sign up which places Uralla in the top 3 out of 15 Libraries in the group. Compared to March figures the total number of books loaned were up to 2135 with 22 new members added in March.

During April the Library held it's monthly Book Discussion Group on 18th April at 4:00pm. Lego Club aimed at 5-12 years old age group was held on 20th April from 4pm-5pm. Youth Week 2017 ran from 31 March to 9 April offering workshops, Council Round Table, Story Time, Bubble Soccer, Movie Night, A minute to win it and Family Fun Day.

Key Issues:

- New members
- The number of loans
- The Self-Checker service.

**Kim-Trieste Hastings
Community Development Officer & Tourism Coordinator**

Prepared by staff member: Kim-Trieste Hastings
TRIM Reference Number: U12/273
Approved/Reviewed by Manager: Trish Kirkland
Department: Director Community and Governance
Attachments: Nil



REPORT TO COUNCIL

Department:	General Manager
Submitted by:	<i>Andrew Hopkins</i>
Reference/Subject:	Report 8 - Visitor Information Centre and Library

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Objective:	Tourism opportunities are promoted and supported to attract visitors to the Shire and ensure its economic strength and viability.
Strategy:	Develop a comprehensive project plan on Visitor Information Centre redevelopment.
Action:	Visitor Information Centre redevelopment.

SUMMARY:

At the May 2015 Ordinary meeting, Council resolved to undertake a number of matters pertaining to the visitor information centre (VIC) and the library. Item three of that resolution stated “3. *The visitor information services be relocated to the library building with refurbishments completed to incorporate information services into the current library.*”

Initial costs were estimated at \$270,000 but later increased to \$487,263.

On the 11 October 2016, Council conducted a Strategic Planning Workshop to review the history which led to the resolution from the May 2015 meeting.

At the October 2016 Ordinary Meeting, Council determined to conduct a survey of the community to ascertain its views about the Visitor Information Centre (VIC) and the library and then to hold a public meeting to relay results of the survey and to receive recommendations from the community.

The aforementioned survey was conducted and was reported to the April 2017 Council meeting. There were 255 respondents to the survey.

The aforementioned public meeting was conducted on 26th April, whereat approximately 25-30 members of the public attended and provided their views about the merger of the VIC and library and their views about the potential future of the VIC.

OFFICER’S RECOMMENDATION:

That Council

- d) Rescind all of resolution 12.05/15.**
- e) Conduct a councillor strategic planning workshop in July or August 2017 to consider options for improving the visitor information centre.**

REPORT:

At the May 2015 Ordinary meeting, Council resolved to undertake a number of matters pertaining to the visitor information centre (VIC) and the library. Resolution 12.05/15 of that meeting is as follows:

“That:

1. *Council adopt the strategic approach towards visitor services of strengthened regional collaboration, increased digital presence and less reliance on a physical visitor information centre (VIC) as the connection point with visitors;*
2. *A Uralla information hub be developed using a range of digital tools;*
3. *The visitor information services be relocated to the library building with refurbishments completed to incorporate information services into the current library; and*
4. *Council investigate future options for the VIC building.”*

Subsequent to the May 2015 meeting an amount of \$180,000 was allocated to the 2015/2016 budget to facilitate resolution 12.05/15. Subsequent to this an additional \$90,000 was allocated to the 2016/2017 draft budget to enable rectification works to be undertaken to the VIC toilets.

In early 2016 drawings depicting the extent of works and proposed levels of detail for the new VIC (located at the library) were prepared and subjected to a development application. These drawings were referred to a quantity surveyor who undertook an estimate of the potential construction costs. The quantity surveyor’s estimate, including works to the existing VIC toilets, came to \$487,263, \$217,000 (or 44.5%) more than the budgeted funds.

In June 2016 a Councillor Workshop was undertaken and at the workshop councillors were presented with a summary of the costs undertaken by the quantity surveyor.

Subsequent to the September 2016 council elections and at the September Ordinary meeting, Council established resolution 33.09/16, as follows:

“That Council:

1. *Suspend action associated with resolution 12.05/15*
2. *Undertake a councillor strategic planning session on Tuesday 11 October 2016 to review matters associated with planning for the visitor information centre and to determine future actions, including community consultation.”*

On the 11 October 2016, Council conducted the strategic planning workshop required by resolution 33.09/16. Then, at the October 2016 Ordinary Meeting, Council established resolution 10.10/16, as follows:

“That:

1. *Council note the draft survey;*
2. *Council appoint a sub committee consisting of Councillor T Toomey, L Sampson, B Crouch, I Strutt to finalise the survey questions for distribution.*
3. *Council agree to circulation of survey in the following manner, subject to General Manager’s approval:*
 - (a) *Online – Uralla Shire Council Website, Uralla Tourism Website, Uralla Community Services Website, Bundarra Community Website;*
 - (b) *Facebook;*
 - (c) *Hard copy – Library, Visitor Information Centre, Council Office Admin Building, TCSO, main street distribution;*

- (d) *Email*
- (e) *Mailout with council newsletter.*
- 4. *A public meeting to be held in January/February 2017 to:*
 - (I) *Brief our community on the survey results*
 - (II) *Provide a forum for our community to put their views forward via a brief presentation and individual discussion with Councillors.*
- 5. *Staff invite expressions of interest for upgrade of VIC toilet."*

The widely distributed and promoted survey required by resolution 10.10/16 was conducted and was reported to the April 2017 Council meeting. There were 255 respondents to the survey.

The survey was designed to identify what services the community value from the existing VIC and library and intentionally did not specifically ask whether the community wished for the services to be merged into one building. However, the opportunity for free text responses was incorporated into the survey and 59 (23%) of the respondents expressed their views. Of those 59, 55 (93%) stated they did not want the VIC and the library combined.

Clearly a high percentage of the relatively low number of those who completed the free text component of the survey did not want the two facilities combined.

The low (relative to total number of responses) number of respondents who completed the free text component would not be statistically reliable as a reflection of how a typical community member would respond. It is noted, however, that the free text responses were provided in the absence of a question being asked. Or, to put it another way, the 55 (of a total of 59) respondents who completed the free text component and expressed dissatisfaction at the prospect of the two facilities being combined did so without being asked to express a view either way.

COUNCIL IMPLICATIONS:

A. Community Engagement/ Communication (per engagement strategy)

Nil

B. Policy and Regulation

Nil

C. Financial (LTFP)

Additional capital cost estimated at \$217,000 (plus associated depreciation) if services are combined.

D. Asset Management (AMS)

Nil

E. Workforce (WMS)

Potential but yet unsubstantiated reduction if facilities are combined.

F. Legal and Risk Management

Nil

G. Performance Measures

Nil

H. Project Management

Nil

Prepared by staff member:	Andrew Hopkins
TRIM Reference Number:	
Approved/Reviewed by Manager:	Andrew Hopkins
Department:	General Manager
Attachments:	Nil



REPORT TO COUNCIL

Department:	Infrastructure & Regulation
Submitted by:	Consultant Town Planner
Reference/Subject:	Report 9 - Development Application 12/2017 – Free Range Piggery – 253 Eastern Avenue, Kentucky South

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Goal:	2.1	An attractive environment for business, tourism and industry.
Strategy:	2.1.4	Implement tools to simplify development processes and encourage quality commercial, industrial and residential development.
Action:	2.1.4.1	Assess and determine regulatory applications, including development applications, complying development certificates, construction certificates, Section 68 certificates, Bushfire Attack Level (BAL) Certificates, and Conveyancing Certificates.

SUMMARY:

The purpose of this report is for Council to determine a Development Application for a Free Range Piggery at 253 Eastern Avenue, Kentucky South.

This development application is being put forward to Council due to there being three (3) submissions.

OFFICER'S RECOMMENDATION:

That Council:

Approve this development application on land being Lot 109 DP 755838 known as 253 Eastern Avenue, Kentucky South subject to the following conditions:

PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)

I. Nil

GENERAL CONDITIONS

- 1. The development must take place in accordance with the approved plans (bearing the Council approval stamp) and documents submitted with the application, and subject to the conditions below to ensure the development is consistent with Council's consent.**
- 2. This approval is for 19 breeding sows equating to a maximum of 190 pigs on the property at any one time.**

3. A Farm Operational Management Plan is to be prepared prior to commencement of operations incorporating the following:
- a) Animal husbandry practices
 - b) Environmental management
 - c) Environmental audit log
 - d) Erosion and sediment control
 - e) Complaints register and handling procedures.

A copy is to be provided to Council upon request.

4. An environmental monitoring, inspection and reporting schedule is to be developed prior to commencement of operations. All the various monitoring requirements are to be incorporated into one document. The results of all testing, inspection and monitoring will be recorded in an environmental audit log and kept on site at all times. A copy is to be provided to Council upon request.

5. An environmental management plan (EMP) is to be prepared for the piggery. It is to be incorporated into an overarching Farm Operational Management Plan.

The EMP will be based on an environmental management system approach of plan, do, check and act, together with a philosophy of continual improvement of the system and its operation. It will specify:

- a) the standards and practices for the operation of the piggery
- b) strategies and measures for minimising environmental risks
- c) contingency plans for managing any environmental problems that may arise.

The objective will be to apply best management practice, in order to minimise the environmental impacts associated with the piggery operations and management, and to comply with legislative requirements. It will include:

- a) contact details, description of the piggery and operations and an environmental management policy statement
- b) overall objectives and specific, measurable and time-bounded targets for each identified risk event
- c) a list of risk events identified using risk management principles
- d) day-to-day best practice strategies to minimise the potential for risk events
- e) details of contingency plans to deal with accident and emergencies (e.g. flood; fire; disposal of contaminated material, food and chemical spill; power and/or water interruption), including trigger points and target response times for critical incidents
- f) details of the responsibilities of the facility owner/manager regarding environmental management
- g) details of monitoring systems for assessing environmental performance and procedures, to ensure regular and accurate recording of data
- h) procedures for responding to complaints
- i) provision for annual review and auditing of performance against EMP objectives, with appropriate adjustment made in light of findings and in accordance with continuous improvement principles
- j) provision for post-incident investigation, review of emergency actions carried out, and reporting to local council if requested.

6. A complaints register is to be kept, as liaison between the piggery owner/manager and neighbours is important. Open lines of communication will help identify problems, verify complaints and successfully apply relevant remedies to minimise the impact of

farm operations. Measures used are to include:

- a) Neighbouring landholders will be informed of unusual events or problems that may arise
- b) The complainant is informed of outcome and action taken to avoid reoccurrence
- c) Significant on-farm operational activities are recorded, particularly those with potential impact

The Farm Operational Management Plan is to have strategies, measures and contingency actions for managing community liaison and complaints about environmental impacts or problems that may arise.

7. For any future water bore the appropriate approval from NSW Office of Water is to be obtained prior to commencement.
8. The piggery is to be operated as per:
 - a) Model Code of Practice for the Welfare of Animals – Pigs
 - b) National Environmental Guidelines for Piggeries
 - c) National Environment Guidelines for Rotational Outdoor Piggeries
9. All plantings are to be undertaken prior to the establishment of each paddock.
10. The road within the property and centrally located to the paddocks is to be formed to a trafficable standard approved by Council, suitable for this type of development.

CONDITIONS RELATING TO ONGOING OPERATIONS

11. Ground coverage is to be maintained at a minimum of 80% (ground cover as defined in s.12.1.1 of the National Environment Guidelines for Rotational Outdoor Piggeries).
12. The farm is to be kept in a tidy condition as this will help the visual amenity. All existing vegetation will be retained where possible with the natural topography of the site and the existing vegetation cover and tree plantings being used to maximize visual screening.
13. All fencing is to be maintained in a condition that will contain all pigs on the land.
14. All plantings are to be maintained and renewed for the life of the piggery operations.
15. All shelters are to be maintained in an orderly and safe condition with appropriate anchorage

BACKGROUND:

- Development Application 12/2017 for free range piggery consisting of 19 sows or 190 pigs, received by Council on 23 February 2017.
- The development was notified to surrounding landowners in accordance with Chapter 13 Notification Procedures of the Uralla Development Control Plan (DCP) 2011.
- Three submissions were received. (Copies are provided at Annexure C). DCP 2011 requires that:
Delegated authority will not be used to determine a development application that has received a written objection to the proposal.
- Matters raised in submissions are discussed in the report below.

REPORT:

The period of notification for this development application was from 23 February 2017 until 10 March 2017. There were three (3) submissions (objections) received during that period and a further five (5) submissions (supporting the piggery) received after the close of the submission period. Only those submissions received during the submission period were taken into account for the purposes of this assessment.

Matters raised in submissions are as follows:

1. Permissibility of Piggery – Piggeries are considered permissible development with consent under the Uralla LEP, therefore Council has required a development application be presented. It is not prohibited development.
2. Scale & Design – The scale is below the minimum threshold for designated development (hence no State Agency input) and the design complies with the *National Environment Guidelines for Rotational Outdoor Piggeries* and *Model Code of Practice for the Welfare of Animals – Pigs*
3. Terrible Vale Creek – It is not expected there will be any runoff of nutrient into the Terrible Vale Creek. Nutrient will be managed by rotation throughout the paddocks and by pasture management. Monitoring will be required as part of the Farm Operational Management Plan which will be required to be prepared and submitted to Council before commencement. This will contain an environmental monitoring, inspection and reporting schedule and all the various monitoring requirements. The results of all testing, inspection and monitoring will be recorded in an environmental audit log and kept on site at all times. An up-to-date copy is to be provided to Council upon request. This has been included in the proposed conditions of development consent.
4. Ground Water Contamination – See comment above. Further, any future water bore will be licensed and monitored by the NSW Office of Water.
5. Neighbouring Amenity – The environmental effects of incompatible or inappropriate activities can compromise the characteristic amenity values of a locality, particularly where activities are in close proximity. Rural lands tend to be used predominantly for primary production, but are also used for low-density residential purposes. When choosing to live in a rural area, people must expect and accept a certain level of odour, noise and other effects which are characteristic of primary production, recognising the scale and intensity of these activities which contribute to rural character. Rural areas do, however, tend to have high amenity values, due primarily to the following characteristics:

- Open landscapes and views;
- A low intensity of built development;
- Feelings of remoteness and community;
- Low noise levels, particularly at night;
- A high degree of privacy;
- Daylight and sunlight access;
- Low levels of vehicular traffic;
- Green 'unspoiled' landscape with indigenous vegetation

This land has been recognised as being suitable for rural/primary production purposes by way of its zoning being RU1 Primary Production and not R5 Large Lot Residential. Further, as part of the strategy undertaken to prepare the Uralla LEP (New England Development Strategy 2010) this land was not identified as part of the land to be investigated around Kentucky to be upzoned as a Rural Small Holding zone.

6. Business Impact – Unfortunately, as the submission maker has noted, a development application has not yet been submitted for their proposed business use of tourist accommodation. As such, Council can only take into account impact on an existing business, and not a business that has not yet been submitted to Council, and one that may not ever be submitted to Council.
7. Stocking Levels and Nutrient Build-up – The NSW DPI nutrient calculator does not easily relate to a free range piggery. This has been confirmed verbally by the NSW DPI. The calculator has been designed for Rotational Outdoor Piggeries and Feedlot Outdoor Piggeries. The National Environment Guidelines for Rotational Outdoor Piggeries define these as being:

Rotational Outdoor Piggeries

In a rotational outdoor piggery, the pigs are kept in paddocks, sometimes with open deep litter shelters or basic huts. The paddocks are rotated with a crop-forage-pasture phase. During the pig phase, the pigs are supplied with prepared feed, but can also forage. During the crop/forage/pasture phase, plant material is grown and harvested from the area to remove the nutrients deposited in manure during the pig phase.

The prepared feed supplied to the pigs represents a significant import of nutrients. Nutrients also enter the system in the form of incoming pigs and bedding. Nutrients are removed from the system as outgoing pigs, spent bedding removed from the site and mortalities. However, incoming nutrients will always exceed nutrient removals resulting in a net addition of nutrients to the piggery area. The rate at which nutrients accumulate depends on a range of factors but particularly the stocking density (standard pig units (SPU) per hectare); the amount and composition of feed imported; and the amount and composition of bedding material (if spent bedding is spread or left in the pig paddocks). Nutrients are added at a relatively low rate (kg/ha/yr) if the stocking density is very light, compared with a system with a heavier stocking density. However, nutrients accumulating in the soil need to be removed when they reach elevated levels. Hence, all paddock-based systems need to include a crop/forage/ pasture phase to remove deposited nutrients.

Feedlot Outdoor Piggeries

Feedlot piggeries continuously accommodate pigs in permanent outdoor pens, sometimes with basic huts. The pens must be located within a controlled drainage area (CDA). This is so all nutrient-rich stormwater runoff from within these areas is controlled and kept separate from stormwater runoff from within these areas and is controlled and kept separate from stormwater from areas outside the pig pens. The base of the pens must be sealed to minimise nutrient and salt leaching.

8. Ground Cover & Soil Erosion – If a pasture cover of 80% can be retained as per the *National Environment Guidelines for Rotational Outdoor Piggeries*, this can be adequately managed.
9. Soil Structure – This will be controlled through pasture management and will be part of the environmental monitoring included in the Farm Operational Management Plan.
10. Vermin Control/Feed Storage – This will be part of the husbandry operations included in the Farm Operational Management Plan.
11. Fencing – There is some concern the existing fencing is not adequate to contain the pigs. A condition can be applied to ensure that all fencing contains the pigs on the land.
12. Tree Planting – Tree planting will be undertaken by the developer immediately and will be continued as the piggery expands. It is recognised that the trees planted will not be mature, but they will be planted prior to commencement. A condition will be placed that the maintenance of the plantings is required.
13. Odour – It is considered that odour will be minimal. This is based on the information contained within the *National Environment Guidelines for Rotational Outdoor Piggeries* and that the development will contain a network of extensive plantings to diffuse any odours created.
14. Land Devaluation – this is not a matter that can be considered as a planning consideration. Land and Environment Court case history has shown that this is subjective to the purchaser and vendor and that it cannot be considered at the time of assessment of a development.
15. Eastern Avenue Road Upgrade – The amount of traffic expected to be generated by this development is minimal and is similar to other rural/agricultural properties along the road. Therefore, upgrading is not considered to be a requirement.
16. Site Location & Distance to Nearby Dwellings - A free range piggery has the least impact compared to other forms of piggery management. There is one dwelling located approximately 80 metres from the first farrowing paddock.
17. Precipitation – In times of high precipitation, it will be up to the piggery operators to ensure that any environmental impact is mitigated and managed. Monitoring will ensure that a record is contained of any impact, from which Council can be assured that all impacts are contained onsite. Regarding the road down the middle of the paddocks being properly formed, this can be conditioned. In times of low precipitation, the ground cover levels will be controlled by pasture control and stocking levels. It will be part of the Farm Operational Management Plan to ensure stock numbers are reduced in times when pasture cover is proving hard to recover.

18. Dust, Vermin & Pests – This will form part of the Farm Operational Management Plan husbandry/management of the piggery.
19. Wallows – Again, this will form part of the Farm Operational Management Plan husbandry/management of the piggery.
20. Shelters/Infrastructure – These will comply with the requirements of the *Model Code of Practice for the Welfare of Animals – Pigs* and *National Environment Guidelines for Rotational Outdoor Piggeries*. Further, it will be conditioned that they are to be maintained in an orderly and safe condition with appropriate anchorage.

CONCLUSION:

This proposed development is for a free range piggery, the type of piggery operation with the lowest impact, and with compliance with the provisions of the *Model Code of Practice for the Welfare of Animals – Pigs*, *National Environmental Guidelines for Piggeries* and *National Environment Guidelines for Rotational Outdoor Piggeries* will retain the necessary certification required to meet the environmentally sustainable pork production.

This development is located on land that has been zoned for Primary Production and it is a permissible use with consent.

A Farm Operational Management Plan will be required as a condition of consent. This will include husbandry and environmental monitoring. This will be required to be prepared and submitted to Council before commencement. The Plan will contain an environmental monitoring, inspection and reporting schedule and all the various monitoring requirements. The results of all testing, inspection and monitoring will be recorded in an environmental audit log and kept on site at all times. An up-to-date copy is to be provided to Council upon request. This has been included in the proposed conditions of development consent.

This development is an appropriate use for the land and there are no issues that cannot be controlled or dealt with by way of appropriate conditioning.

COUNCIL IMPLICATIONS:**A. Community Engagement/ Communication (per engagement strategy)***Nil***B. Policy and Regulation***Uralla Local Environmental Plan 2012**Uralla Development Control Plan 2011**Environmental Planning & Assessment Act 1979***C. Financial (LTFP)***Nil***D. Asset Management (AMS)***Nil***E. Workforce (WMS)***Nil***F. Legal and Risk Management***Nil***G. Performance Measures***Nil***H. Project Management***Nil*

Prepared by staff member:

Libby Cumming, Consultant Planner

Approved/Reviewed by Manager:

Terry Seymour, Director Infrastructure & Regulation

Department:

Attachments:

C. Statement of Environmental Effects

D. Additional Information Supplied by email dated 10
May 2017

E. Submissions

F. Assessment Report



Surveying the New England since 1955

STATEMENT OF ENVIRONMENTAL EFFECTS

**PROPOSED FREE RANGE PIGGERY
'TAORMINA'
253 EASTERN AVENUE, KENTUCKY SOUTH
LOT 109 IN DP 755838**

Client:

ROSE PERROT & SEAN DOODSON
253 Eastern Avenue
KENTUCKY SOUTH NSW 2358

Prepared for Submission to:

URALLA SHIRE COUNCIL
PO Box 106
Uralla NSW 2350

Prepared by:

NEW ENGLAND SURVEYING & ENGINEERING
1/161 Rusden Street
PO Box 656
Armidale NSW 2350

Job Reference: Taormina

Date: 12 February, 2017

Written by: Sean Doodson

Approved by: Rowan Donnelly

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1. Introduction

1.1 Overview

This Statement of Environmental Effects ('SEE') has been prepared by the applications to form part of a Development Application ('DA') for a proposed 190 head free range piggery located at 253 Eastern Avenue, Kentucky being Lot 109 in DP 755838 ('the site'). Upon the site stands a weatherboard cottage and several farm sheds. The site is currently destocked, however the land has previously been utilised for fruit growing and livestock grazing (sheep and cattle).

The proposed free range piggery will have a significant focus on animal welfare and the proposed stocking rate is low compared to other outdoor piggery operations. The basic principles of the proposed production mode are;

- Pigs are kept permanently outdoors for their entire life,
- Shelter from the elements is provided in each paddock,
- Pigs will be free to graze on pasture, however their diet will mainly consist of imported feed (in order to meet dietary requirements),
- Pig numbers will consist of 19 breeding sows, 2-5 boars and 166 weaners and growers (being 2- 5 months in age).
- The piggery area will consist of a series of paddocks which will have pastures for pigs to graze on, water troughs, shelters, shade structures (in summer), wallows and feeding areas.
- Shelters, Troughs and feeders will be regularly moved around each paddock so as to help maintain ground cover (preventing dust and sediment loss) and spread pig manure (to prevent concentration of nutrient).
- Pigs will be rotated through paddocks to allow pastures to regenerate. Pig grazing will be alternated with Cattle grazing and hay cutting in order to balance nutrient levels in the soil (as cattle fattening and hay cutting will result in nutrient loss).
- Sows which are farrowing will be separated into smaller farrowing paddocks in order to protect piglets from other pigs,
- Stocking rates will be lowest at the western end of the piggery where paddocks are nearest to existing dwellings. These paddocks will be for Sows and Boars, which require a greater level of supervision and maintenance.
- The more densely stocked weaner and grower paddocks will be located at the eastern end of the piggery, being furthest from dwellings and the road frontage of the site.
- Development of the piggery will coincide with a tree planting program in order to create vegetated buffer strips around the perimeter of the property and upstream of dams.

It is anticipated that stock numbers will be gradually increased to maximum over 3-5 years depending on external factors such as market and weather conditions. Farm infrastructure will be developed as required.

The proposed 190 head Free Range piggery is classed as an intensive agricultural operation, therefore requiring Council Development Consent. The proposal is not considered to be integrated development as is under the threshold of 200 head (including 20 sows).

The climatic conditions (temperature and rainfall), site topography and available water make the site ideal for the proposed free range piggery. Furthermore the currently degraded soil conditions on the site will be significantly improved with increased nutrient inputs and tree planting.

1.2 Consent Authority

Uralla Shire Council ('Council') is the consent authority for the proposed development.

1.3 Classification of Development Pursuant to the Environmental Planning and Assessment Act 1979

The proposed development is not Integrated Development pursuant to the provisions of Section 91 of the Environmental Planning and Assessment Act 1979 ('EP&A Act').

1.4 Scope of Statement of Environmental Effects

This Statement of Environmental Effects accompanies a development application for the proposed development. It has been prepared on behalf of the client and includes the matters referred to in Section 79C of the Environmental Planning and Assessment Act 1979 ('the Act') and the matters required to be considered by Council.

The purpose of this SEE is to:

- Describe the land to which the DA relates and the character of the surrounding area.
- Describe the proposed development.
- Define the statutory planning framework within which the DA is to be assessed and determined.
- Assess the proposal against the relevant heads of consideration as defined by Section 79C of the Environmental Planning & Assessment Act 1979.

2. The Site

2.1 Location

The site is located approximately 2.5km south of the Kentucky CBD.



Figure 1: Site Location (Sourced from Google Maps).

2.2 Zoning

The site is located in the RU1 Primary Production Zone, pursuant to the Uralla Local Environmental Plan 2012. This can be seen on the Zoning Map, Figure 2, below.



Figure 2: Zoning Map (Sourced from NSW Department of Planning)

2.3 Area, Frontages and Layout

The site has a total area of approximately 25 ha with a frontage to Eastern Avenue of approximately 250 metres (please refer to Plan of Proposed Piggery in Appendix A).

2.4 Topography

The site typically slopes from Eastern Avenue to the east at an average grade of 2%. There are three existing dams on the property. Please refer to site contours as indicated on the Plan of Proposed Piggery in Appendix A.

2.5 Vegetation

The site is predominantly clear of native vegetation except for 5 eucalyptus trees located to the east of the existing dwelling. There are various exotic trees in the garden of the dwelling and along the frontage to Eastern Avenue. The cleared grazing land consists of a mix of native

pastures. There is also evidence of past overstocking with regions of degraded and compacted soils.

2.6 Flooding & Bushfire

The site is not identified as bushfire prone in accordance with Uralla Shire Council's bushfire mapping.

The site is not identified as Flood Prone by Uralla Shire Council.

2.7 Water Courses

The site does not contain any permanent water courses. The NSW topographic map indicates a water course between two of the existing dams on the site, however this is not discernible on the ground or in the Digital Terrain Model of the site (generated from Surveyed levels over the site).

2.8 Drinking Water Catchment

The site is not located within Uralla Shire Council's drinking water catchment, as indicated on the image below;



Figure 3: Uralla Drinking Water Catchment (Sourced from NSW Department of Planning)

2.9 Water Bores

There are no known water bores downstream of the site, within 500m.

2.10 Heritage

The site is not within Uralla Shire Council's heritage conservation area.

2.11 Existing Services

The site has access to overhead electricity and telecommunications.

2.12 Existing Development

Upon the site stands an existing Weatherboard and corrugated iron dwelling as well as several corrugated iron out buildings (refer to Plan of Proposed Piggery in Appendix A). The dwelling will be retained for residential purposes.

2.13 Surrounding Area

The site is surrounded by rural lots ranging in area from 20 ha to 30 ha. All surrounding properties are zones RU1 Primary Production, all contain residential dwellings as well as some form of primary production activity (sheep, cattle, horses, orchards).

3. The Proposal

3.1 Piggery Layout and Operation

The proposed piggery area will be subdivided into approximately 15 paddocks, with a central lane way to allow movement of stock and vehicles between paddocks. The paddocks will be designated for different class of pig, being either Sow, Boar, Weaner or Grower. The separation of class of pig is important due to the social behaviours of the animals.

At full production it is anticipated that there will be 19 breeding Sows and 2-5 Boars (depending on breeding practices). The Sows and Boars will be rotated between the smaller paddocks (Numbers 1-6 and 14-15). Sows will be kept in breeding groups of 4-5, groups will be kept in separate paddocks. At the end of the gestation period the sow paddocks will be temporarily subdivided into 4-5 paddocks to allow the sow to farrow away from other pigs. After 6-10 weeks the piglets will be weaned and turned out into a grower paddock, with the other weaners from the Sow group.

Each cohort of piglets will be kept together as a group until they are grown out and sold. At full production it is anticipated that there will be 5 groups of Weaner/Growers ranging from 6-10 week old weaners to 5-6 month old finishers. These groups will be rotated through paddocks 7 to 13, with groups being rotated between paddocks at regular intervals so as to properly manage pastures and ground cover.



Image 1: Typical relocatable pig shelter (Sourced from Australian Pork Limited)

3.2 Water Supply

In the short term water will be pumped from the existing dams into a proposed 100,000 L header tank in the south-west corner of the site. During the development of the piggery a

water bore will be sunk at an appropriate location in order to augment the water supply from the dams.

Water will be gravity feed from the header tank into each paddock. Each paddock will be fitted with multiple water outlets to allow water troughs to be moved around the paddock at regular intervals. Water points will also be installed for wallows, which will also be relocated at regular intervals.

3.3 Access & Traffic

3.3.1 Access

The piggery will be accessed via the existing gravel driveway, as indicated on the proposal plan in Appendix A.

3.3.2 Traffic

This proposal will result in a small increase in local traffic volumes on Eastern Avenue, however this is not considered to be any greater than other primary production activities being conducted in the vicinity of the site.

3.4 Piggery Personnel

Given the proposed pig numbers it is anticipated that at full capacity the piggery will require one employee on a full time basis, and possibly 1-2 casual staff at certain times. Staffing is expected to be provided by the applicants who reside on site.

3.5 Flora and Fauna

This proposal will greatly improve the sites native flora and will provide more habitat for native fauna with the planting of tree lines around the site.

A vegetated buffer strip (treeline) will planted around the perimeter of the piggery as the paddocks are developed. It is anticipated that this will increase the number of native trees and shrubs by several thousand plants. The tree lines will restore some areas of natural habitat, and will also be sediment control devices and visual / acoustic screening.

As part of the proposal the existing dams on the site will be fenced off from stock and a vegetation buffer will be planted immediately upstream of the water body, see proposal plan in Appendix A. These will act as sediment and nutrient filters.

3.6 Erosion and Sediment Control

Erosion and sediment loss will be managed through the following methodologies;

- Rotation of stock in order to maintain ground cover,
- Fencing off dams from livestock,
- Improvement of pasture coverage,
- Regular movement of pig shelters, feeders and troughs so as not to concentrate stock movements,
- Planting of Vegetated buffers around dams and around perimeter of site to act as sediment and nutrient filters.

3.7 Nutrient Management

The proposed farming mode will increase the nutrient loading in the soil. This will improve the current soil health, which is currently poor. Nutrient levels in the soil will be managed through farm management practices such as;

- Paddocks will be rested from Pig production on a regular basis (the proposed layout allows for half the paddocks to be rested at any one time),
- Infrastructure such as shelters, feeders and troughs will be regularly moved around paddocks so as to promote the spread of pig manure.
- Other stock such as Cattle and Horses will be grazed on pastures (as these animals export nutrient),
- Paddocks will be intermittently rested and grown out for hay production. Hay will be used off the piggery site resulting in a net loss of nutrients.

3.8 Surface and Ground Water

The above mentioned erosion and sediment control measures, and nutrient management practices will ensure that excessive levels of nutrient runoff does not leave the piggery.

3.9 Dust

Ground cover will be maintained (in the form of pasture or hay) in order to prevent dust. Infrastructure such as shelters, feeders and troughs will be moved around paddocks regularly to ensure that pig movements are not concentrated in the same locations.

3.10 Noise

It is not anticipated that the proposed mode of piggery will have any noise negative impact on adjoining owners. Given the stocking densities it is anticipated that noise levels will be comparable to similar numbers of sheep and cattle.

3.11 Odour Management

The proposed free range mode of production will result in pig manure being spread around paddocks, rather than concentrated such as in an intensive indoor piggery. It is anticipated that due to the mode of production, stocking densities and site topography, odour will not have an impact on local amenity. However this will be monitored, and should odour become an issue the management practices of the piggery will be reviewed.

3.12 Visual Impacts

It is anticipated that the proposed free range piggery will have negligible visual impact due to the existing topography of the site, proximity to roads and dwellings and given the proposed tree planting.

3.13 Community Amenity

It is anticipated that the proposed free range piggery will not impact upon community amenity. The proposed site is located away from nearby villages, in an area where primary production activities exist on most properties. Furthermore the proposed stocking densities, management practices, environmental control and tree planting will minimise the impact of the proposed piggery on nearby and adjoining properties.

4. Uralla Local Environmental Plan 2012

4.1 Land use Table – RU1 Primary Production

The zone objectives are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To permit development of non-agricultural land uses that are compatible with the character of the zone.*

Comment

This proposal complies with the objectives of the RU1 Primary Production zone and is appropriate given the context of the adjacent properties and land uses. The proposed Free Range Piggery is a productive and appropriate use of land which is currently underutilised and degraded.

5. The Environmental Planning and Assessment Act 1979

In determining the subject DA, Council is required to consider those relevant matters listed in Section 79C(1) of the Environmental Planning and Assessment Act 1979. Each of the relevant matters is addressed below.

5.1 Section 79C (1)(a) – Statutory Planning Considerations

(a) the provisions of:

- i. any environmental planning instrument, and*
- ii. any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and*
- iii. any development control plan, and*
- iv. the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*

Comment:

These matters have been considered within this DA and are consistent with the relevant provisions and objectives of the Uralla LEP 2012.

5.2 Section 79C (1)(b) – Environmental, Social and Economic Impacts

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

Comment:

This proposal will not have any significant environmental, social or economic impacts upon the immediate site or upon the surrounding properties.

5.3 Section 79C (1)(c) – Suitability of The Site

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

Comment:

Development of the site is considered appropriate as described in Parts 1 and 2 of this SEE. The site is suitable for the proposal given its topography, water supply, location and temperate climate.

5.4 Section 79C (1)(d) – Submissions

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

Comment:

Public submissions will be considered by Uralla Shire Council during the assessment period for this application.

5.5 Section 79C (1)(e) – Public Interest

(e) the public interest'

The public interest is best served by the orderly and economic use of land for purposes permissible under the relevant planning regime and predominantly in accordance with the prevailing planning controls. This development is a permissible form of development, is in-keeping with existing amenity, will not have any significant environmental impacts and will be undertaken in an orderly and socially responsible manner. This proposal is therefore considered to be in the public's interest.

6. Conclusion

This Statement of Environmental Effects ('SEE') has been prepared on behalf of the applicant to form part of a Development Application ('DA') for a proposed free range piggery at 253 Eastern Avenue, Kentucky South. There is currently no primary production activity occurring on the site. The proposed free range piggery is considered to be an appropriate utilisation of the land, pursuant to the objectives of the RU1 Primary Production zone. It is our opinion that with the management practices and environmental controls proposed in this SEE there is low risk of detrimental impact upon the local environment and amenity.

This proposal complies with the relevant provisions of the Uralla DCP 2012 and LEP 2012. The proposal is considered to have no significant adverse environmental, social or economic impacts and is in keeping with the existing amenity of the locality.

This proposal is deemed to be appropriate when considered under Section 79C(1) of the Environmental Planning and Assessment Act 1979 and should therefore be worthy of favourable consideration by Uralla Shire Council.

Appendix A

Proposed Free Range Piggery
Prepared by New England Surveying & Engineering

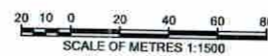


Proposed water header tank for supply of paddock troughs and wallows

Mixed Rows of native trees and shrubs amongst existing native trees

LEGEND

- PROPOSED FENCE
- OVERHEAD POWERLINES
- LARGE TREE
- SMALL TREE
- SHRUBS
- NATIVE GRASSES



THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYORS ACT 2002. IF ANY CONSTRUCTION IS PLANNED IT WOULD BE ADVISABLE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.
ELECTRONIC DATA NOTE:
 THE HARD COPIES OF THESE PLANS ARE THOSE TO WHICH WE CERTIFY TO BE CORRECT. THE ADDITIONAL ELECTRONIC DATA SUPPLIED IS SUPPLIED ON A "USER BEWARE" BASIS. NEW ENGLAND SURVEYING & ENGINEERING HOLDS ORIGINAL DATA FOR VERIFICATION.

Project
 Proposed Free Range Piggery
 'Taormina'
 253 Eastern Avenue, Kentucky
Drawing Title

URALLA SPURE CONSULTANTS
 Council Business Paper - 23 May 2017

Rose Perrott & Sean Doodson
 'Taormina'
 253 Eastern Avenue, Kentucky South

New England SURVEYING & ENGINEERING
 Land Development Consultants
 1/161 Puggon Street
 PO Box 656
 Armidale NSW 2350
 02 6772 3141
 info@neso.com.au

Scale: 1:1500 @ A1	Date: 11/02/2017
Cad Scale Factor: x 1.0	Drawn: SD
Backup Disk No: Server	Job Number:
Datum: AHD	Surveyed: 94 SD
Surveyors Reference: Taormina Pig DA	Revision: A

Planner Uralla

From: Sean Doodson <sean@nese.com.au>
Sent: Wednesday, 10 May 2017 1:22 PM
To: Planner Uralla
Subject: DA for free range piggery at 253 Eastern Avenue, Kentucky

Hi Libby,

As discussed on the phone the trigger for rotating the pigs between paddocks will not necessarily be the ground cover as we will also be assessing nutrient loads, pasture and crop growth. The timings of rotation of paddocks will be dependant on seasonal conditions so we don't want there to be a prescribed timeframe.

In order to manage soil erosion and sediment loss the ground coverage will be maintained at a minimum of 80% (ground cover as defined in s.12.1.1 of the National Environment Guidelines for Rotational Outdoor Piggeries).

In terms of the paddock layout and usage shown on the plan submitted this is intended as a representation of a typical usage pattern at full production. The plan is intended to illustrate the paddock layout and stocking rates. However, each paddock can be subdivided or reconfigured as operational and environmental conditions dictate. For example in a dry year we may reduce weaners/grower numbers but keep sows in a grower paddock that has more feed in it. Or we may join two paddocks, sow pasture and strip graze cattle or cut hay to reduce nutrient loads. The main intention is that the growers/weaners will be in larger paddocks than the sows /boars and the farrowing will be in the paddocks closest to Eastern Avenue.

The paddock layout will be developed as the stock numbers increase. In the first year we may only need 3-4 paddocks, so there maybe weaners/growers in what is shown as a sow paddock until all the paddocks are built. Whatever the paddock configuration or usage we will still maintain our stated stocking rates and management principles.

So to answer your question, Yes paddock 13 can be used as a utility paddock when at full production.

Please give us a call home if you wish to discuss further- 67787284. Thanks.

Regards,
Sean Doodson
New England Surveying & Engineering

Linda Maynard

From: R Drew <robdrew1@outlook.com>
Sent: Tuesday, 7 March 2017 8:46 AM
To: Council
Subject: TRIM: Re: Thank you for contacting the Uralla Shire Council.

Follow Up Flag: Follow up
Flag Status: Completed

HP TRIM Record Number: UI/17/541

Rob Drew Glenroy , Kentucky, letter in response to proposal DA-12-2017 . my property joins property is requiring as piggery permit, I myself am against it for several reasons, most pigs will be grazed on the back off the small holding 253 east avn, my home is only one kilometer from that land and with a north west wind I will have the smell pigs are very dirty and destructive animals..the land in that area is very flat with soft loamy soil, pigs would root it all up and could cause soil erosion, a piggery would also devalue the value off my property Glenroy ,another issue would be eastern avenue road would need magor upgrade to carry extra trucks transporting pigs and fodder, I hope the council take a good look at these complaints and give it the best consideration regards Rob Drew

From: Council <council@uralla.nsw.gov.au>
Sent: Monday, 6 March 2017 9:29:10 PM
To: R Drew
Subject: Thank you for contacting the Uralla Shire Council.

Thank you for contacting the Uralla Shire Council.

Your email has been received and a response will be provided shortly.

This message has been created automatically. You are not required to respond to this message.

Uralla Shire Council

PO Box 106 Uralla NSW 2358

p 02 6778 6300 | f 02 6778 6349

council@uralla.nsw.gov.au | www.uralla.nsw.gov.au



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Please consider our environment and think before you print.

KA Sutton & RJ Wilson
 250 Eastern Avenue
 Kentucky South, NSW 2354
 06/03/2017

Re: Application DA-12-2017
 Free Range Piggery
 253 Eastern Avenue
 Kentucky South NSW 2354

Dear Sir/Madam,

We are the owners of 250 Eastern Avenue Kentucky South and have been notified of the development application DA-12-2017 lodged by New England Surveying and Engineering for a free range piggery at 253 Eastern Avenue.

We strongly wish to object to the application as it has been presented.

We object to:

- a. ANY approval of a piggery on that land; and
- b. in the alternate we object to the scale and design of the piggery in the DA

Objection to any approval for a piggery on the applicant land:

1. Environmental impact – Terrible Vale Creek water contamination

The Eastern quarter of the applicants land (paddocks 8-11) which is planned to be fully stocked with open range pigs are regularly subject to flooding and the entire property is on a water catchment for the Terrible Vale creek – indeed a permanent tributary to the creek is less than 150m from the boundary of the property and takes the overflow from the lowest dam on the property. In addition a dry tributary taking road storm water from Eastern Avenue flows across the top of western end of the property and through the area planned to be used by the piggery for sows and boars.

Any water runoff from the applicant land will be contaminated with faeces and high levels of pathogen as even in the best run grazing open range piggery there is always raw faeces on all areas of the land.

Given:

- a. the history of flooding and
- b. the certainty of the runoff going into the creek

the environmental impact of run off will be significant and widespread on downstream properties and the watercourse itself. We object to any piggery being approved on the land.

2. Environment impact – ground water contamination

All properties on both sides of Eastern Avenue have bores to access ground water. All bores are drawing water from a relatively high water table – eg the two bores on 250 Eastern Avenue are drawing water from less than 3 metres.

Given:

- a. the nature of open range piggeries and
- b. the spread of faeces over the entire property

the risk of contamination to the ground water is high and the impact will be on many properties that rely on the ground water for stock. We object to any piggery being approved on the land.

3. Environmental impact – amenity on all surrounding properties

The soldier settler farm blocks that established Kentucky and Kentucky South are all very small farm blocks with residential housing. They are all narrow thin blocks to allow the close settlement of families and the maintenance of a community.

I grew up in central west NSW on both open range and intensive piggeries from age 4 to 18. My father was a specialist in establishing and running piggeries and even in well managed grazing open range piggeries (where

ground cover is never allowed to be denuded to below 40% ground cover) there is significant smell, noise and dust from piggeries of any size that will impact several hundred metres despite the best planted and well established screening planting.

The application shows pigs being held on all areas of the property other than the approx. 75m from the Eastern Avenue boundary. Smell and noise impacts are to be expected on at least the 4 family homes on the adjacent blocks and on 250 Eastern Avenue.

The impossibility of eliminating odour and dust impacts for several hundred metres from the piggery on the applicant land due to the very narrow block sizes means that the amenity of the residential homes of all adjoining and adjacent neighbours will be severely impacted. We object to any piggery being approved on the land.

4. Business impact – 250 Eastern Avenue

We purchased our property in May 2015 with an intention to rebuild the main house and run it as a bed and breakfast and to have the second cottage as holiday accommodation. As part of our planning for this we confirmed with Uralla Council the validity of the two separate building entitlements prior to purchase – entitlements confirmed by email Elizabeth Cumming, Uralla Council 21 April 2015.

Due to delays in renovating the cottage associated with asbestos removal and termite eradication no DA has been lodged to rebuild the main house on our property and apply for use as a bed and breakfast. However, in early October 2016 I visited the Uralla Council offices and spoke with Scott Strijland to discuss two separate items:

1. Application to replace the septic system on the cottage; and
2. The process required to have a development application to demolish and rebuild the house and then operate it as a bed and breakfast.

Scott provided advice that the best structure of a DA for the house was to have three parts being 1. Demolish 2. Rebuild and 3 change of use to bed and breakfast.

The application to replace the septic on the cottage has been lodged with the Council and we are in the process of drawing up the plans for the replacement house to allow us to lodge the necessary development application to demolish and replace the existing house with a bed and breakfast which is to be our prime income.

Whilst there is no development application in place on 250 Eastern Avenue we have been in discussion with Council staff on how to structure such an application.

If any piggery were to be approved for 253 Eastern Avenue the impact on the viability of our planned bed and breakfast business would be immediate and complete with the business being non-viable.

On the basis that the impact on all adjoining and adjacent properties will remove the ability to move into any form of tourism which is one of the growth areas in small business we object to any piggery being approved on the land.

The proposed tourism based bed and breakfast is fully in line with the Uralla Council COMMUNITY STRATEGIC PLAN 2015-2025 whereas the proposed piggery in the location it is proposed is not.

Objection to the piggery as set out in the application:

In the closely settled small farms of the Kentucky and Kentucky South villages the Uralla Community Strategic Plan 2015-25 principle of "the quality of our community life is determined by the people who make up our community and the places in which we live" should apply to mean that whilst the land is classed as rural farm land if a piggery is approved then it should be the absolute best practice to minimise the known planning issue with piggeries including:

- Odour;
- Noise;
- Dust;
- Vermin;
- Water contamination; and
- Soil structure destruction

From my personal experience living and growing up on open range and intensive piggeries the single largest neighbour impact that is the cause of complaint is the smell issue followed by the environmental impacts on soil

and water.

If the piggery is at all possible on the land then with reference to best practice and recommendation for environmental guidelines for piggeries from the following references:

- National Environmental Guidelines for Piggeries, second edition 2010, Australian Pork Limited
- Queensland Department of Agriculture and Fisheries – Free Range Pigs, www.daf.qld.gov.au
- NSW Department of Primary Industry – nutrient calculator – Outdoor pigs, www.dpi.nsw.gov.au

the development application if objected to on the following specific grounds:

1. Environmental impact – Terrible Vale Creek water contamination

Any water runoff from paddocks 8-11 that are regularly subject to flooding will be contaminated with faeces and go into the terrible vale creek and further into Salisbury Waters. We object to the DA allowing stocking on any part of the land subject to regular flooding.

2. Environment impact – ground water contamination

Given the risk of contamination to the ground water we object to the DA being approved without planned testing of ground water on the surrounding properties over time to monitor and manage actual contamination and an agreed remediation plan for any experienced contamination.

3. Damage to Eastern Avenue – feed and pig transport

Open range piggeries experience the slowest rate of growth of any piggery and in a cool climate the growth rates will be lower. Without comment on the economic viability of the livestock at 5 months killed the weight of feed expected to be transported onto the property would be in excess of 14 tons per month at the full stock numbers. In addition there will be in excess of 30 head of stock to be sent to market. The application is objected to on the grounds that the claimed use of the existing gate will adversely impact and damage the surface of Eastern Avenue as:

- a. Eastern Avenue has under 4metres of sealed width at the gateway;
- b. had severely eroded edges on both sides; and
- c. The existing gateway is not inset with funnel sides as per current access road design requirements for access off a sealed road

The result of these factors will lead to additional accelerated damage to Eastern Avenue that is unacceptable.

4. Environmental impact – stocking levels and nutrient build up

Based on the NSW DPI nutrient calculator (available on the website) entry of the numbers of pigs and MAXIMUM areas of paddocks from the DA the MINIMUM break even farm size that will allow 190 head of the DA to effectively remove the nutrient from open land pigs is 69ha with cropping required on twice the size of the total land used for pig for in excess of 1.5 years of cropping. This is the BEST outcome from the DPI model with the worst case being in excess of 120ha.

The proposed piggery is far too large to have any reasonable hope of managing the nutrient impact from the level of pigs within the DA on the land area and we object to the piggery as planned.

5. Environmental and amenity impact – stocking levels ground cover destruction

Based on best practice guidance for management of open range piggeries on ground cover planting is that paddocks should not ever be allowed to fall below 40% to allow soil structure to be managed and the necessary insect populations necessary to manage manure breakdown within a balanced paddock.

On the basis of the DA SEE:

- a. the permanent stocking of adult pigs and piglets will be in excess 25 adults and 54 piglets (0-2mths) on 3.9ha.
- b. the rotational stocking of weaners and growers will be approx. 110 on 13.8ha in age/weight groupings of 25-30 per paddock

Based on my experience with open range piggeries there is an impossibility of maintaining 40% ground coverage with these stocking levels let alone intersperse cattle grazing or cutting of hay.

If ground cover falls below 40% the wet weather in the cooler months of the year will lead to significant mud forming resulting in both increased odour (mud slurry is far more odorous than pasture cover piggery) and rapid and extensive soil structure damage.

We object to the scale of the proposed piggery as it will not be capable of being run in line with best practice guidelines on the area of land available.

6. Environmental – soil structure and mud/slurry issues

The DA shows a single narrow laneway running down the length of the piggery with dual use for vehicle access for feed and movement of pigs within the farm and to/from the stock yards. The feeding of pigs will require a minimum of daily use of the single track laneway with heavy feed loads.

The DA is silent on the laneway/road to be put in place to provide support for the constant use and without a properly constructed and maintained all weather surface the lane will be rapidly stripped of ground cover planting and a significant source of dust in dry weather and mixed slurry of pig faeces and mud in wet weather that will be an odour source and a significant local damage to the soil structure. In addition this laneway is straight down the drainage slope of the property and any stripping of the ground cover will provide an erosion and runoff risk into Terrible Vale Creek.

We object to the piggery being approved without a proper all weather lane being included.

7. Environmental – water management

The DA identifies three separate dams on the property that are planned to be utilised in the running and management of the piggery. Factually ALL three dams are silted up and the actual capacity and ability of the dams to manage surface water within the property are not as per the SEE. We object to the DA as it does not include specific steps to ensure that water capacity is as per the SEE.

8. Feed storage – vermin control

The DA makes no mention of the facilities to be used to manage the storage of feed. There is no mention of silos and associated handling equipment that will be necessary to manage the scale of operation within the DA. The 'several farm sheds' mentioned in the application are in no way appropriate for feed storage as they are dirt floor open fronted bay machinery sheds opening into the garden of the existing dwelling not onto the piggery area.

Minimisation of vermin attraction in feed storage is a factor in avoiding impact on both the environment of the piggery and neighbouring properties. We object to the DA on the basis that there is not adequate facilities specified to manage feed storage in an environmentally and neighbourly friendly way.

9. Fencing

- a. The SEE proposes the establishment of numerous paddocks to manage the pigs on the property. It makes no comment on the type and adequacy of these fences. Whilst electric fences can be effective in containing pigs we have frequent and extended blackouts in Kentucky South. We have concern that the internal fencing proposed is not demonstrably adequate to contain pigs within the areas of the property that the DA allows pigs to be on.
- b. The existing boundary fence is not adequate to contain pigs (they already use supplementary electric to contain horses) and without a clear upgrade to the boundary fencing we object to the DA as there is not reasonable expectation of adequate containment of the pigs on the applicant lands.

10. Tree planting

The SEE plan shows a very narrow screening planting surrounding the areas of pig paddocks. To be effective as both a visual barrier for adjoining properties and a dust capture for the piggery the planting needs to be both adequately dense and established sufficiently in height. The SEE states that planting of the trees planned will be coincident with the development of the piggery which is stated to be over 3-5 years.

To be at all effective the tree screen will need to be established and have several years of growth. We object to the DA based on inadequate screening planting to be effective and separately for the lack of requirement to establish the planting in its entirety immediately.

It is noted that the plans do appear to show an adequately deep screening planting between the piggery and their own home on the land but minimal planting depth in all other planting and absolutely NO planting for

visual screening between the piggery and the existing home on the adjoining property to the north on Eastern Avenue.

If you have any query on this objection please contact Kirk Sutton directly on 0475 425642.

Yours Faithfully

Kirk Sutton

A handwritten signature consisting of several overlapping, slightly curved lines that fan out from a single point at the bottom left.

Russell Wilson

A handwritten signature in cursive script, starting with a large 'R' and ending with a long horizontal stroke.

G Fittler & L Weldon
283 Eastern Ave
KENTUCKY NSW 2354
M: 0488 163 980

9th March 2017

The Manager
Town Planning and Regulation
Uralla Shire Council
32 Salisbury St
Uralla NSW 2358

RE: Application No. DA-12-2017 - Free range piggery - 253 Eastern Ave Kentucky South

Dear Sir/Madam,

Thank you for your letter dated 23rd February 2017 regarding the proposed development of a Free Range Piggery at 253 Eastern Ave Kentucky South.

We write in relation to the above development application. After thorough examination of the DA, site plans and overview provided by Rose Perrott and Sean Doodson, we wish to submit the following correspondence in relation to the proposed piggery and the effects it will have on us and neighbouring holdings.

We strongly object to the DA for a proposed piggery at 253 Eastern Ave, Kentucky South and we have outlined the reasons for this below;

Social impact:

We have lived at our current home site in Eastern Ave, Kentucky for the past 11 years and know the local area and location very well. In that time we have watched the village of Kentucky grow and thrive and become a very popular choice of settlement for individuals, couples and families alike, who delight in its village atmosphere and peaceful rural location.

We were delighted when, some years ago, a long time Kentucky resident, Mrs Kate Hedges, opened her garden cafe, attracting visitors from many different locales to visit the village of Kentucky and the surrounding Uralla Shire.

This was a prime example of a low impact business that fitted perfectly with the character of Kentucky, a quaint rural 'English' style village. The benefit of this type of business for the local community and the wider Uralla Shire was evident and positive.

2/

We believe, any development proposals within Kentucky, must be considered very carefully, based on, whether they fit the character of the village, the surrounding rural area and what impact they will have on the environment and the community.

Kentucky is a lifestyle locality, not a high impact intensive agricultural zone. We find the proposed DA for the establishment of a free range piggery, to be surprising, concerning and insensitive to the residents that inhabit the surrounding small lifestyle properties.

An intensive, free range piggery does not fit with the current character and style of the Kentucky area and surrounds.

Site location and distance to nearby dwellings:

The proposed piggery site is nestled amongst a row of small lifestyle hobby blocks, gathered closely together. Dwellings are within sight and sound distance of the proposed piggery. A piggery of any sort must be sited an adequate distance from residences so they don't interfere with the comfortable enjoyment of life and property. We believe odour, dust and noise from a piggery operation would have a negative impact on us as direct neighbours as well as surrounding rural holdings.

Traffic:

The current tarred road along Eastern Ave is sufficient for the amount of light traffic it currently receives, however, the road is degraded and in need of repair. If a piggery was to be established at 253 Eastern Ave, there would be an increased amount of traffic, from grain trucks, stock cartage trucks and the various other vehicles involved in the construction of infrastructure for the proposed piggery site. This would lead to further degradation of Eastern Ave.

There is no mention in the DA of the location of an access entrance to the proposed piggery site. Without a properly constructed entrance to access the site, there is no adequate room for large heavy vehicles to be turning and accessing the proposed piggery site. These large cartage trucks will also affect other vehicles that are travelling past 253 Eastern ave.

Please note, that at certain times of the day there are a number of school buses that travel along Eastern Ave, carrying young children. Some of these children cross the road to access residences, near the proposed piggery site. The buses, the children on them and the locals, including us, would be at risk to the dangers of the large and increased amount of vehicles utilising Eastern Ave, to access the proposed piggery site.

3/

Environmental impact:

High precipitation :

Following a recent, very wet winter we witnessed how wet the proposed piggery site can become, to the extent that the DA applicants could not access their own residence and were forced to park on the side of Eastern Ave. The proposed piggery is a headwater to Terrible Vale Creek and any significant rainfall will channel water, effluent and sediment through the proposed piggery site to an adjoining watercourse that leads to Terrible Vale Creek.

We are concerned that some of this drainage from the Eastern end of the piggery will enter our property, affecting a dam and two bores which are used for livestock and domestic purposes.

The DA plan also shows a laneway through the centre of the property linking the various paddocks within the piggery. During the recent wet winter this area was continually wet. Most of the paddocks other than the two far eastern paddocks on the plan would drain to this area. Without a properly formed road to handle the vehicle, machinery and livestock traffic, this would lead to degradation and erosion of that area.

Low precipitation :

We have had unseasonably hot weather in the last few years in the New England and we expect that this will continue in the coming summer seasons. Hot summer months combined with the possibility of low rainfall and the impact that pigs have on ground cover will not allow the vegetation to have sufficient time to regenerate and recover during pig rotations. This then impacts on the ability for effluent to be broken down by the organisms that inhabit the soil, leading to harmful nitrates, evaporating into the atmosphere and leaching into underground water tables, which could also have an impact on our water bores. This will create an adverse environmental impact and an adverse visual impact on us, denuding the landscape, as our property looks directly down onto the proposed piggery.

Odour and waste control:

By nature, grain fed animals produce a waste that is stronger in odour than grass fed animals, however, it is well known that pig manure is particularly offensive. We note in the DA that the pigs will be predominantly grain fed. If not managed effectively, the waste produced from such a large number of pigs will produce odour that will travel to our residence and beyond, affecting us and others in the community.

4/

Dust, vermin and pests:

The proposed piggery will increase the risk of pests, such as flies and vermin. Flies bring with them increased risk of disease, to humans and stock as do vermin, such as mice and rats. These vermin are attracted to the easy access of grain, even when stored correctly. Rats can also contribute to the spread of diseases such as swine dysentery. These vermin and flies could easily have an impact on us as direct neighbours as well as the surrounding lifestyle properties. The how and where of the storage of large quantities of grain for feeding purposes has not been adequately addressed in the DA.

Wallows:

Wallows may provide cool relief for piggery stock, however, wallows can be also an environmental hazard. Pathogen and effluent build up can take place in wallows leading to overflow in wet times and the possibility of effluent drainage into our property and adjoining waterways. The location and size of wallows has not been addressed in the DA.

Visual impact:

Vegetation barriers and fencing:

A properly designed vegetation barrier will take a minimum of 10 years to establish leaving neighbouring properties, including us, exposed to the sights, sounds and odours of the proposed piggery.

Even, after many years, when a vegetation barrier is in place, there is no guarantee that it will trap odours, effluent and sediment from entering our property and screen out the visual impact of the proposed piggery site. There has been no mention in the overview of what species of trees will be contained in the vegetation barriers, how wide the tree corridor will be and whether the trees contained in the corridors are suitable for the climate and location.

As a fencing contractor with 20 years plus fencing experience, I believe the existing boundary fences on the proposed piggery site are inadequate to contain pigs. There is no mention in the DA of how the pigs will be contained within the existing fencing arrangement. The current fencing infrastructure, leaves us and other neighbours, vulnerable to pigs accessing our property and Eastern Ave. This will lead to unnecessary repairs and associated costs to neighbours and the danger of pigs being on the road during the day or the night.

5/

Shelters/infrastructure:

Whilst these are of importance to the pigs themselves, if they are not erected properly and with the correct materials, they become ineffective for protecting stock from the elements. There is no mention in the DA of exactly what the shelters would be constructed of, how large they will be, what materials they will be made of, what they will look like and how many shelters will be in position. Poorly constructed portable shelters will have a negative visual impact on us as direct neighbours and if not anchored properly, have the potential, in adverse weather conditions, to lift off into neighboring properties, causing damage to neighbouring homes and infrastructure.

Conclusion:

We live in an ideal location at Eastern Ave where we continue to raise our young family, who happily attend the local primary school and community events.

The village of Kentucky is a delightful place to live offering those that settle here an idyllic lifestyle.

Whilst we like to see and support small business, we feel, an intensive piggery, of any sort, is not a suitable agricultural operation amongst the lifestyle properties of Kentucky. We believe the environmental impact of a piggery to be high impact and that it shows an insensitivity to the immediate neighbors and surrounding properties.

Yours faithfully,

**G Fittler****L Weldon**

Development Assessment Report

DA Number: DA-12-2017 **Council:** Uralla Shire Council
Location: 253 Eastern Avenue KENTUCKY SOUTH
Development Description: Free Range Piggery
Title Details: Lot: 109 DP: 755838

Proposal Overview

Free Range piggery with a maximum of 19 Breeding Sows which will equate to 190 pigs. There will be approximately 15 paddocks that can be subdivided or reconfigured as operational and environmental conditions dictate.

This is a free range piggery which is defined by the as being:

APIQ[®] (Australian Pork Industry Accreditation) free range is based on the Australian Pork Limited (APL) Free range definition, which is:

Free range means that pigs are kept permanently outdoors for their entire life with shelter from the elements provided, furnished with bedding. Free range pork production consists of outdoor paddocks, which include rooting and/or foraging areas, wallows (where state regulations and seasonal climates permit) and kennels/huts for shelter. The huts allow the animals to seek shelter from environmental extremes. They also provide additional protection for the piglets when very young.

The weaners, growers, and sows, from which they have been bred, have access to paddocks at all times for their entire life. Shelter, food and water must be provided and all pigs must be able to move freely in and out of the shelter and move freely around the paddocks, unless required to be confined for short amounts of time for routine husbandry or diagnostic procedures to be conducted.

All pigs raised under free range conditions must comply with the latest edition of the Model Code of Practice for the Welfare of Animals - Pigs to show compliance with state animal welfare regulations and use good land management practices as per the latest edition of the National Environmental Guidelines for Piggeries.

Note: Shelters or sheds with verandas or small pens attached - are NOT considered free range as they do not comply with the APIQ[®] Standards. A producer with this setup does not qualify for free range or Conditional Free Range Certification.

Certification is important to gain access to a market which caters to piggeries of this scale.

Property Details/History

	Checked	Comments
File History	Yes	
Title Plan	Yes	
Check Ownership	Yes	

Is there any other issue that requires notation? No

Application Type

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

Is this application a section 96 amendment? No

Concurrence/Referral

Section 79b – EP & A Act

Does this application require concurrence referral? No

Does this application require courtesy comment? No

Is there any other issue that requires notation? No

Does this application require referral for decision by Council? Yes

Local Environmental Plan

Section 79c(1)(a)(i) – EP & A Act

This land is zoned: RU1 Primary Production

List the relevant clause/clauses applicable under the LEP

Clause	Compliance	Comment
Land Use Table	Yes	<p>Development is defined as "intensive livestock agriculture" means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses or other livestock that are fed wholly or substantially on externally-sourced feed, and includes any of the following:</p> <p>(a) dairies (restricted), (b) feedlots, (c) piggeries, (d) poultry farms,</p> <p>but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief.</p> <p>The use is permissible with development consent.</p>

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

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

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

Development Control Plan

Section 79c(1)(a)(iii) – EP & A Act

Does Uralla DCP 2011 apply to this land/proposal? No

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

Regional Environmental Plan

There is no REP applicable to this area.

State Environmental Planning Policy

Is this proposal affected by a SEPP? Yes

List all relevant SEPPs

SEPP	Compliance	Comment
Koala Habitat	Yes	Not Core habitat neither is it potential habitat. Therefore Plan of

Protection		Management is not required.
Rural Lands	Yes	Complies with rural principles promoting the orderly and economic use and development of rural lands for rural and related purposes
Intensive Agriculture	Yes	Just below the threshold of 20 breeding sows which equates to 200 pigs.

Planning Agreement

Section 93F(10) – EP & A Act

Is there a Planning Agreement in force under section 93F of the EP&A Act?	No
Has a Planning Agreement been offered under this development?	No

Planning Strategies/Local Policy

Section 79c(1)(b) – EP & A Act

Is there a Planning Strategy or Local Policy that requires notation?	No
Has the applicant submitted any supporting planning assessments?	Yes
Comment:	Statement of Environmental Effects and supporting email dated 10 May 2017

Subdivision

Is this application for subdivision?	No
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Environmental Impacts

Section 79c(1)(b) – EP & A Act

Does this proposal have any potential impact on?

	Impact	Comment
Social	Yes	Minimal impact – this development seems to have created much discussion within the immediate neighbourhood, with submissions being received for and against the piggery. Social impact is often subjective, but other than this development being a topic of debate, there will be next to no impact.
Economical	Yes	Minimal impact – there will be an impact on the owner of the land, who will be endeavouring to utilise the agricultural capacity of the land.
Siting & Configuration	Yes	The immediate neighbour to the north will have the most impact, but the design of the paddock layout has ensured that the operation will have the least amount of impact.
Setbacks	No	There are no designated setbacks for this type of development.
Privacy	No	The existing and the proposed plantings will ensure maximum privacy.
Overshadowing	No	
Solar Access	Not Applicable	
Visual	Yes	The existing and the proposed plantings will soften the look of this rural enterprise.
Significant Views	No	There are no significant views impacted on by this proposed development.

	Impact	Comment
Amenity	No	Amenity would only be affected if good housekeeping of the piggery was not undertaken.
Water	No	According to the National Guidelines for Rotational Outdoor Piggeries, the amount of pasture retained will be the impact on water. Nutrient management would ensure that there is no direct discharge. Monitoring would need to be undertaken. Water is sourced from the existing dams on the property and later as the operation expands to full operation, a bore will be sunk. The licencing of the bore will be for agricultural purposes and will be licenced through the NSW Office of Water. They have the ability to take into account the viability of impact on other bores in the area and will licence accordingly.
Air	No	Odour would only be affected if good housekeeping of the piggery was not undertaken. The tree plantings proposed will also act as an odour diffuser.
Noise	Yes	The National Environment Guidelines for Rotational Outdoor Piggeries advise that recent research has advised noise levels from pigs in outdoor systems to be very low with most noise recorded from wind, birds and insects. It is expected this would be the same in this instance. Further the tree plantings proposed will also act as a acoustic screen.
Land Degradation	Yes	In order to manage soil erosion and sediment loss, the ground coverage will be maintained at a minimum of 80% (ground cover as defined in s.12.1.1 of the National Environment Guidelines for Rotational Outdoor Piggeries). The trigger for rotating the pigs between paddocks will not necessarily be the ground cover as will be the assessment on nutrient loads, pasture and crop growth. The timings of rotation of paddocks will be dependant on seasonal conditions. This will be conditioned to ensure the 80% cover is retained.
Tree Loss	No	There will be no tree loss, instead it is proposed to plant a heavy screen of native trees and shrubs. This will be commenced immediately.
Flora & Fauna	No	The extensive tree plantings will help aid the habitat for flora and fauna. The land is already heavily modified, and as such there are no threatened species or communities on the land or in the nearby vicinity that will be affected by this development.

Environmental Impacts – Threatened Species

Section 79c(1)(b) – EP & A Act

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

Environmental Impacts – Heritage

Section 79c(1)(b) – EP & A Act

Does this proposal have any potential impact on?

Heritage	Impact	Comment
European	No	
Aboriginal	No	

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

Is there an impact on and adjoining or in close vicinity to an item of environmental heritage? No

Is this proposal in a heritage conservation Zone? No

Is this proposal in an adjoining or in close vicinity to a conservation zone? No

Has a Heritage Impact Statement been prepared for this proposal? No

Has an Archaeological Survey been prepared for this proposal? No

Flooding

Section 79c(1)(b) – EP & A Act

Is this property flood affected? No

Bush Fire Prone Land

Section 79c(1)(b) – EP & A Act

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

Contaminated Land

Section 79c(1)(b) – EP & A Act

Has this land been identified as being contaminated land by Council? No

Is it a possibility this land may be contaminated? No

Has a Contaminated Land Site Investigation been completed? No

Is this land in the close vicinity or adjoining a known contaminated site? No

Infrastructure

Has an engineering assessment been completed? No

Does this proposal have any potential impact on:

Impact	Comment
Reticulated Sewer	No
Reticulated Water	No
Drainage	Yes
	Minimal – only if the ground cover is not maintained at the conditioned rate and soil erosion occurs. Overland flow will be maintained.
Access	No
	Access is existing.

	Impact	Comment
Kerb & Gutter	No	
Upgrade Existing Road	No	There will be no employees and the expected feed deliveries will be 1 truck every eight weeks and with a further truck for pig collection every 12 weeks. This is consistent with other agricultural traffic along the road.
Road Network	No	
Existing Easements	No	
Electricity	No	Not Required
Telecommunications	No	Not required
Pedestrian Access	No	
Parking	No	
Energy Conservation	No	

Does the development require any new easements? No

Has an Erosion and Soil Control Plan been submitted? No

Was there any outstanding issues requiring attention? No

Comment: Erosions & Soil Control Plan to be included in Plan of Management see conditions of development consent.

Construction Assessment

Is a construction assessment required? No

Section 68 Assessment

Section 68 – LGA Act

Is a section 68 assessment required? No

Developer Contributions

Section 94 – EP & A Act

Does this proposal require any Developer Contribution? No

Signage

Does this proposal require signage? No

Notification

Section 79c(1)(d) – EP & A Act

Is this application an advertised development application? Yes

Was this application advertised as per the provisions of? DCP

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

Were there any written submissions received? Yes

If Yes, what was the number of submissions received? 3

Submission Maker	K Sutton & R Wilson - Objection
<p>Issues:</p> <ul style="list-style-type: none"> • Objection to any piggery on the land • Objection to scale and design • Contamination to Terrible Vale Creek • Ground Water contamination • Amenity to surrounding properties • Business impact • Stocking Levels and Nutrient Buildup • Stocking Levels and Ground Cover • Soil Structure • Vermin Control/Feed Storage • Fencing • Tree Planting 	
<p>Comment:</p> <p><u>Permissibility of piggery</u> - piggeries are considered permissible development with consent under the Uralla LEP, therefore Council has required a development application be present. It is not prohibited development.</p> <p><u>Scale & Design</u> – The scale is below the minim threshold for designated development (hence no state agency input) and the design complies with the National Environment Guidelines for Rotational Outdoor Piggeries and Model Code of Practice for the Welfare of Animals – Pigs</p> <p><u>Terrible Vale Creek</u> – It is not expected there will be any runoff of nutrient into the Terrible Vale Creek. Nutrient will be managed by rotation through out the paddocks and by pasture management. Monitoring will be required as part of the Farm Operation Plan which will be required to be prepared and submitted to Council before commencement. This will contain an environmental monitoring, inspection and reporting schedule and all the various monitoring requirements. The results of all testing, inspection and monitoring will be recorded in an environmental audit log and kept on site at all times. An up to date copy is to be provided to Council upon request. This has been included in the proposed conditions of development consent.</p> <p><u>Ground Water Contamination</u> – See comment above. Further any future water bore will be licened and monitored by the NSW Office of Water.</p> <p><u>Neighbouring Amenity</u> – The environmental effects of incompatible or inappropriate activities can compromise the characteristic amenity values of a locality, particularly where activities are in close proximity. Rural lands tends to be used predominantly for primary production, but is also used for low-density residential purposes. When choosing to live in a rural area, people must expect and accept a certain level of odour, noise and other effects which are characteristic of primary production, recognising the scale and intensity of these activities which contribute to rural character. Rural areas do, however, tend to have high amenity values, due primarily to the following characteristics:</p> <ul style="list-style-type: none"> • Open landscapes and views; • A low intensity of built development; • Feelings of remoteness and community; • Low noise levels, particularly at night; • A high degree of privacy; • Daylight and sunlight access; • Low levels of vehicular traffic; • Green 'unspoiled' landscape with indigenous vegetation <p>This land has been recognised as being suitable for rural/primary production purposes by way of its zoning being RU1 Primary Production and not R5 Large Lot Residenital. Further as part of the strategy undertaken to prepare the Uralla LEP (New England Development Strategy2010) this land was not identiified as part of the land to be investigated around Kentucky to be upzoned as a Rural Small Holding zone.</p> <p><u>Business Impact</u> – Unfortunately as the submission maker has noted, a development applicaiotn has not yet been submitted for their proposed business use of tourist accomodation. As such, Council can only take into account impact on an existing business, and not a business that has not yet been submitted to Council, and one that may not ever be submitted to Council.</p> <p><u>Stocking Levels and Nutrient Buildup</u> – The NSW DPI nutirnet calculator does not easily relate to a free range piggery. This has been confirmed verbally by the NSW DPI. The calculator has been designed for Rotational</p>	

Outdoor Piggeries and Feedlot Outdoor Piggeries. The National Environment Guidelines for Rotational Outdoor Piggeries define these as being:

1. *Rotational Outdoor Piggeries*

In a rotational outdoor piggery, the pigs are kept in paddocks, sometimes with open deep litter shelters or basic huts. The paddocks are rotated with a crop-forage-pasture phase. During the pig phase, the pigs are supplied with prepared feed, but can also forage. During the crop/forage/pasture phase, plant material is grown and harvested from the area to remove the nutrients deposited in manure during the pig phase.

The prepared feed supplied to the pigs represents a significant import of nutrients. Nutrients also enter the system in the form of incoming pigs and bedding. Nutrients are removed from the system as outgoing pigs, spent bedding removed from the site and mortalities. However, incoming nutrients will always exceed nutrient removals resulting in a net addition of nutrients to the piggery area. The rate at which nutrients accumulate depends on a range of factors but particularly the stocking density

(standard pig units {SPU} per hectare); the amount and composition of feed imported; and the amount and composition of bedding material (if spent bedding is spread or left in the pig paddocks). Nutrients are added at a relatively low rate (kg/ha/yr) if the stocking density is very light, compared with a system with a heavier stocking density. However, nutrients accumulating in the soil need to be removed when they reach elevated levels. Hence, all paddock-based systems need to include a crop/forage/ pasture phase to remove deposited nutrients.

2. *Feedlot Outdoor Piggeries*

Feedlot piggeries continuously accommodate pigs in permanent outdoor pens, sometimes with basic huts. The pens must be located within a controlled drainage area (CDA). This is so all nutrient-rich stormwater runoff from within these areas is controlled and kept separate from stormwater runoff from within these areas and is controlled and kept separate from stormwater from areas outside the pig pens. The base of the pens must be sealed to minimise nutrient and salt leaching.

Stocking Levels and Ground Cover – this will be at 80% as per the National Environment Guidelines for Rotational Outdoor Piggeries.

Soil Structure – This will be controlled through pasture management and will be part of the environmental monitoring included in the Farm Operational Management Plan.

Vermin Control/Feed Storage - This will be part of the husbandry operations included in the Farm Operational Management Plan.

Fencing – there is some concern the existing fencing is not adequate to contain the pigs. A condition can be applied to ensure that all fencing contains the pigs on the land.

Tree Planting – Tree planting will be undertaken by the developer immediately and will be continued as the piggery expands. It is recognised that the trees planted will not be mature, but they will be planted prior to commencement. A condition will be placed that the maintenance of the plantings is required.

Submission Maker

R Drew - Objection

Issues:

- Odour
- Land Devaluation
- Soil Erosion
- Eastern Avenue Road Upgrade

Comment:

Odour – I believe that odour will be minimal. This is based on the information contained within the National Environment Guidelines for Rotational Outdoor Piggeries and that the development will contain an network of extensive plantings to diffuse any odour impact created.

Land Devaluation – this is not a matter that can be considered as a planning consideration. Land and Environment Court case history has shown that this is subjective to the purchaser and vendor and that it cannot be considered at the time of assessment of a development.

Soil Erosion – If a pasture cover of 80% can be retained as per the National Environment Guidelines for Rotational Outdoor Piggeries, this can be adequately managed.

Eastern Avenue Road Upgrade – The amount of traffic expected to be generated by this development is

minimal and is similar to other rural/agricultural properties along the road. Therefore upgrading is not considered to be a requirement.

Submission Maker**G Fittler & L Weldon - Objection****Issues:**

- Social Impact
- Site Location & Distance to Nearby Dwellings
- Traffic
- High Precipitation
- Low Precipitation
- Odour & Waste Control
- Dust, Vermin & Pests
- Wallows
- Vegetation Barriers & Fencing
- Shelters/Infrastructure

Comment:

Social Impact – Kentucky is not classified as being a village, rather the land has been classified as being primary production. Piggeries are not a prohibited development.

Site Location & Distance to Nearby Dwellings - A free range piggery has the least impact compared to other forms of piggery management.

Traffic – See comments above.

Precipitation – In times of high precipitation, it will be up to the piggery operators to ensure that any environmental impact is mitigated and managed. Monitoring will ensure that a record is contained of any impact, from which Council can be assured that all impacts are contained onsite. Regarding the road down the middle of the paddocks being properly formed, this can be conditioned. In times of low precipitation, the ground cover levels will be controlled by pasture control and stocking levels. It will be part of the Farm Operational Management Plan to ensure stock numbers are reduced in times when pasture cover is proving hard to recover.

Odour & Waste Control – See comments above.

Dust, Vermin & Pests – This will form part of the Farm Operational Management Plan husbandry/management of the piggery.

Wallows – Again, this will form part of the Farm Operational Management Plan husbandry/management of the piggery.

Vegetation Barriers & Fencing – See comments above.

Shelters/Infrastructure – These will comply with the requirements of the *Model Code of Practice for the Welfare of Animals – Pigs* and *National Environment Guidelines for Rotational Outdoor Piggeries*. Further it will be conditioned that they are to be maintained in an orderly and safe condition with appropriate anchorage.

Is there any other issue/feature that requires notation?

Yes No

Comment: The period of notification was from 23 February 2017 until 10 March 2017. There were 3 submissions (objections) received during that period and a further 5 submissions (supporting the piggery) received after the close of the submission period. Only those submissions received during the submission period are able to be taken into account for the purposes of this assessment.

Section 88b Instrument

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

No

Public Interest

Section 79c(1)(e) – EP & A Act

Does this proposal have any construction or safety issues?

No

Is there any public health issues?

No

Are there any other public interest issues?

No

Site Suitability

Section 79c(1)(c) – EP & A Act

Is this a suitable site for this proposal

Yes

Assessing Officer General Comment

Comment: I believe this is an appropriate use for the land. This is for a free range piggery, the type of piggery operation with the lowest impact, and with compliance with the provisions of the *Model Code of Practice for the Welfare of Animals – Pigs*, *National Environmental Guidelines for Piggeries* and *National Environment Guidelines for Rotational Outdoor Piggeries* will retain the necessary certification required to meet the environmentally sustainable pork production.

This development is located on land that has been zoned for Primary Production and it is a permissible use with consent.

There are no issues that cannot be dealt with by way of appropriate conditioning.

Recommendation

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

PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)

Nil

GENERAL CONDITIONS

1. The development must take place in accordance with the approved plans (bearing the Council approval stamp) and documents submitted with the application, and subject to the conditions below to ensure the development is consistent with Council's consent.
2. This approval is for 19 breeding sows equating to a maximum of 190 pigs on the property at any one time.
3. A Farm Operational Management Plan is to be prepared prior to commencement of operations incorporating the following:
 1. Animal husbandry practices
 2. Environmental management
 3. Environmental audit log
 4. Erosion and sediment control
 5. Complaints register and handling procedures.

A copy is to be provided to Council upon request.

4. An environmental monitoring, inspection and reporting schedule is to be developed prior to commencement of operations. All the various monitoring requirements are to be incorporated into one document. The results of all testing, inspection and monitoring will be recorded in an environmental audit log and kept on site at all times. A copy is to be provided to Council upon request.
5. An environmental management plan (EMP) is to be prepared for the piggery. It is to be incorporated into an overarching Farm Operational Management Plan.

The EMP will be based on an environmental management system approach of plan, do, check and act, together with a philosophy of continual improvement of the system and its operation. It will specify:

- (i) the standards and practices for the operation of the piggery

- (ii) strategies and measures for minimizing environmental risks
- (iii) contingency plans for managing any environmental problems that may arise.

The objective will be to apply best management practice, in order to minimize the environmental impacts associated with the piggery operations and management, and to comply with legislative requirements. It will include:

- a) contact details, description of the piggery and operations and an environmental management policy statement
 - b) overall objectives and specific, measurable and time-bounded targets for each identified risk event
 - c) a list of risk events identified using risk management principles
 - d) day-to-day best practice strategies to minimize the potential for risk events
 - e) details of contingency plans to deal with accident and emergencies (e.g. flood; fire; disposal of contaminated material, food and chemical spill; power and/or water interruption), including trigger points and target response times for critical incidents
 - f) details of the responsibilities of the facility owner/manager regarding environmental management
 - g) details of monitoring systems for assessing environmental performance and procedures, to ensure regular and accurate recording of data
 - h) procedures for responding to complaints
 - i) provision for annual review and auditing of performance against EMP objectives, with appropriate adjustment made in light of findings and in accordance with continuous improvement principles
 - j) provision for post-incident investigation, review of emergency actions carried out, and reporting to local council if requested.
6. A complaints register is to be kept as liaison between the piggery owner/manager and neighbours is important. Open lines of communication will help identify problems, verify complaints and successfully apply relevant remedies to minimise the impact of farm operations. Measures used are to include:
- Neighbouring landholders will be informed of unusual events or problems that may arise
 - The complainant is informed of outcome and action taken to avoid reoccurrence
 - Significant on-farm operational activities are recorded, particularly those with potential impact

The Farm Operational Management Plan is to have strategies, measures and contingency actions for managing community liaison and complaints about environmental impacts or problems that may arise.

7. For any future water bore the appropriate approval from NSW Office of Water is to be obtained prior to commencement.
8. The piggery is to be operated as per:
- a) *Model Code of Practice for the Welfare of Animals – Pigs*
 - b) *National Environmental Guidelines for Piggeries*
 - c) *National Environment Guidelines for Rotational Outdoor Piggeries*
9. All plantings are to be undertaken prior to the establishment of each paddock.
10. The road within the property and centrally located to the paddocks is to be formed to a trafficable standard approved by Council, suitable for this type of development.

CONDITIONS RELATING TO ONGOING OPERATIONS

11. Ground coverage is to be maintained at a minimum of 80% (ground cover as defined in s.12.1.1 of the National Environment Guidelines for Rotational Outdoor Piggeries).
12. The farm is to be kept in a tidy condition as this will help the visual amenity. All existing vegetation will be retained where possible with the natural topography of the site and the existing vegetation cover and tree plantings being used to maximize visual screening.

13. All fencing is to be maintained in a condition that will contain all pigs on the land.
14. All plantings are to be maintained and renewed for the life of the piggery operations.
15. All shelters are to be maintained in an orderly and safe condition with appropriate anchorage

Conclusion

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

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

Additional Notes Attached:

No



Signed:

Date: 15 May 2017



REPORT TO COUNCIL

Department:	Infrastructure & Regulation
Submitted by:	Director Infrastructure and Regulation
Reference/Subject:	Report 10 - Mihi Creek Bridge (U17/7314) and Munsie Bridge (U17/7315) Tenders

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Goal:	2.3	A safe and efficient network of arterial roads and supporting infrastructure; and town streets, footpaths and cycleways that are adequate, interconnected and maintained..
Strategy:	2.3.2	Maintain, renew and replace Council bridges and culverts as required.
Action:	2.3.2.1	Inspect all bridges and carry out the required maintenance programs

SUMMARY:

The purpose of this report is to consider tenders for the upgrading of Mihi Creek Bridge and Munsie Bridge, which closed on 20 April 2017. Council received tenders from eight companies.

OFFICER'S RECOMMENDATION:

That:

Council accept the tender from New England Precast and Concrete Contractors for the supply and installation of precast concrete bridge components for the upgrading of the Mihi Creek Bridge on Enmore Road (\$245,454.55 exc GST) and Munsie Bridge on Gostwyck Road (\$495,454.55 exc GST).

BACKGROUND:

The upgrading of the Mihi Creek Bridge on Enmore Road is jointly funded to the amount of \$720,000 from the Roads to Recovery program and the Restart NSW Fixing Country Roads program.

The existing Mihi Creek Bridge has a single lane timber superstructure with a concrete substructure and is not suitable for higher mass limit trucks.

This tender is to replace the timber superstructure with a two lane precast concrete superstructure that is designed for higher mass limit trucks. The existing concrete substructure is to be retained.

The upgrading of the Munsie Bridge on Gostwyck Road is currently funded to the amount of \$800,000 from the Roads to Recovery program.

The existing Munsie Bridge has a single lane timber superstructure with a concrete substructure and is not suitable for higher mass limit trucks.

This tender is to replace the timber superstructure with a single lane precast concrete superstructure that is designed for higher mass limit trucks. The existing concrete substructure is to be retained.

The upgrading of these two bridges will replace the last timber road bridges in Uralla Shire.

Works on the upgrades in addition to the supply and installation of the precast concrete bridge components will be largely undertaken and coordinated by Council's workforce.

REPORT:

A summary of the tenders received is attached.

The tenders have been evaluated by the Director Infrastructure and Regulation and the Works Manager. All tenderers met the evaluation criteria.

The tender from New England Precast and Concrete Contractors, combining both Mihi Creek Bridge and Munsie Bridge, is considered to be the best value for money.

New England Precast and Concrete Contractors have previously supplied Council with precast concrete bridge units for several other bridges including Salisbury Waters on Enmore Road, Purlieu Bridge on Kingstown Road and Gwydir River Bridge at Torryburn on Torryburn Road.

KEY ISSUES:

Council has received competitive prices from a number of very competent bridge construction companies.

CONCLUSION:

The tender from New England Precast and Concrete Contractors combining both Mihi Creek Bridge (\$245,454.55 exc GST) and Munsie Bridge (\$495,454.55 exc GST) is considered to be the best value for money.

COUNCIL IMPLICATIONS:

A. Community Engagement/ Communication (per engagement strategy)

Strong community support including letters included in the funding application from the Transport Industry and local residents.

B. Policy and Regulation

Local Government Act (1993) – Division 1 - Tendering

C. Financial (LTFP)

\$740,909.10

D. Asset Management (AMS)

Replacement of the last timber bridges on roads in Uralla Shire

E. Workforce (WMS)

Bridge constructed by contractors, guard rails and dismantling of removed timber superstructure by Council staff

F. Legal and Risk Management

Local Government Act (1993) – Division 1 – Tendering

G. Performance Measures

Completion of precast components, removal of existing superstructure and installation of precast components, Installation of deck guard rails.

H. Project Management

Council's Works Manager will be Council's Site Manager.

Prepared by staff member: Alan Harvey, Works Manager
 Approved/Reviewed by Manager: Terry Seymour, Director Infrastructure and Regulation
 Department:

Attachments:

CONFIDENTIAL ATTACHMENTS (Under separate cover)

G. Mihi Bridge Tender Assessment U17/7314

H. Munsie Bridge Tender Assessment U17/7315



REPORT TO COUNCIL

Department:	Infrastructure & Regulation
Submitted by:	Consultant Town Planner
Reference/Subject:	Report 11 - Development Application 11/2017 – 3 Lot Subdivision – 31 Bridge Street and Queen Street, Uralla

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Goal:	2.1	An attractive environment for business, tourism and industry.
Strategy:	2.1.4	Implement tools to simplify development processes and encourage quality commercial, industrial and residential development.
Action:	2.1.4.1	Assess and determine regulatory applications, including development applications, complying development certificates, construction certificates, Section 68 certificates, Bushfire Attack Level (BAL) Certificates, and Conveyancing Certificates.

SUMMARY:

The purpose of this report is for Council to determine a Development Application for a 3 Lot Subdivision at 31 Bridge Street and Queen Street, Uralla.

This development application is being put forward to Council due to a recommendation for refusal.

OFFICER'S RECOMMENDATION:

That Council:

Refuse this development application on land being Lot 2 DP 544380 known as 31 Bridge Street and Queen Street, Uralla for the following reasons:

REFUSAL REASONS

16. That there has been no demonstration that the configuration and design of this development will not sterilize the future development potential of the land.
17. Does not comply with the aims of the Uralla Development Control Plan in relation to Residential and Commercial subdivision.

BACKGROUND:

- Development Application 11/2017 for a 3 lot subdivision received by Council on 14 February 2017.
- The development was notified to surrounding land owners in according with Chapter 13 Notification Procedures of the Uralla Development Control Plan (DCP) 2011. No submissions were received.

REPORT:

The proposal is to subdivide the land into 3 lots being the land in the B2 zoning (Lot 100 3154m²) and the land in the R1 zoning into two lots (Lot 101 2000m² and Lot 102 2150m²). Lot 100 is an irregular shape with the residential land consisting of a square shaped lot and the other having a battleaxe.

The land is split into two zonings being R1 General Residential and B2 Commercial Core as shown in the Statement of Environmental Effects page 6 contained in Appendix A. The subdivision meets all of the technical controls of the Uralla Development Control Plan, but does not meet the aims.

The design of the subdivision has a very large potential to sterilise the land for future development, and the developer is unable or unwilling to acknowledge that this is a possible consequence.

The proposed subdivision of prime town centre land will have the effect of jeopardising future development of that land for medium density, tourist related or seniors living that would be capable of providing for an intensive future proposal that would support town centre commercial and retail functions.

Every Torrens title subdivision that reduces lot size within the business precinct reduces the potential of that land.

Uralla is presently experiencing strong interest in urban renewal with projects such as the micro-brewery and the Alternate Root café re-invigorating the town centre. It is important that land is available within the town centre for opportunistic development.

The aims of the DCP specific to this matter are:

- *To provide safe, convenient and attractive neighbourhoods that meet the diverse and changing needs of the community by:*
 - o *Offering a wide choice of good quality housing and associated community facilities,*
 - o *Encouraging walking and cycling,*
 - o *Minimising energy consumption,*
 - o *Promoting a sense of place through neighbourhood focal points and the creation of a distinctive identity which recognises and, where relevant, preserves the natural environment.*
- *To ensure that subdivision will not result in increased risk from bushfire or other environmental hazards;*
- *To ensure that the intensification of land use does not result in undesirable environmental consequences;*

CONCLUSION:

That the design of the subdivision meets all of the controls within the Development Control Plan but not the aims. This development will act to sterilise the future development of the land and should be refused in its current form. If Council chooses not to refuse this development in its current form, it may choose to request the developer to come back with a different design demonstrating that the land will not be sterilised for high density residential development, and how the land at the rear of the hotel adjacent to the motel, zoned B2, will not become land locked.

COUNCIL IMPLICATIONS:**A. Community Engagement/ Communication (per engagement strategy)**

Nil

B. Policy and Regulation

Uralla Local Environmental Plan 2012

Uralla Development Control Plan 2011

Environmental Planning & Assessment Act 1979

C. Financial (LTFP)

Nil

D. Asset Management (AMS)

Nil

E. Workforce (WMS)

Nil

F. Legal and Risk Management

Nil

G. Performance Measures

Nil

H. Project Management

Nil

Prepared by staff member:

Libby Cumming, Consultant Planner

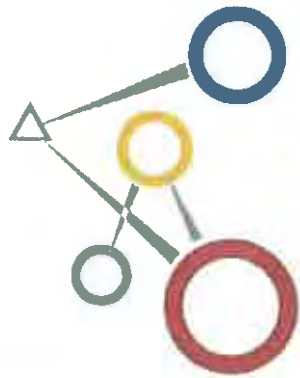
Approved/Reviewed by Manager:

Terry Seymour, Director Infrastructure & Regulation

Department:

Attachments:

- I. Statement of Environmental Effects & Plan
- J. Additional Information Supplied by email
- K. Flood Effects relating to the land prepared by Council as Part of the Rocky & Uralla Creeks Flood Study.
- L. Assessment Report



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STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED SUBDIVISION OF LOT 2 IN DP 544380 31 Bridge Street, URALLA

Client:

MOORE'S INVESTMENTS PTY LTD
Unit 16
74-76 Upper Pitt Street
Kiribilli NSW 2061

Prepared for Submission to:

URALLA SHIRE COUNCIL
PO Box 106
Uralla NSW 2350

Prepared by:

NEW ENGLAND SURVEYING & ENGINEERING
1/161 Rusden Street
PO Box 656
Armidale NSW 2350

Job Reference: 20130413

Date: February, 2017

Written by: Douglas Glasson

Approved by: Sean Doodson

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1. Introduction

1.1 Overview

This Statement of Environmental Effects ('SEE') has been prepared on behalf of Moore's Investments Pty Ltd ('The Client') to form part of a Development Application ('DA') for a proposed 3 Lot subdivision of Lot 2 in DP 544380, also known as Number 31 Bridge Street, Uralla ('The Site').

Upon the site stands the Thunderbolt Inn Hotel and several timber and corrugated iron outbuildings. Past subdivisions and boundary adjustments have resulted in the subject lot being irregular in geometry and currently 85% of the Lot is vacant and underutilised, especially given its location in the centre of Uralla. This proposal intends to subdivide the site into three Torrens title lots, retaining the Hotel in its current form and use on proposed Lot 100, whilst separating it from the vacant land. This will allow the now vacant land to be further developed in the future.

A proposal for a two lot subdivision was approved by Council in 2013 (DA-59-2013/B). This proposal is very similar, except that two lots will now be created fronting Queen Street rather than a single lot. These lots will be in a battle-axe configuration. The proposed Lot containing the existing hotel is as per the proposed lot in DA-59-2013/B.

The key points of this proposal are;

- Proposal is mostly as per DA-59-2013/B except there will be two lots fronting Queen Street.
- Proposed vacant Lots will be in a battle-axe arrangement, with an 8m wide handle to allow access to proposed Lot 102. This will allow sufficient width for a driveway to be constructed, clear of the existing Council sewer main.
- Kerb and gutter and road widening is proposed for the Queen Street frontage.
- Water main extensions is proposed along Queen Street.
- Inter-allotement drainage will be constructed as part of the proposed subdivision to allow proposed lots to drain into new kerb and gutter in Queen Street.
- A review of Councils flood study has been completed and 1% AEP has been calculated for the site. A restriction on the use of land is proposed to ensure that any future dwellings are above the flood planning level.
- Existing sewer mains within the site will be covered by Easements for drainage of sewage, in gross to Council (refer to proposed section 88b instrument in Appendix B).

1.2 Consent Authority

Uralla Shire Council ('Council') is the consent authority for the proposed development.

1.3 Classification of Development Pursuant to the Environmental Planning and Assessment Act 1979

The proposed development is not Integrated Development pursuant to the provisions of Section 91 of the Environmental Planning and Assessment Act 1979 ('EP&A Act').

1.4 Scope of Statement of Environmental Effects

This Statement of Environmental Effects accompanies a development application for the proposed development. It has been prepared on behalf of the client and includes the matters referred to in Section 79C of the Environmental Planning and Assessment Act 1979 ('the Act') and the matters required to be considered by Council.

The purpose of this SEE is to:

- Describe the land to which the DA relates to and the character of the surrounding area.
- Describe the proposed development.
- Define the statutory planning framework within which the DA is to be assessed and determined.
- Assess the proposal against the relevant heads of consideration as defined by Section 79C of the Environmental Planning & Assessment Act 1979.

2. The Site

2.1 Location

The site is located on the corner of Bridge Street (New England HWY) and Hill Street, being on the western side of Bridge Street. The western end of the site fronts Queen Street and is located within the Uralla CBD.

The site is in close proximity to local facilities and amenities, with the western end of the site being directly opposite the Uralla Bowling Club. The site is also located near public open space, schools, public transport and recreation facilities.



Figure 1: Site Location (Sourced from Google Maps).

2.2 Zoning

The site is located partially in the B2 Local Centre Zone at the eastern end and within the R1 General Residential zone at the western end, pursuant to the Uralla Local Environmental Plan 2012. This can be seen on the Zoning Map, Figure 2, below.

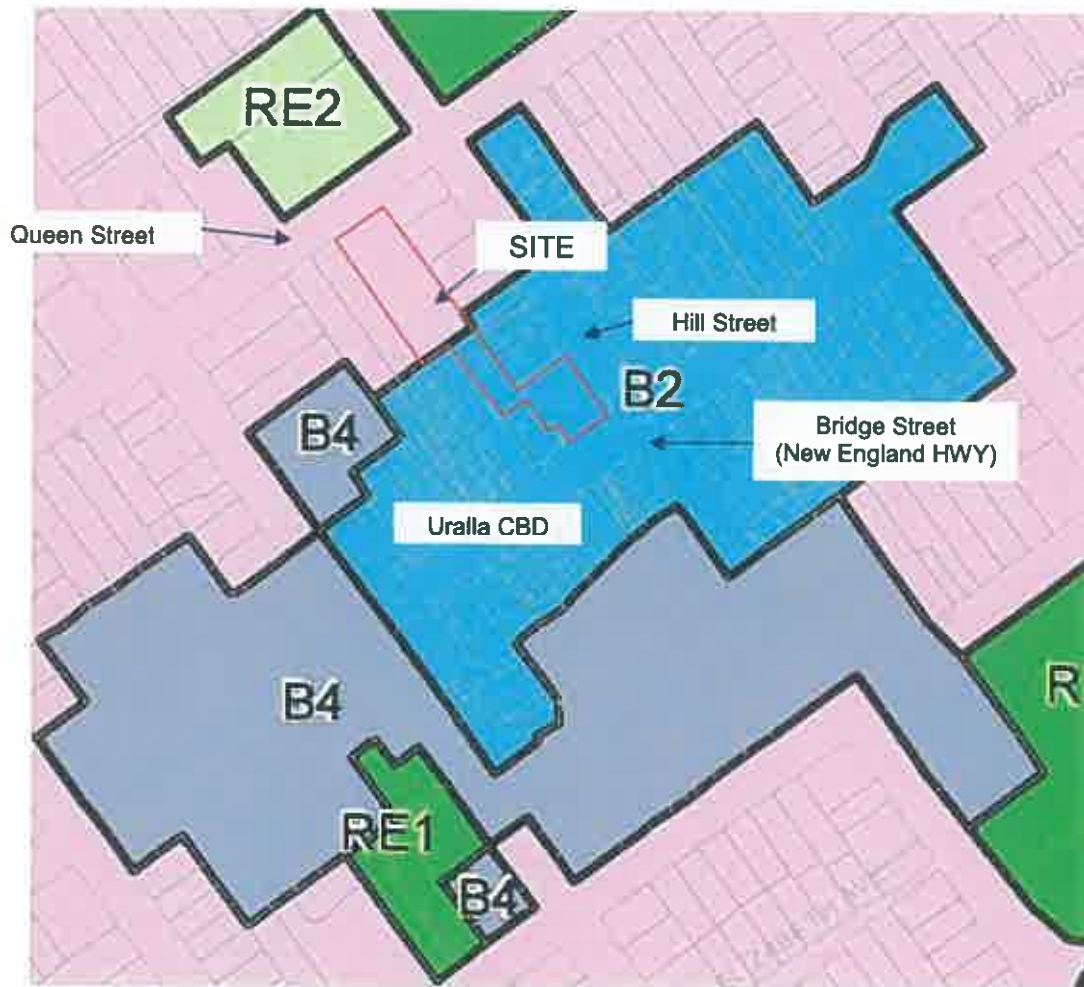


Figure 2: Zoning Map (Sourced from Uralla LEP 2012)

2.3 Area, Frontages and Layout

The site has a total area of approximately 7306m² with a frontage to Bridge Street of approximately 35 metres, to Hill Street of approximately 50 metres and to Queen Street of approximately 41 metres (please refer to Plan of Proposed Subdivision in Appendix A).

2.4 Topography

The site has a moderate slope towards the north-west, draining towards Queen Street.

2.5 Vegetation

The site contains several well established native trees at the rear of the Hotel. There is no other significant vegetation upon the site.

2.6 Flooding & Bushfire

The site is not identified as bushfire prone in accordance with Uralla Shire Council's bushfire mapping.

The Uralla Flood Study identifies the site as being flood affected, see 1% AEP level on Plan of Proposed Subdivision in Appendix A. The 1% AEP level shown on the plan has been plotted based on Surveyed levels of the site, and a densification of the Surveyed levels of Uralla Creek in the vicinity of the site. This data was then used to calculate the flood level for the site, which was plotted on Surveyed levels. The flood level calculated is consistent with the flood level calculated in the Uralla Flood Study, however the plotted position is vastly different due to an inaccurate contour model being used by the flood consultant.

During the course of the Survey and calculations we disclosed several fundamental errors with the Uralla Flood model being;

1. The outputs and mapping from the flood study is not fit for purpose. There is no way of determining the model 1% AEP flood level for any given property as there is no relationship between stream chainage and tabulated flood levels. This problem is exacerbated by omission of calculated flood levels for measured cross sections – levels are only provided for interpolated cross sections. The only method of determining if a proposed development requires further (detailed) investigation is by interpolation of flood mapping, which itself is an approximation as there is no relationship between the measured cross sections and calculated flood levels and no indication of the orientation of interpolated cross sections. By admission in the report, there are discrepancies of up to 15m in height between the historic 2m contours (derived from aerial photogrammetry) and by survey (using RTK GPS, which has a typical precision of height measurements of $\pm 20\text{mm}$). The best and only method to relate flood model results to any particular site is to interrogate the model data in HEC-RAS, Mike11 or similar hydrodynamic modelling software and to import data from the 2014 study and then relate this to aerial imagery to 'measure' stream chainages.
2. Hydrological modelling is inaccurate, leading to significant model flood level errors along the Uralla Creek watercourse. In particular, an incorrect assumption that hydrological stream contributions are centrally located within the nominal catchment boundaries leads to massive errors in stream flows of up to 200% for the particular site which forms part of this investigation. Based on the report, there is a change to the stream flow from $58\text{m}^3/\text{second}$ to $117\text{m}^3/\text{second}$ within the block bounded by Salisbury Street to the south, Queen Street to the west and Bridge Street to the east. As noted in the flood study report, there are no obvious storage areas within or adjacent to the waterway and there is no confluence with other waterways (gullies, streams, creeks etc.), or significant contributing flows from culverts or piped drainage systems. It is therefore interesting that a flood flow of $58\text{m}^3/\text{second}$ is considered appropriate for Uralla Creek (Catchment "A5") for the stream length from chainage 00 to chainage , and the flow suddenly doubles immediately downstream from the Bridge Street culvert. A lineal and incremental increase in stream flow would seem more appropriate in this case, and / or a much more detailed investigation of the catchment and stream behaviour. As a

consequence, the flood levels and behaviour may change in the vicinity of the Bridge Street culvert and flood levels upstream from this structure are likely to be significantly higher.

3. None of the cross sections have been geo-referenced in the flood model, so any localised assessment cannot be readily or easily achieved to determine if there is an impact on flood levels or to what extent.

2.7 Heritage

The site is partially within Uralla Shire Council's heritage conservation area – General. An investigation of the New South Wales Heritage register indicated that there were no buildings of significance located upon the site.

2.8 Existing Services

The site has access to overhead electricity, reticulated water supply, sewage and telecommunications, as identified on the plan of proposed subdivision in Appendix A.

There is existing kerb and guttering on the Bridge Street and Hill Street frontages of the site only, the Queen Street frontage has an open drainage channel only.

2.9 Existing Development

Upon the site stands the Thunderbolt Hotel. In addition to the main hotel building there are also several corrugated iron and timber outbuildings located at the rear of the hotel. The western end the site (fronting Queen Street) does not contain any development and is currently vacant of any use (refer to Plan of Proposed Subdivision in Appendix A).

2.10 Surrounding Area

The site is surrounded by a mix of lot sizes and uses. The eastern end of the site is within Uralla's CBD area and so is surrounded by lots which are occupied by commercial uses. Towards the western end the site the surrounding use changes to residential, with residential dwellings along Hill Street backing onto the site's north-eastern boundary. To the south-west of the site the adjoin lot is currently vacant.

3. The Proposal

3.1 Lot Layout

The proposed lot layout will result in an additional two lots. The current Lot 2 in DP 544380, consists of 3 main areas which are joined by relative short boundaries, a result of past subdivisions and boundary adjustments.

As the extent of the use related to the hotel is confined to the eastern end of the site, the majority of the site is vacant and underutilised. The subdivision will form two new residential lots (Lot 101 & 102). The existing hotel and outbuilding will be retained fully within proposed Lot 100. This will result in a separation of the uses on this land (consistent with the intentions of the R1 and B3 zones), and will allow for the subsequent development of proposed Lots 101 & 102, with minimal impact on the ongoing form and function of the hotel.

As a result of "The Site" already being an irregular shape the proposed Lot layout has been designed to simplify and rectify these irregularities. The width and depth of the proposed lots are consistent with the prescribed 4:1 ratio.

The use of a rear access handle (battle axe) in this case is justified as the alternative solutions would not comply with the depth to width ratio, resulting in long and narrow lots. The proposed Lots 101 and 102 will allow sufficient area and dimensions for construction of single dwellings or multi-unit dwellings.

3.2 Access & Traffic

3.2.1 Access

Vehicular access to the site is currently from Hill Street and Queen Street. Access to the rear of the Hotel is off Hill Street will be retained in its current form.

Proposed Lot 100 will retain access to Hill Street and Bridge Street for hotel and customer parking.

Access to lots 101 and 102 will be accessed directly off Queen Street. The Queen Street frontage will require the construction of kerb and gutter and widening of the bitumen seal. The new kerb and gutter will discharge into an open channel before entering Uralla Creek.

Bitumen sealed driveways will be constructed for Lots 101 and 102. These will extend from the back of kerb to the front boundary of each lot.

3.2.2 Traffic

This proposal will result in a minor increase to the volume of local traffic. This increase is considered to be insignificant compared to existing traffic volume in the local road network.

3.2.3 Services

The existing hotel located within proposed Lot 100 is currently serviced by sewage, reticulated water supply, telecommunications and overhead electricity. This proposal will retain these arrangements for proposed Lot 100. Additionally, Council sewer mains in Proposed Lots 101 and 102 will be placed within an Easement in gross to Council.

Proposed Lot 101 and 102 and will have access to telecommunications, electricity, and reticulated water supply in Queen Street. This will require an extension of the water main along Queen Street. Connection to sewage will be made available to the existing Council sewer mains.

The abovementioned servicing arrangements have been illustrated on the Plan of Proposed Subdivision in Appendix A.

3.3 Drainage

The site slopes generally to the north-west with surface stormwater runoff discharging onto Queen Street. Roof water from the existing hotel discharges into Bridge Street and Hill Street, this arrangement will be retaining.

Drainage from proposed Lots 100, 101 and 102 will be via an inter-allotment drainage system within a two-meter wide easement. This will discharge into the proposed kerb and gutter in Queen Street.

Drainage work in Queen Street will consist of the construction of kerb and guttering, leading to an open drainage channel which will discharge into Uralla Creek.

The abovementioned drainage arrangements have been illustrated on the Plan of Proposed Subdivision in Appendix A.

3.4 Flooding

The modelling indicates that flooding will pose only a minor constraint to future development on Lots 101 and 102. Given the slope of the site and location of the 1% AEP, achieving a floor level that exceeds the flood planning level will not require a significant volume of earthworks (may require minor filling or the use of waffle pod slabs). A positive covenant will be registered on each lot to ensure that floor levels are higher than the flood planning level.

3.5 Vegetation

This proposal will not require the removal of any significant native vegetation.

3.6 Erosion and Sediment Control

During all necessary construction works suitable Erosion and Sediment Control measures will be implemented in accordance with the relevant Council standards.

3.7 Car Parking

Each of the proposed lots will have sufficient area for the provision of on-site car parking for two vehicles and will permit manoeuvring to ensure forward access and egress to the adjacent streets.

4. Uralla Local Environmental Plan 2012

4.1 Clause 2.8 Zone R1 General Residential

The zone objectives are:

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

Comment

This proposal complies with the objectives of the R1 General Residential zone. Proposed Lots 101 and 102 within this subdivision will be wholly contained within the R1 Zone. Proposed lots 101 and 102 meet the objectives of the R1 proposal and is appropriate given the context of the adjacent properties and land uses.

4.2 Clause 2.8 Zone B2 Local Centre

The zone objectives are:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To allow for residential and other accommodation while maintaining active retail, business or other non-residential uses at street level.*

Comment

This proposal complies with the objectives of the B2 Local Centre zone. Proposed Lots 100 will be wholly contained within the B2 Zone. The current use of proposed Lot 100 being the site of the hotel will be retained as the main active street front usage of the proposed subdivision.

5. The Environmental Planning and Assessment Act 1979

In determining the subject DA, Council is required to consider those relevant matters listed in Section 79C(1) of the Environmental Planning and Assessment Act 1979. Each of the relevant matters is addressed below.

5.1 Section 79C (1)(a) – Statutory Planning Considerations

(a) *the provisions of:*

- i. *any environmental planning instrument, and*
- ii. *any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and*
- iii. *any development control plan, and*
- iv. *the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*

Comment:

These matters have been considered within this DA and are consistent with the relevant provisions and objectives of the Uralla LEP 2012.

5.2 Section 79C (1)(b) – Environmental, Social and Economic Impacts

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

Comment:

This proposal will not have any significant environmental, social or economic impacts upon the immediate site or upon the surrounding properties.

5.3 Section 79C (1)(c) – Suitability of The Site

(c) *'the suitability of the site for the development'*

Comment:

Development of the site is considered appropriate as described in Parts 1 and 2 of this SEE. The site has a moderate slope, has current access to reticulated water, sewage telecommunications and overhead electricity and is compatible with the surrounding area.

5.4 Section 79C (1)(d) – Submissions

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

Comment:

Public submissions will be considered by Armidale Dumaresq Council during the assessment period for this application.

5.5 Section 79C (1)(e) – Public Interest

'(e) the public interest'

The public interest is best served by the orderly and economic use of land for purposes permissible under the relevant planning regime and predominantly in accordance with the prevailing planning controls. This development is a permissible form of development, is in-keeping with existing amenity, will not have any significant environmental impacts and will be undertaken in an orderly and economic manner. This proposal is therefore considered to be in the public's interest.

6. Conclusion

This DA is seeking approval for a proposed 1 into 3 lot subdivision of Lot 2 in DP 544380, also known as Number 31 Bridge Street, Uralla. The site is zoned B2 Local Centre and R1 General Residential pursuant to the Uralla LEP 2012. Upon the site stands the Thunderbolt Inn Hotel and several timber and corrugated iron outbuildings. The existing hotel will be retained and will be wholly contained within proposed Lot 100. The subdivision has been designed to have a low impact on the going use of the hotel. This subdivision will separate the uses of the existing lot as per the intentions of the Uralla LEP zoning. This will allow for the future development of Lots 101 and 102 for residential purposes.

This proposal complies with the relevant provisions of the Uralla DCP 2012 and LEP 2012. The proposal is considered to have no significant adverse environmental, social or economic impacts and is in keeping with the existing amenity of the locality.

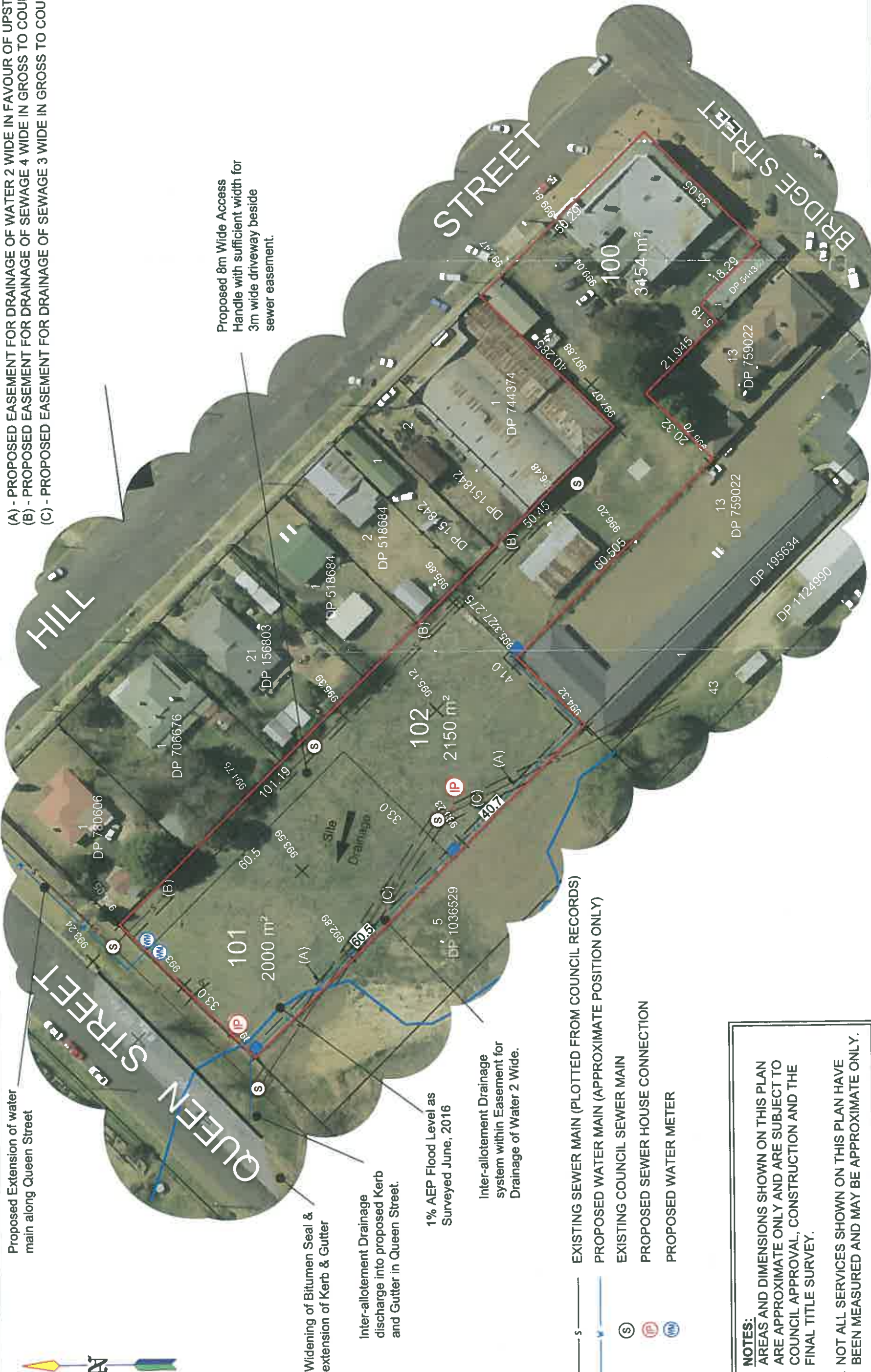
This proposal is deemed to be appropriate when considered under Section 79C(1) of the Environmental Planning and Assessment Act 1979 and should therefore be worthy of favourable consideration by Armidale Dumaresq Council.

For these reasons it is our opinion that Council should approve this proposal as it will result in a positive outcome for all stakeholders.

Appendix A

Plan of Proposed Subdivision Prepared by New England Surveying & Engineering

- (A) - PROPOSED EASEMENT FOR DRAINAGE OF WATER 2 WIDE IN FAVOUR OF UPSTREAM LOTS
- (B) - PROPOSED EASEMENT FOR DRAINAGE OF SEWAGE 4 WIDE IN GROSS TO COUNCIL
- (C) - PROPOSED EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE IN GROSS TO COUNCIL



Proposed 8m Wide Access
Handle with sufficient width for
3m wide driveway beside
sewer easement.

Proposed Extension of water
main along Queen Street

Widening of Bitumen Seal &
extension of Kerb & Gutter

Inter-allotment Drainage
discharge into proposed Kerb
and Gutter in Queen Street.

1% AEP Flood Level as
Surveyed June, 2016

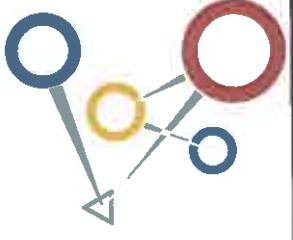
Inter-allotment Drainage
system within Easement for
Drainage of Water 2 Wide.

- EXISTING SEWER MAIN (PLOTTED FROM COUNCIL RECORDS)
- PROPOSED WATER MAIN (APPROXIMATE POSITION ONLY)
- EXISTING COUNCIL SEWER MAIN
- PROPOSED SEWER HOUSE CONNECTION
- PROPOSED WATER METER

NOTES:
1. AREAS AND DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND ARE SUBJECT TO COUNCIL APPROVAL, CONSTRUCTION AND THE FINAL TITLE SURVEY.
2. NOT ALL SERVICES SHOWN ON THIS PLAN HAVE BEEN MEASURED AND MAY BE APPROXIMATE ONLY.

Scale: 1:800	Date: 02/02/2017
Cad Scale: x 1.0	Drawn: SD
Backup Disk: Server	Surveyed: SD
Job No.: 20130413	Sheet Size: A3
Datum: AHD	Rev. 1 of 1
Surveyors Ref: 20130413	Revision: C

New England
SURVEYING & ENGINEERING
Land Development Consultants
1/161 Rusden Street P: 02 6772 3141
Po Box 656 E: info@nese.com.au
Armidale NSW 2350 www.nese.com.au



Client: Moore's Investments Pty Ltd
Unit 16, 74-76 Upper Pitt Street
Kirribilli NSW 2061

Scale Bar: 8 4 0 8 16 24 32 40
SCALE OF METRES 1:800

Project: Proposed Subdivision of Lot 2 in DP 544380	Drawing Title: Proposed Lot Layout
2/2/17 Update to two lots on Queen Street	Date
A 12/8/13 Original Issue	Description

Appendix B

Draft Section 88b Instrument
Prepared by New England Surveying & Engineering

148 Instrument setting out terms of Easements or Profits á Prendre Intended to be created or released and of Restrictions on the Use of Land or Positive Covenants Intended to be created pursuant to Section 88B Conveyancing Act 1919.

(Sheet 1 of 3 Sheets)

Plan:

Plan of Subdivision of Lot 2 in DP 544380 as Covered by Uralla Shire Councils Subdivision Certificate

Full name and address of the owner of the land:

Moore's Investments Pty Limited

Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement or profit á prendre to be created and referred to in the plan.	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
1	Easement for Drainage of Sewage 3 Wide	Lot 100, 101 & 102	Uralla Shire Council
2	Easement for Drainage of Water	Lot 101 Lot 102	Lot 100 & Lot 102 Lot 100
3	Positive Covenant	Lot 101 & 102	Uralla Shire Council

Part 2 (Terms)

1. Terms of Positive Covenant numbered 3 in the plan

The owner of the Lot burdened shall ensure that the floor level of any habitable dwelling is above the Flood Planning Level, as specified by Uralla Shire Council.

Responsible Officer:

In reply, please quote: **DA-11-2017**

3 April 2017

New England Surveying & Engineering
PO Box 656
ARMIDALE NSW 2350

Attention: Sean Doodson

Dear Sean,

Request for Further Information

Reference is made to the development application submitted to Council for the land known as 31 Bridge Street, Uralla being lot 2 DP 544380. Before Council can continue to assess the subdivision, the following is requested:

1. Written acknowledgement signed by the landowners that if the applications is approved that the current development approval for the land issued under DA59/2013-3 will be formally withdrawn.
2. A precinct plan showing how proposed Lots 2 and 3 can be developed, hence showing potential development yield.
3. Advice as to what will happen with the land zoned B2 adjoining the motel.
4. Written justification that the current lot configuration will not hinder/isolate the future development of the land.

Yours sincerely,



Terry Seymour

Director - Infrastructure & Regulation

URALLA SHIRE COUNCIL	
F/N	DA-11-2017
R/N	UO/17/509
A/P	-
144	

Warren Moore

Subject: FW: USC - New England Surveying & Engineering - Request for Further Informat....pdf
Attachments: ATT00004.pdf; ATT00007.txt

MOORE'S INVESTMENTS PTY. LTD.
 abn 14000048331
 unit 16 74/76 Upper Pitt St., kirribilli , Sydney ., NSW 2061
 mobile - 0418115809 ,email-norths@bigpond.net.au

Uralla Shire Council
 Attention
 Mr. Terry Seymour
 Director Infrastructure and Regulation

MOORE DA - 11 - 2017
 →

I represent the owner of the Thunderbolt Inn Hotel of 31 Bridge St ., Uralla and all the block opening onto Queen St Uralla covered I understand by DA 59 /2013-3 and I have been advised by Sean Doodson surveyor of New England Engineering and Surveying who were representing us that he has written to council requesting I be authorised to deal with the Council directly. I am writing further to your letter of 3rd April,2017 to Sean Doodson .
 I want to confirm that the only change proposed from the existing subdivision approval is to divide the existing block of 4150 sq m. into two blocks of the same total area but both having driveways to Queen St. Having tried unsuccessfully to market the 4150 sq m block fronting Queen St as one block we are advised by experienced local agents that as two individual blocks it would offer an attractive alternative to others offered in the town .We have tried for several years to market as one block but have lost buyers who bought smaller blocks .

There is no other change to the existing hotel block .

The part of hotel block behind the NAB Bank and adjoining the Bushranger Motel will continue as part of the hotel block providing parking and storage in the existing shed or could be used to buy and consolidate the motel site or the NAB site or the tyre building site . "The current configuration will not hinder /isolate the development of the land".

There would not we believe be the need to alter the Precinct Plan.

I trust this explanation is appropriate . If it is we shall withdraw the existing plan and replace it with that now proposed subject to a final question been answered please.

To decide to proceed with the revised subdivision we request Council provide a quoted cost to carry out works for kerbing and guttering ', water sewerage and drainage and power to the blocks on the basis the application made for two blocks is approved .It is understood Council would require cash payment or a bond to cover the cost .

Your sincerely

Moore's Investments Pty. Ltd.

Warren W. Moore

Warren W. Moore
 Managing Director



Flood Affected Lot

Lot 2 DP 544380

31 Bridge Street, Uralla



Light Blue Fill: 1% Flood Level


Dark Blue Line: Flood Planning Level

Please Note: The aerial photography is to be used for graphic representation only and in some areas do not line up against the cadastral survey information held.

Zoning:	R1 - General Residential B2 - Local Centre	1% Flood Level:	993.8
Minimum Lot Size:	R1 - 560m ² B2 - 0m ²	Flood Planning Level:	994.3
Land Area:	7252m ²	Floor Level:	Vacant

Please Note: This has been prepared as a result of the Draft Rocky and Uralla Creeks Flood Study - December 2013.

Date Prepared:	11 March 2014
----------------	---------------

	<h1 style="text-align: center;"><u>Flood Affected Lot</u></h1> <p style="text-align: center;">Lot 2 DP 544380 31 Bridge Street, Uralla</p>
<h2>Development Potential</h2>	
<p>Council records show that the existing dwelling on the land is above the Flood Planning Level. The effect will be that any dual occupancy development must be constructed with a raised floor level above the Flood Planning Level. Flow paths across the site may need to be left open to ensure that the proposed development does not divert flood waters onto adjoining properties.</p> <p>A Flood Effects Report from a suitably qualified engineer will need to be submitted with a development application for any proposed future building construction.</p>	
<p>Please Note: This has been prepared as a result of the Draft Rocky and Uralla Creeks Flood Study - December 2013.</p>	
<p>Date Prepared:</p>	<p>11 March 2014</p>

Uralla DCP

Development Assessment Report

DA Number: DA-11-2017 **Council:** Uralla Shire Council
Location: 31 Bridge Street URALLA
Development Description: 3 Lot Subdivision
Title Details: Lot: 2 DP: 544380

Proposal Overview

The proposal is to subdivide the land into 3 lots being the land in the B2 zoning (Lot 100 3154m²) and the land in the R1 zoning into two lots (Lot 101 2000m² and Lot 102 2150m²). Lot 100 is an irregular shape with the residential land consisting of a square shaped lot and the other having a battleaxe.

A previous subdivision was approved subdividing the land in two along the zoning.

Property Details/History

	Checked	Comments
File History	Yes	
Title Plan	Yes	
Check Ownership	Yes	

Is there any other issue that requires notation? No

Application Type

Is this application an Integrated Development Application? No

Is this application a Designated Development Application? No

Is this application for State Significant Development? No

Is this application submitted by/on behalf of a Public Authority? No

Is this application a staged Development? No

Concurrence/Referral

Section 79b – EP & A Act

Does this application require concurrence referral? No

Does this application require courtesy comment? No

Is there any other issue that requires notation? No

Does this application require referral for decision by Council? Yes

Local Environmental Plan

Section 79c(1)(a)(i) – EP & A Act

This land is zoned: **R1 General Residential and B2 Local Centre**

List the relevant clause/clauses applicable under the LEP

Clause	Compliance	Comment
Land Use Table	Yes	Permissible with consent
Minimum Lot Size Map	Yes	There is no minimum lot size for the land zoned B2 and the minimum lot size is 560m ² for the land zoned R1.

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

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

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

Development Control Plan

Section 79c(1)(a)(iii) – EP & A Act

Does Uralla DCP 2011 apply to this land/proposal? Yes

List the relevant chapter/clause under the Uralla DCP

Chapter	Clause	Compliance	Comment
2	Subdivision in residential areas	Yes	The design complies with the technical nature and meets all minimum widths for the residential lots.
		No	<p>Does not meet the aims being:</p> <ul style="list-style-type: none"> • <i>To provide safe, convenient and attractive neighbourhoods that meet the diverse and changing needs of the community by:</i> <ul style="list-style-type: none"> <i>O Offering a wide choice of good quality housing and associated community facilities,</i> <i>O Encouraging walking and cycling,</i> <i>O Minimising energy consumption,</i> <i>O Promoting a sense of place through neighbourhood focal points and the creation of a distinctive identity which recognises and, where relevant, preserves the natural environment.</i> • <i>To ensure that subdivision will not result in increased risk from bushfire or other environmental hazards;</i> • <i>To ensure that the intensification of land use does not result in undesirable environmental consequences; and</i> <p>It is felt that by allowing the design of this subdivision for the residential land, it will sterilize the land and that it will limit the type of development that could happen on the land. Residential land of this nature should be able to be developed in a more intense nature due to its location to the CBD and other community infrastructure. The size of these lots are more suited to the outskirts of town. The developer was asked to provide a precinct plan, showing how these two lots may be developed at future date, and that the shape and area of the lots would not prevent future</p>

List the relevant chapter/clause under the Uralla DCP			
Chapter	Clause	Compliance	Comment
			development. The developer refused to provide this information.
	Subdivision in Commercial and Industrial Areas		<p>The design complies with the technical nature of the controls in this document.</p> <p>Does not meet the aims being:</p> <p><i>To provide safe, convenient and attractive employment land neighbourhoods that meet the diverse and changing needs of the community by:</i></p> <ul style="list-style-type: none"> • <i>Offering a wide choice in land for commercial and industrial purposes,</i> • <i>Facilitating development that is consistent with the objectives for the Commercial and Industrial zones in the LEP;</i> • <i>To ensure that the intensification of land use does not result in undesirable environmental consequences; and</i> • <i>To implement the 'user pays' principle for the provision of services to the subdivision.</i> <p>This land is irregular in shape. The rear of the Lot 100 would not be considered to be safe, convenient or attractive employment land, and if the residential lots were to be subdivision in the configuration provided, it may become land locked in the future.</p>
3	Residential Density Aims	No	<p>Aim:</p> <p><i>To ensure that development respects the density characteristics of the zone;</i></p> <p>It is not felt that the current configuration provided reflects the density characteristics that are considered appropriate to the location of the land being in such close vicinity to the CDB, Bowling Club and Alma Park.</p>
13	Notification	Yes	This application was notified and there were no submissions received.

Is there a draft DCP which may affect this proposal?

No

Is there any other issue that requires notation?

No

Regional Environmental Plan

There is no REP applicable to this area.

State Environmental Planning Policy

Is this proposal affected by a SEPP?

No

Planning Agreement

Section 93F (10) – EP & A Act

Is there a Planning Agreement in force under section 93F of the EP&A Act?

No

Has a Planning Agreement been offered under this development?

No

Planning Strategies/Local Policy

Section 79c(1)(b) – EP & A Act

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

Has the applicant submitted any supporting planning assessments? No

Comment: Statement of Environmental Effects

Subdivision

Is this application for subdivision? No

How many new lots are being created? 2

Environmental Impacts

Section 79c(1)(b) – EP & A Act

Does this proposal have any potential impact on?

	Impact	Comment
Social	Yes	By preventing a higher density development on the land, it reduce the accessibility of high density development to community facilities and the CBD.
Economical	Yes	This is the largest track of flood free residential land that could be developed at a higher density close to the CBD. Therefore by sterilizing higher density development on this land would reduce the choice of residential accommodation available close to the CBD.
Siting & Configuration	Yes	Creating battle axe handle connections to the public road network in the town centre will reduce the trafficability, and ultimately the development potential of proposed Lot 102.
Setbacks	No	
Privacy	Yes	Minimal Impact
Overshadowing	No	
Solar Access	No	
Visual	No	
Significant Views	No	
Amenity	No	
Water	No	
Air	No	
Noise	No	
Land Degradation	No	
Tree Loss	No	

	Impact	Comment
Flora	No	
Fauna	No	

Environmental Impacts – Threatened Species

Section 79c(1)(b) – EP & A Act

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

Environmental Impacts – Heritage

Section 79c(1)(b) – EP & A Act

Does this proposal have any potential impact on?

Heritage	Impact	Comment
European	No	
Aboriginal	No	

Is this land classified as containing an item of environmental heritage?	No
Is there an impact on and adjoining or in close vicinity to an item of environmental heritage?	No
Is this proposal in a heritage conservation Zone?	No
Is this proposal in an adjoining or in close vicinity to a conservation zone?	Yes
Comment: It will be the future development that may have impact on the heritage nature of the adjoining heritage land.	
Has a Heritage Impact Statement been prepared for this proposal?	No
Has an Archaeological Survey been prepared for this proposal?	No

Flooding

Section 79c(1)(b) – EP & A Act

Is this property flood affected?	Yes
Is there a flood study which includes this land?	Yes
Name of Study: Uralla & Rocky Creek Flood Study	
Has a Flood Impact Assessment been completed for this proposal?	No
Comment: The land has minor flooding on the north eastern corner.	

Bush Fire Prone Land

Section 79c(1)(b) – EP & A Act

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

Contaminated Land

Section 79c(1)(b) – EP & A Act

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

Infrastructure

Has an engineering assessment been completed? No

Does this proposal have any potential impact on:

	Impact	Comment
Sewer	Yes	Connection to a reticulated sewer main will be required.
Water	Yes	Connection to a reticulated water main will be required.
Drainage	Yes	A drainage design will need to be provided prior to the release of a subdivision certificate.
Access	Yes	Access is accessible.
Kerb & Gutter	Yes	Will need to be provided.
Upgrade Existing Road	No	
Road Network	No	
Existing Easements	No	
Electricity	No	Confirmation of adequate provision will need to be required.
Telecommunications	No	Confirmation of adequate provision will need to be required.
Pedestrian Access	No	
Loading & Unloading	No	
Parking	No	
Energy Conservation	No	

Does the development require any new easements? No

Has an Erosion and Soil Control Plan been submitted? No

Construction Assessment

Is a construction assessment required? No

Section 68 Assessment

Section 68 – LGA Act

Is a section 68 assessment required? No

Developer Contributions

Section 94 – EP & A Act

Does this proposal require any Developer Contribution? No

Signage

Does this proposal require signage? No

Notification

Section 79c(1)(d) – EP & A Act

Is this application an advertised development application? Yes

Was this application advertised as per the provisions of? DCP

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

Were there any written submissions received? No

Section 88b Instrument

Does Council require a Section 88b instrument to be prepared? No

Public Interest

Section 79c(1)(e) – EP & A Act

Does this proposal have any construction or safety issues? No

Is there any public health issues? No

Are there any other public interest issues? No

Site Suitability

Section 79c(1)(c) – EP & A Act

Is this a suitable site for this proposal? No

Assessing Officer General Comment

Comment: The proposed subdivision of prime town centre land will have the effect of jeopardising future development of that land for medium density, tourist related or seniors living that would be capable of providing for an intensive future proposal that would support town centre commercial and retail functions.

Every torrens title subdivision that reduces lot size within the business precinct reduces the potential of that land.

Uralla is presently experiencing strong interest in urban renewal with projects such as the micro- brewery and the Alternate Root café re-invigorating the town centre. It is important that land is available within the town centre for opportunistic development.

Recommendation

This development application be approved refused as per the following reasons.

REFUSAL REASONS

1. That there has been no demonstration that the configuration and design of this development will not sterilize the future development potential of the land.
2. Does not comply with the aims of the Uralla Development Control Plan in relation to Residential and Commercial subdivision.

Conclusion

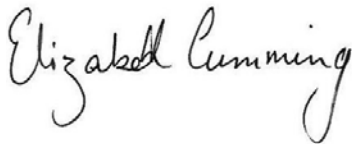
I confirm that I am familiar with the relevant heads of consideration under the Environmental Planning & Assessment Act and Local Government Act (if applicable) and have considered them in the assessment of this application.

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

Additional Notes Attached:

No

Signed:



Date: 15 May 2017

17. MOTIONS ON NOTICE

Late Report to be submitted by Cr Crouch (under separate cover)

18. SCHEDULE OF ACTIONS

SCHEDULE OF ACTIONS – COUNCIL MEETINGS

Key A: Action Required B: Being Processed C: Completed

Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Action Date	Comments	Status
25 May 2015	12.05/15	<p>Visitor Information Centre/Library Upgrade</p> <p>That:</p> <ol style="list-style-type: none"> 1. Council adopt the strategic approach towards visitor services of strengthened Regional collaboration, increased digital presence and less reliance on a physical Visitor Information Centre (VIC) as the connection point with visitors; 2. A Uralla Information Hub be developed using a range of digital tools; 3. The Visitor Information services be relocated to the Library building with refurbishments completed to incorporate information services into the current Library; and 4. Council investigate future options for the VIC building. 	GM DIR			
	26.06/15	<p>Uralla Local Traffic Committee</p> <p>That:</p> <ol style="list-style-type: none"> (i) Traffic calming in Uralla's CBD- Council staff prepare a report for the next Traffic Committee 	DIR	March 2017	Application for funding support to design traffic calming and 40 KPH signage in CBD sent September 2016. Commencement of Funding offer provided to Council for \$20,000 towards study. Needs to be expended by 30 June.	B
24 AUGUST 2015	6.08/15	<p>Bridge Naming: New Bridges Over The Gwydir River and Abington Creek</p> <p>That Council</p> <ol style="list-style-type: none"> 3. Places a plaque/s to honour the work of Nurse May Yarrowyck at a location to be determined. 	DIR	Feb 2017	Location to be determined Plaque inscription drafted and under review with Anaiwan Local Aboriginal Lands Council.	B B
	37.02/16	<p>Uralla Sporting Complex</p> <p>That the report be received and noted, and further that:</p> <ol style="list-style-type: none"> (i) The capital budget be reviewed to include all projected costs and that additional grant funding be sought to complete the construction of the Uralla Sporting Complex and that the building be delayed until adequate funding is sourced; and further that (ii) Consultation be undertaken with the Open Space 	DIR	Sept 2016	Build delayed pending available grants. Grant EOI application for \$500k grant unsuccessful. Open space and Recreational Panel no longer	B

SCHEDULE OF ACTIONS – COUNCIL MEETINGS

Key A: Action Required B: Being Processed C: Completed

Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Action Date	Comments	Status
					Lot 102 – Agreement in place Lot 104 – Agreement in place Lot 101 – completed Lot 105 - completed	B
23 NOV 15	24.11/15	Bergen Road Land Acquisition and Exchange For Road Works That the Council approve for the exchange of land associated with the reconstruction of Bergen Road and authorise the General Manager to complete all documentation.	DIR / GM	May 2017	Survey plans completed. Awaiting result of other like applicants. May require new Council resolution depending on advice from Office of Local Government on other applications being processed.	A

SCHEDULE OF ACTIONS – COUNCIL MEETINGS

Key A: Action Required B: Being Processed C: Completed

Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Action Date	Comments	Status
25 July 2016	18.07/16	<p>2.18.06.10</p> <p>Gazetting of Land Acquired for approaches to new Emu Crossing Bridge</p> <p>COUNCIL RESOLUTION:</p> <p>That Council:</p> <p>1. Proceed with the compulsory acquisition of the Land described as Lot 1, 2 and 3 in Deposited Plan 1208204 (and formerly known as part of Lot 38 in Deposited Plan 753662 and part of the Crown Land described as Lot 110 in Deposited Plan 753656) for the purpose of a public road in accordance with the requirements of the Land Acquisition (Just Terms Compensation) Act 1991.</p> <p>2. Make an application to the Minister and the Governor for approval to acquire the Land described as Lot 1, 2 and 3 in Deposited Plan 1208204 (and formerly known as part of Lot 38 in Deposited Plan 753662 and part of the Crown Land described as Lot 110 in Deposited Plan 753656) by compulsory process under Section 177 of the Roads Act 1993.</p>	<p>DIR</p> <p>DIR</p>	Feb 17.	<p>Application has been sent to Office of Local Government by solicitors (Nov 16) for approval. No advice received yet. Delays due to changes in gazettal requirements.</p> <p>OLG experiencing delays</p>	B

SCHEDULE OF ACTIONS – COUNCIL MEETINGS

Key A: Action Required B: Being Processed C: Completed

Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Action Date	Comments	Status
25 July 2016	19.07/16	<p>2.18.06.11 Road Closure Request – Lot 32 DP 813093</p> <p>COUNCIL RESOLUTION: That Council:</p> <p>2. Subject to the necessary statutory requirements Lot 32 DP 813093 be sold to A & L McLean upon completion of the road closure on the basis that the purchase price is based on the value of the land plus the full cost of the road closure application; and</p> <p>3. Delegation be given to the General Manager to:</p> <p>a. Complete the road closure, and</p> <p>b. Undertake any necessary negotiations to complete the sale.</p> <p>4. Approve the fixing of the Council Seal to all necessary documents.</p>	DIR	Feb 17	<p>2. Road closure application to occur. – Advertising campaign being undertaken per Crown Lands requirement.</p> <p>3. Future action once closure has been undertaken</p> <p>4. Future action once closure has been undertaken</p> <p>Under public exhibition.</p>	<p>A</p> <p>A</p> <p>A</p>

SCHEDULE OF ACTIONS – COUNCIL MEETINGS

Key A: Action Required B: Being Processed C: Completed

Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Action Date	Comments	Status
25 October 2016	10.10/16	<p>1.25.10.03 Subject: Visitor Information Centre - Survey COUNCIL RESOLUTION: That:</p> <ol style="list-style-type: none"> 1. Council note the draft survey; 2. Council appoint a sub committee consisting of Councillor T Toomey, L Sampson, B Crouch, I Strutt to finalise the survey questions for distribution. 3. Council agree to circulation of survey in the following manner, subject to General Manager's approval: <ol style="list-style-type: none"> (a) Online – Uralla Shire Council Website, Uralla Tourism Website, Uralla Community Services Website, Bundarra Community Website; (b) Facebook; (c) Hard copy – Library, Visitor Information Centre, Council Office Admin Building, TCSO, main street distribution; (d) Email (e) Mailout with council newsletter. 4. A public meeting to be held in January/February 2017 to: <ol style="list-style-type: none"> (i) Brief our community on the survey results (ii) Provide a forum for our community to put their views forward via a brief presentation and individual discussion with Councillors. 5. Staff invite expressions of interest for upgrade of VIC toilet. 	DIR	Feb 17	<ol style="list-style-type: none"> 1. Noted 2. Complete 3. Agreed 4. Community Forum arranged for Tuesday 26 April at 6pm. Refer 14.03/17 5. Maintenance works complete. 	

SCHEDULE OF ACTIONS – COUNCIL MEETINGS

Key A: Action Required B: Being Processed C: Completed

Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Action Date	Comments	Status
	12.11/16	<p>Thunderbolts Festival – Sponsorship Agreement Report</p> <p>That:</p> <p>That:</p> <ol style="list-style-type: none"> 1. Council note the attached documentation provided by Thunderbolts Festival Co-ordinators Bevely Stubberfield and Leanne Cooper on 11 November 2016, including: <ul style="list-style-type: none"> • Thunderbolts Festival Risk Assessment; • Rotary Duty of Discharge Report; • Rotary Insurance Certificate of Currency; • Thunderbolts Festival Report to Uralla Shire Council; • Thunderbolts Management Plan; 2. Council agree to request the written annual report and financials be provided to Council at least one week prior to the February 2017 Council meeting. This report is to include a summary of the economic benefits to the Uralla Shire from the event and is to cover matters such as participant numbers and demographic information of visitors 3. Council note that Uralla Shire Council was showcased as the major sponsor on all event and promotional material; 4. That the collection and return of 100 chairs from the Memorial Hall be included in Council’s provision of non-cash sponsorship; 5. That the Thunderbolt’s Festival Co-ordinators be congratulated on presenting an excellent festival. 	Gov Mngr		Letter Drafted	A

	13.12/16	<p>Payment of outstanding rates and charges by the Anglican Special District of Bundarra</p> <p>COUNCIL RESOLUTION:</p> <p>1. That Council reverse the allocations of \$3,612.91 and \$425.94 in costs against assessment 52903 as these costs can only be recovered from the proceeds from the sale of unpaid rates;</p> <p>2. That Council makes no reduction to the amount of interest charged on outstanding rates and charges payable by the owner of Lot 2 Section 31 DP 758181.</p>	CFO			C
28 Feb 2017	15.02/17	<p>Department: General Manager</p> <p>Submitted by: Andrew Hopkins</p> <p>Reference/Subject: Report 7 - Community Engagement</p> <p>COUNCIL RESOLUTION:</p> <p>That Council:</p> <p>a) Continue with the existing Community Engagement Strategy (2015) but remove reference to Strategic Community Consultative Panels.</p> <p>b) Host a minimum of three (3) Engagement functions in the 2017 calendar year.</p> <p>c) Approve funds of \$1,500 to be allocated for each Engagement functions.</p> <p>d) Approve the scope and schedule of dates outlined within the 'Report'..</p>	GM		1 engagement function completed, 2 remaining	A
			GM			B
			CFO			C
			GM			C

SCHEDULE OF ACTIONS – COUNCIL MEETINGS

Key A: Action Required B: Being Processed C: Completed

Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Action Date	Comments	Status
28 Feb 2017	23.02/17	<p>Department: Infrastructure and Regulation</p> <p>Submitted by: Director Infrastructure and Regulation</p> <p>Reference/Subject: Report 13 - Uralla Local Traffic Committee</p> <p>COUNCIL RESOLUTION:</p> <p>That:</p> <ol style="list-style-type: none"> The minutes of the Uralla Local Traffic Committee held on 6 December 2016 be noted by Council. For the King St and Maitland St intersection, Council prepare a couple of intersection layouts incorporating traffic calming and considering pedestrian continuity for the consideration of the Traffic Committee in response to the recorded accident history. Council drafts a Road Closure policy for review by the LTC. That Council undertake further investigation regarding sight distances and other factors affecting traffic at the Bargibal access from Thunderbolts Way for submission to the next Local Traffic Committee Meeting. 	<p>DIR</p> <p>DIR</p> <p>DIR</p>		<ol style="list-style-type: none"> Completed Pending next LTC meeting Under preparation Investigated by RMS and Council staff. Recommendation to be provided to the next LTC meeting. 	<p>C</p> <p>B</p> <p>A</p> <p>A</p>
28 Feb 2017	25.02/17	<p>Department: Infrastructure and Regulation</p> <p>Submitted by: Manager Waste Water Sewer Services</p> <p>Reference/Subject: Report 15 - Water and Sewer Charges Refund Policy</p> <p>COUNCIL RESOLUTION:</p> <p>That:</p> <ol style="list-style-type: none"> Council adopt the Water and Sewer Charges Refund Policy. Council resolve to write off 85% of water charges for a claim as per the provisions of Clause 3. 	CFO			C

SCHEDULE OF ACTIONS – COUNCIL MEETINGS
Key A: Action Required B: Being Processed C: Completed

Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Action Date	Comments	Status
28 Feb 2017	26.02/17	Department: Infrastructure and Regulation Submitted by: Director Infrastructure and Regulation Reference/Subject: Report 16 - Rowan Avenue Stormwater Drainage COUNCIL RESOLUTION: That: 1. The open channel on the southern side of Rowan Avenue be piped with funding from the Uralla Stormwater Management Levy subject to sufficient funding being available. 2. A low level trash rack/screen be fitted to the stormwater outlet under Rowan Avenue. 3. The residents of 21 and 23 Rowan Avenue be advised of Councils resolution.	DIR DIIR DIR		To be considered in developing the 17/18 budget Scheduled for April 3. Letter has been sent to residents	C
28 Feb 2017	27.02/17	Department: Community and Culture Submitted by: Manager Governance and Information Community and Culture Reference/Subject: Report 17 - Kamilaroi Ageing and Disability Services (KADS) COUNCIL RESOLUTION: That: 1. Council note the information contained within this report and attachments; and 2. Council cease providing KADS services outside of the Uralla local government area by June 2017.	Comm & Culture			

SCHEDULE OF ACTIONS – COUNCIL MEETINGS
Key A: Action Required B: Being Processed C: Completed

Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Action Date	Comments	Status
28 MARCH 2017	4.03/17	<p>Report 1 – 2017 Bush Bursary/Country Women’s Association Scholarship Program</p> <p>COUNCIL RESOLUTION:</p> <p>That:</p> <p>The General Manager approach the two medical practices in Uralla to determine their support for this scholarship program (including their financial assistance), prior to Council determining its support or otherwise for this program.</p>	GM		Letters sent to medical practices.	B
	5.03/17	<p>Report 2: - Engagement Breakfast</p> <p>COUNCIL RESOLUTION:</p> <p>That Council</p> <p>1) Advise the NSW Department of Industry that the Industry Engagement Breakfast initiated by Council was a successful event as part of Back to Business Week.</p> <p>2) Formally thank, by way of Mayoral letter, the Hon Adam Marshall, Minister for Tourism and Major Events and Assistant Minister for Skills for his attendance and for delivering the key note address.</p>	GM GM			

SCHEDULE OF ACTIONS – COUNCIL MEETINGS
Key A: Action Required B: Being Processed C: Completed

Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Action Date	Comments	Status
	10.03/17	<p>Report 7 - Bundarra Sewerage Scheme Progress including appointment of a Project Manager</p> <p>COUNCIL RESOLUTION:</p> <p>That:</p> <p>1 Council approve a project budget of \$5.447m for the Bundarra Sewerage Scheme, of which \$3.675m is provided as grant funding and \$1.772m is provided by Council via the current sewerage reserve with internal borrowings from the Water Supply Reserve.</p> <p>2 Council adopt a single sewerage charge across the Uralla Shire with charging to commence in 2017/18.</p> <p>3 Council accept a proposal for project management and contract administration services from Public Works Australia to oversee the construction and commissioning of the scheme.</p> <p>4 Council convene a public meeting with the Bundarra Community on 9 May 2017 to provide information and take questions from the public about the scheme.</p>	<p>DIR</p> <p>DIR</p>		<p>To be incorporated in the budget</p> <p>To be included in charges for 17/18</p> <p>Public Works engaged as per resolution</p> <p>Completed</p>	C

SCHEDULE OF ACTIONS – COUNCIL MEETINGS

Key A: Action Required B: Being Processed C: Completed

Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Action Date	Comments	Status
	13.03/17	Report 8 - Related Party Disclosures COUNCIL RESOLUTION: 1. That Council adopt the Related Party Disclosure Policy.	GM			
	14.03/17	Report 9 - VIC and Library Survey COUNCIL RESOLUTION: That Council a) Note the results of the community survey regarding the Visitor Information Centre (VIC) and the library. b) Hold a public meeting on 26 April at 6:00pm in the Council Chambers, to brief the community on the survey results and to provide the community with a forum to put their views forward.	GOV. DIRECTOR		Public meeting held 26/4/17	C
	15.03/17	Report 10 – Community Grants 2016/17 – Combined Round 1 & Round 2 COUNCIL RESOLUTION: That: 1) Council approve the Community Grants, combined rounds one and two 2016/17 funding allocations to the following applicants and in accordance with the General Grant Conditions and any special conditions identified in Table 3 of the Report: • S. Rowbottom - \$300 • Rotary Club Uralla - \$2,000 2) Correspond with the unsuccessful applicants as detailed in the Recommendations of the Committee {2 Unsuccessful Applicants} section of the Report.	GOV DIRECTOR CFO GOV DIRECTOR		Letters notifying applicants of determinations have been sent out. Requires Rotary Club to advise where storage facility is to be located and that it is capable of accommodating the facility. Payment to successful applicants is yet to be made.	B

SCHEDULE OF ACTIONS – COUNCIL MEETINGS
Key A: Action Required B: Being Processed C: Completed

Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Action Date	Comments	Status
28 MARCH 2017	20.03/17	<p>Report 12 - Uralla Shire Council Caravan Park – Land Acquisition</p> <p>COUNCIL RESOLUTION:</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Seek legal advice as to Council's position in continuing with the current arrangements for the occupancy and leasing of the Uralla Shire Council Caravan Park in Queen Street, 2. Acquire the necessary lands being the closed road now registered as Lot 1 DP 1216127, Lot 1 DP 1131765 and Lot 7033 DP 1057499 covered by Permissive Occupancy #1988/2 at a reasonable value via negotiation, 3. Delegate to the General Manager the authority to negotiate the purchase of the lands up to an amount of \$25,000, and 4. Offer a 12 month lease over Lot 30 on DP 793510 as per the previous lease arrangements appropriately indexed. 	<p>GOV DIRECTOR</p> <p>DIR</p> <p>DIR/GM</p> <p>GOV DIRECTOR</p>		<p>Advice has been provided by APJ Law</p> <p>Just terms and valuation is being sought</p> <p>Pending</p> <p>Lease documentation being finalised by APJ</p>	B

26 April 2017	10.04/17	<p>Department: Infrastructure & Regulation</p> <p>Submitted by: Health & Building Surveyor</p> <p>Reference/Subject: Report 5 - Division Decision – DA-8-2017 – 26 John Street Uralla – Dual Occupancy, Two Sheds & Strata Title Development</p> <p>COUNCIL RESOLUTION:</p> <p>That:</p> <p>a) Council approve the development application DA-8-2017 for Staged Dual Occupancy including the demolition of 3 small sheds, construction of two separate double car garages and strata subdivision on Lot 2 DP 571495 known as 26 John Street, Uralla, subject to the conditions listed in the report.</p> <p>b) Those persons who made a submission in relation to the Application be notified of the determination in writing as per the provisions of the Environmental Planning & Assessment Act 1979 and Regulations.</p>	DIR			C
26 April 2017	12.04/17	<p>Department: Infrastructure & Regulation</p> <p>Submitted by: Director Infrastructure & Regulation</p> <p>Reference/Subject: Report 6 - Transport Asset Management Plan</p> <p>COUNCIL RESOLUTION:</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Endorse the Transport Asset Management Plan - February 2017 (Version 6); 2. Publicly exhibit the Transport Asset Management Plan for a period of 28 days in accordance with the provisions of the Local Government Act; and 3. Give the General Manager delegated authority to adopt the Transport Asset Management Plan if no submissions are received. 	DIR	DIR	Exhibition not yet started.	GM

OTHER ITEMS/ACTIONS REQUIRED						
Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Action Date	Comments	Status
28 MARCH 2017		<p>QUESTIONS FOR NEXT MEETING</p> <p>Cr I Strutt</p> <p>1. Can Councillors please have a schedule of future actions in relation to the industrial land development provided to them?</p>	<p>DIR</p> <p>DIR</p> <p>DIR</p>		1.Under development	

OTHER ITEMS/ACTIONS REQUIRED						
Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Action Date	Comments	Status
26 April	Cr Crouch Questions for next meeting	<p>1. Balala Composting: I have been advised that as a result of an expansion of Biada Chicken processing facilities at Tamworth the number of loads of DAF material being delivered to the Balala Composting Facility has increased substantially, increasing the concern of local residents regarding the impact on air and water quality.</p> <p>Whilst I understand the application of the DAF material is a NSW EPA managed activity, I understand Council has some responsibility for policing air and water quality issues.</p> <p>My questions are:</p> <p>(a) Does Council have any responsibility for regulating the volume of DAF delivered to the site?</p> <p>(b) Does Council have any responsibility for overlooking potential impact on air and water quality in this instance?</p> <p>(c) What actions can Council take to allay the concerns of residents in the Balala area to ensure that their quality of life and local water and air quality will not be further eroded by an increase in activity at this site?</p>	DIR		Report prepared.	

OTHER ITEMS/ACTIONS REQUIRED						
Meeting Date	Business Minute Item No.	Report Title and Council Resolution	Responsible Officer	Action Date	Comments	Status
26 April 2017	Cr Crouch Question for next meeting	<p>2. Potential boundary adjustments with Armidale Regional Council and Tamworth Regional Council: The only reason given for Uralla Shire not meeting the NSW Government's Fit for Future Criteria was capacity. In order to better meet the criteria into the future there is an obvious need to increase capacity (population base) within the Shire. Impending boundary adjustments between Armidale Regional Council and Inverell Council provides a catalyst to explore options for Uralla Shire. Of particular relevance is that the transfer of the Tingha area will mean Armidale Regional Council plant will have to travel a considerable distance through Inverell or Uralla Shires to service residents in the Georges Creek Area.</p> <p>Over the last couple of months I have been approached by residents in both Armidale Regional Council and Tamworth Regional Council areas about the potential to expand Uralla Shire Council Area.</p> <p>My questions are:</p> <p>(a) Has any discussion taken place with either Armidale or Tamworth Regional Councils regarding potential boundary adjustments to enable services to residents to be delivered on a more cost effective basis?</p> <p>(b) What action can Council take to consult with potentially affected communities?</p> <p>(c) Could, in the next six months, Council schedule a workshop on how we may go about expanding the capacity of Uralla Shire?</p>	DIR/GM			
26 April 2017	Cr Ledger	1. Please provide a budget for the cost of tar on Invergowrie roads, each individual road, order of priority and combined value.			Report prepared.	

19. RESPONSES TO QUESTIONS FROM PREVIOUS MEETING



REPORT TO COUNCIL

Department:	General Manager
Submitted by:	<i>Andrew Hopkins</i>
Reference/Subject:	Response to Question from Cr Crouch

OFFICER'S RECOMMENDATION:

That:

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

QUESTIONS:

1. *Construction of disability access ramp Old Bank Building 98 Bridge St Uralla. I understand that a condition of the Approved DA for development of the old Bank Building includes cutting into the front of the building to install a disability ramp. Whilst I understand the need for disability access (although I have been advised disability access is available at the rear of the building) I share the view put to me that the historical significance of this building should take precedence and be preserved.*

My questions are:

- (a) *Is the information I have been given regarding the construction of the ramp correct?*

Response

No. the Council condition is to provide disabled access. It is up to the applicant how they comply with this requirement. The proposal to provide the ramp in the front of the building does not cut into any heritage aspects of the building.

- (b) *What options are available to Council to ensure this historic building is preserved in as near to original condition as possible. Is not destroyed by the construction of a disability ramp?*

Response

Refer to (a) above.

2. *Balala Composting: I have been advised that as a result of an expansion of Biada Chicken processing facilities at Tamworth the number of loads of DAF material being delivered to the Balala Composting Facility has increased substantially, increasing the concern of local residents regarding the impact on air and water quality.*

Whilst I understand the application of the DAF material is a NSW EPA managed activity, I understand Council has some responsibility for policing air and water quality issues.

My questions are:

- (a) *Does Council have any responsibility for regulating the volume of DAF delivered to the site?*

Response

No. Not for the purpose of applying it to the land for land/pasture improvement.

There is a limited volume approved for the composting facility operations, however apart from an earlier trial this has not been operated by the land owner.

- (b) *Does Council have any responsibility for overlooking potential impact on air and water quality in this instance?*

Response

There is no requirement for water quality under the EPA approval.

Council has a responsibility to manage air quality complaints and responds to odour complaints. A hotline has been set up by Balala Composting to receive and manage odour complaints.

- (c) *What actions can Council take to allay the concerns of residents in the Balala area to ensure that their quality of life and local water and air quality will not be further eroded by an increase in activity at this site?*

Response

Request the residents to use the hotline to report any odour complaints. Balala Composting at its own discretion has taken water samples to monitor the environmental impact of the land application operation. Balala Composting has provided a copy of the results to Council which demonstrate no adverse water quality impacts from the spreading of the chicken waster upon the land.

3. *Potential boundary adjustments with Armidale Regional Council and Tamworth Regional Council: The only reason given for Uralla Shire not meeting the NSW Government's Fit for Future Criteria was capacity. In order to better meet the criteria into the future there is an obvious need to increase capacity (population base) within the Shire. Impending boundary adjustments between Armidale Regional Council and Inverell Council provides a catalyst to explore options for Uralla Shire. Of particular relevance is that the transfer of the Tingha area will mean Armidale Regional Council plant will have to travel a considerable distance through Inverell or Uralla Shires to service residents in the Georges Creek Area.*

Over the last couple of months I have been approached by residents in both Armidale Regional Council and Tamworth Regional Council areas about the potential to expand Uralla Shire Council Area.

My questions are:

- (a) *Has any discussion taken place with either Armidale or Tamworth Regional Councils regarding potential boundary adjustments to enable services to residents to be delivered on a more cost effective basis?*

Response

No.

(b) *What action can Council take to consult with potentially affected communities?*

Response

Council can seek the views of the relevant community members with regard to the matter. This can be undertaken by directly contacting the community members within an area which might be the subject of a potential boundary realignment.

The Local Government Act, at s218E, states the following can initiate a proposal to alter a local government boundary:

- (1) A proposal may be made by the Minister or it may be made to the Minister by a council affected by the proposal or by an appropriate minimum number of electors.
- (2) An appropriate minimum number of electors is:
 - (a) If a proposal applies to the whole of one or more areas, 250 of the enrolled electors for each area or 10 per cent of them, whichever is the greater, or
 - (b) If a proposal applies to part only of an area, 250 of the enrolled electors for that part of 10 per cent of them, whichever is the lesser.

(c) Could, in the next six months, Council schedule a workshop on how we may go about expanding the capacity of Uralla Shire?

Response

If the council so wishes a workshop can be arranged.

Prepared by staff member:	Terrance Seymour and Andrew Hopkins
TRIM Reference Number:	
Approved/Reviewed by Manager:	Andrew Hopkins
Department:	General Manager
Attachments:	Nil



REPORT TO COUNCIL

Department:	General Manager
Submitted by:	<i>Andrew Hopkins</i>
Reference/Subject:	Response to Question from Cr Ledger

OFFICER'S RECOMMENDATION:

That:

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

QUESTIONS:

1. *Please provide a budget for the cost of tar on Invergowrie roads, each individual road, order of priority and combined value.*

Response

Upgrading gravel to seal roads costs in the order of \$400,000/km.

The unsealed roads, lengths and estimated upgrade costs in the Invergowrie area are:

Mount Butler Lane 1.55km, \$620,000
 Kalinda Road 0.95km, \$380,000
 Baker Road 0.48km, \$192,000
 Budumba Road 0.53km, \$212,000
 Tabulum Road 0.48km, \$192,000
 Adina Road 0.32km, \$128,000
 Kooda Road 0.36km, \$144,000
 Lentara Road 0.66km, \$264,000
 Moffatt Road 0.23km, \$92,000
 Malapatinti Road 0.52km, \$208,000
 Brentara Road 0.25km, \$100,000
 Barloo Road 0.63km, \$252,000
 Wallinga Road 0.38km, \$152,000
 Amaroo Road 0.8km, \$320,000
 Mount Mitchell Road 1.74km, \$696,000
 Tulong Road 1.11km, \$444,000
 Lawson Road 0.9km, \$360,000
 Yellowbox Drive 0.46km, \$184,000
 Panseyfield Road 1.9km, \$760,000
 Ferris Lane 2.05km, \$808,000
 Primrose Hill Road 4.5km in Uralla Shire, \$1,800,000

Total length of unsealed road is 20.8 km.

Total cost is therefore, \$8,320,000.

These roads are not considered a high priority from a Council wide perspective and have not been ranked against each other. As I guide however, high traffic through roads typically rank higher than low traffic no through roads.

Prepared by staff member:	Terrance Seymour and Andrew Hopkins
TRIM Reference Number:	
Approved/Reviewed by Manager:	Andrew Hopkins
Department:	General Manager
Attachments:	Nil

20. QUESTIONS FOR NEXT MEETING

21. CONFIDENTIAL BUSINESS

END OF BUSINESS PAPER