



**FEDERATION
COUNCIL**

Minutes

Tuesday, 21 March 2017

Council Chambers, Corowa
Commenced 10:00 am



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1. MEETING OPENING

PRESENT:

Administrator, Mr M Eden (Chairperson), Mr C Gillard (General Manager), Ms KJ Kay (Director Corporate and Community Services), Mr KC Parker (Director Finance and Organisation Development) and Mr A Butler (Director Infrastructure and Environment).

ALSO PRESENT:

Mr PI Miegel, Mr DJ Davey, Mrs GJ Law and Mrs FM Schirmer (LRC Members).

APOLOGIES:

Nil.

2. NOTIFICATION OF PECUNIARY/CONFLICT OF INTEREST IN MEETING BUSINESS ITEMS

Mrs Gail Law declared a potential conflict of interest in item 8.4.

3. CONFIRMATION OF MINUTES

45/17FC **RESOLVED** that the Minutes of the Ordinary Meeting held on 21 February 2017 be confirmed.

4. ADMINISTRATOR MINUTES

A report from the Office of Local Government was tabled in respect to their investigation into the minutes of the Ordinary Council Meeting 19 April 2017.

The General Manager entered the meeting at 10.05 am.

5. GENERAL MANAGER REPORT

5.1 FEDERATION COUNCIL MERGER IMPLEMENTATION PLAN

Summary

Council is progressing well with addressing tasks identified in the Implementation Plan and moving into Phase 2 means, the plan continues to evolve as some tasks are completed and others are identified and will be added to the list as the year unfolds.

Background

The Council adopted its Merger Implementation Plan at the August 2016 Council meeting with some 364 tasks identified to bring the new Council together. Many of these tasks related to undertaking an audit of existing conditions, services, processes and procedures and selecting the best to go forward with.

Progress

At the end of February, a new version of the Merger Implementation Plan was circulated as a result of moving into the next phase of the implementation. The new Plan recognises a total of 168 items of which 47.2% have been completed, 11.31% have not been commenced and the remainder are underway or ongoing.

Tasks completed since 1 February, 2017 include:

- Appointment of Project Manager to progress the Urana Flood Study and Corowa Swimming Centre projects.
- There is solid interest in the Stronger Communities Grants currently open and a number of projects previously funded have been delivered. Advertising for the final round of Community Grants has been completed and applications are now closed and being reviewed. Assessment will be completed on 5 April 2017.
- Council's Branding and New Website has been launched and well received.
- Joint private sector/Council partnership project developed and funding application submitted to Council for a project in Howlong.
- Testing of new financials continuing with successful second test. Payroll has been integrated into one system and being trialled during March.
- A new Project Management Officer has been appointed to the Merger Implementation Project.
- Microwave Towers connecting Urana and Corowa Offices have been installed to establish links between the offices and depots.
- Council's Internal Organisational Structure has been established and the positions have been filled.
- Back to Business Events have been held in Urana and Corowa.

Other major tasks underway include:

- Develop Management and Reporting Systems – the integration of financial ledgers is nearing completion which will set the platform to investigate the implementation of other modules within the financial reporting framework to enhance and streamline harmonised management and reporting systems.
- Asset Management Working party to review Asset Management.
- Undertake Service Reviews – including the analysis of the services that Council provides to the community, the standards of service required by the community and the resources required to provide these services. Customer service, tourism services and communication services are

currently being reviewed or have been completed. The prioritisation and strategic approach to service reviews is now possible as Council has agreed to an Organisational Structure and filled positions to support the move forward.

FOR information.

INFORMATION was noted.

5.2 SOUTHERN PHONE DIVIDEND

Summary

Council is a shareholder in the Southern Phone Company and receives an Annual Dividend as a result. For the 2015-16 year the dividend was \$36,448. As new customers join Southern Phone this dividend will increase.

FOR information.

INFORMATION was noted.

5.3 MEETING DAY

10.30 am Mark Francis CEO Murray Regional Tourism to present to Council on the 2015-2020 Strategic Plan and provide an update on key projects.

C GILLARD
GENERAL MANAGER

6. DIRECTOR CORPORATE AND COMMUNITY SERVICES REPORT

6.1 PLAYGROUND REDEVELOPMENT

Summary

Playground improvement has been a key and long standing priority within Council's Delivery Program for Corowa, Howlong and Mulwala.

A number of exciting Playground improvement initiatives are currently underway.

Background

Corowa

The Bangerang Park and RSL Park Playgrounds are key play spaces for Corowa. Council has saved funds from developer contributions over a number of years for the improvement of Corowa's playgrounds.

Bangerang Park

The Bangerang Park Playground was removed in November last year as a result of flood damage.

Attached to the agenda is a proposed plan for the development of a new playground in Bangerang Park.

This plan is currently being widely promoted for community input. A survey is available from Council's new website federationcouncil.nsw.gov.au to collect feedback on this plan and ensure we understand community priorities in respect to playground development in Corowa.

We are hopeful that community feedback will be positive as the plan shows an impressive playground with a large proportion of custom design given the presence and importance Bangerang Park plays at the entry to Corowa. A new toilet block is proposed as part of the plan (and the existing Cabin toilet block at Bangerang Park would be removed). This will provide both a disabled cubicle is provided and baby change facilities.

The proposal links the existing Apex Club train to the playground and proposes to beautify this attraction so that it is within the same look and feel as this exciting new play-space.

A major sponsor of this project is currently being confirmed.

The opportunity for community feedback will close Monday 10 April and the final plan will then be developed which will consider feedback received.

A grant application to Council's Stronger Communities Major Project Fund has been submitted for this initiative.

It is expected that the project should be constructed before Christmas this year.

RSL Park

Attached to the agenda is a proposed plan for the redevelopment of the RSL Park Playground.

The existing RSL Park Playground is the most widely used Playground in Corowa. Most existing equipment is at the end of its operational life or does not meet standards.

The attached plan proposes to remove most of the existing equipment (everything except the modular activity/climbing unit) but shows a great range of new and engaging equipment which should cater for a diverse age group and needs.

Corowa RSL Club has maintained the RSL Gardens for many years as a valuable community service and in addition to this the RSL Club have confirmed their support for a further \$20,000 in funds for the new Playground.

Council was also successful in securing a \$18,500 grant from the Australian Government Community Builders Grant for this project.

Together with the Bangerang Park development, this plan is also being promoted for community feedback. A grant application was also submitted to Council's Stronger Communities Major Project Fund.

Subject to the outcome of community feedback, it is also hoped that this Playground can be constructed before Christmas this year.

Howlong

The consultation period for the proposed new Lowe Square Playground in Howlong has closed.

Council has received an excellent level of constructive input from the Howlong community in respect to priorities for the Lowe Square Playground.

Lowe Square

Attached to the agenda is the final design for the new Lowe Square Playground. A number of changes have been made to draft plan that was publicly displayed to ensure that the key priorities from community feedback have been addressed. This has resulted in the scale of the playground increasing.

Key changes in accordance with community feedback have included:

- Inclusion of a basket swing
- Inclusion of normal swings
- Addition of a flying fox
- A larger slide
- Removal of the musical instruments (the above elements were seen as a much higher priority)
- The reuse of the bouncing toys donated by the Opportunity Shop
- Addition of monkey bars
- Existing Shade-Sails will be re-used but all other existing equipment will be removed as it does not meet Playground Standards.

A small Skate Park is proposed as part of the new Playground in Howlong and a planning and design project is currently underway to determine this.

While the Playground is now ready to be built, the best outcome will be achieved by constructing both the playground and skate park at the same time. We are currently working through a timetable for this and will promote this widely.

The Howlong Lions Club (and Lions Australia) has generously committed \$25,000 towards the development of the Skate Park along with \$5,000 from the Howlong Op Shop and \$15,000 from the Howlong Youth Park Committee. A grant application for planning, design and construction of the skate park was submitted to Council's Stronger Communities Major Project Fund for this project.

The Howlong Playground Survey also asked residents what the preferred location would be for a second (smaller) playground in Howlong. There was almost unanimous support for this to be Memorial Park and so plans will also now be prepared for a Playground in Memorial Park.

Playground equipment at Lions Park and Memorial Park in Howlong was removed following flood damage late last year and because it was very old and did not meet standards. It is not proposed that any new equipment will be installed at Lions Park.

Mulwala

The Community Playground Group of Yarrawonga Mulwala Development Inc. have raised \$350,000 and a significant level of in-kind contributions towards the construction of an All Abilities Adventure Playground at Purtle Park in Mulwala.

This Adventure Playground will provide challenging play equipment for all children aged 0-15 years and will be developed as a regional playground aimed at drawing visitors, especially families, to Mulwala. The scale and nature of the project will be similar to the adventure playgrounds in Moama, Shepparton, Bright, Myrtleford, Griffith and Albury but will include unique features that will help to ensure it is a favourite destination of choice.

A grant application has been prepared to Council's Stronger Communities Major Projects Fund to progress this project. This application includes contribution to the design and construction of the playground as well as building a new toilet block (with disabled access and baby change facilities) which is an important part of the new Playground.

Financial Implications

The developer contribution reserve (for recreation and community facilities) is proposed to be utilised to fund the cost of the new playgrounds as well as remaining Howlong Town Improvement funds (for Howlong projects only) along with sponsorship contributions. If grant applications are successful, no further funds will be needed from Council budget.

A further financial summary will be provided in respect to funding for the proposed new playgrounds and skate parks, once all funding outcomes are known.

FOR information.

INFORMATION was noted.

6.2 LIVE STREAMING OF COUNCIL MEETINGS POLICY

Summary

Attached to the agenda is the '*Live Streaming of Council Meetings Policy*'. The purpose of this policy is to provide guidance in relation to the recording and live streaming of public meetings of Federation Council.

Background

Federation Council has a commitment to providing transparency in all decision making processes of Council to invoke trust and accountability. Council meetings are open to the public but attendance is not always possible due to timings and location.

At the February 2017 Council meeting it was resolved that Council meetings be streamed live and made available online. Webcasting will allow the public to view the meeting regardless of timing or location. Meetings may be viewed live as they stream online or viewed retrospectively.

Financial Implications

Approximately \$5,000 for equipment and setup for live streaming.

RECOMMENDED that the Live Streaming of Council Meetings Policy be adopted.

46/17FC **RESOLVED** that the Live Streaming of Council Meetings Policy be adopted.

6.3 PETS DAY OUT EVENT

Summary

Federation Council hosted a successful Pets Day Out for residents on Saturday 18 February, as part of an initiative to encourage responsible pet ownership.

This initiative was a partnership between the Community Services and Compliance teams, who collaborated to secure grant funding and deliver a successful event aimed at educating residents about responsible pet ownership and improving compliance rates.

Background

The event provided an opportunity for eligible residents and their pets to access:

- Free VET checks;
- RSPCA pet talks;
- Free de-sexing for health care card holders or Seniors Card (conditions applied); and
- Free animal registration for de-sexed animals (conditions applied).

Over 200 people attended the day and enjoyed a range of activities including a pet parade, face painting, BBQ and pet pampering.

73 pet registrations and 50 micro-chippings were processed as part of the event, which was an excellent outcome. 26 pets were booked in with Federation Veterinary Hospital or Corowa Veterinary Clinic for a free de-sexing appointment.

Council wishes to thank Cool-Off Howlong (Dried and True), Corowa Veterinary Clinic, Federation Veterinary Hospital, RSPCA, Happy Tailz Dog Grooming, Corowa Girl Guides and Ding-a-ling Faces for their support of the event.

Financial Implications

The initiative was jointly funded by Council and the NSW Office of Local Government Responsible Pet Ownership Grant Program who provided a grant for \$8,000.

FOR information.

INFORMATION was noted.

6.4 TOURISM REVIEW

Summary

As part of the amalgamation implementation, Council is conducting service reviews across the new organisation with the aim of understanding community expectations and exploring opportunities to improve service delivery.

Urban Enterprise have been engaged to complete a review of the visitor economy and visitor services.

Background

This work will provide strategic direction moving forward, including recommendations about the future focus of tourism services in Federation Council.

The review includes:

- Research and outline of visitor economy statistics.
- Mapping of tourism product and infrastructure and tourism development/enhancement opportunities across Federation Council.
- Review of the current service model and approach to tourism and visitor services.
- Review of key strategic documents and research.
- Identification of the strategic role/objectives of tourism.
- Investigation of a range of 'leading' service models currently being utilised for benchmarking purposes.
- Council tourism expenditure and resourcing benchmarking.
- Digital and marketing review.
- Review of visitor information services - including an accreditation review, assessment of the current services provided by the VIC, performance review and benchmarking, cost - benefit analysis, matching visitor needs with current provision.

Consultation is currently underway with the industry to inform the review and interviews have been completed with selected stakeholders. An online survey is also available until Friday 31 March and tourism operators are being encouraged to provide their feedback.

The survey can be accessed on Council's website and has been promoted via the snippets, 'Talking Tourism' Newsletter and using email distribution lists.

It is expected that a final report will be completed in April.

Financial Implications

The total cost of this review is \$26,400, however this is being funded from the amalgamation implementation budget.

FOR information.

INFORMATION was noted.

7. DIRECTOR FINANCE AND ORGANISATION DEVELOPMENT REPORT

7.1 STATEMENT OF BANK BALANCES AND RECONCILIATION AS AT 28 FEBRUARY 2017

Balance as per Bank Statement:

General Account	0000 0022	532,569.99
General Account	1007 7409	203,261.45
Business Online Saver Account	1014 2522	1,294,732.39
Business Online Saver Account	1016 1811	105,000.00
Investments		43,490,267.91

Sub Total 45,625,8310.74

Plus Deposits not yet lodged:

Corowa	28 Feb 17	13,428.88
Mulwala	28 Feb 17	992.20
Urana	28 Feb 17	34,678.59

Sub Total 45,674,931.41

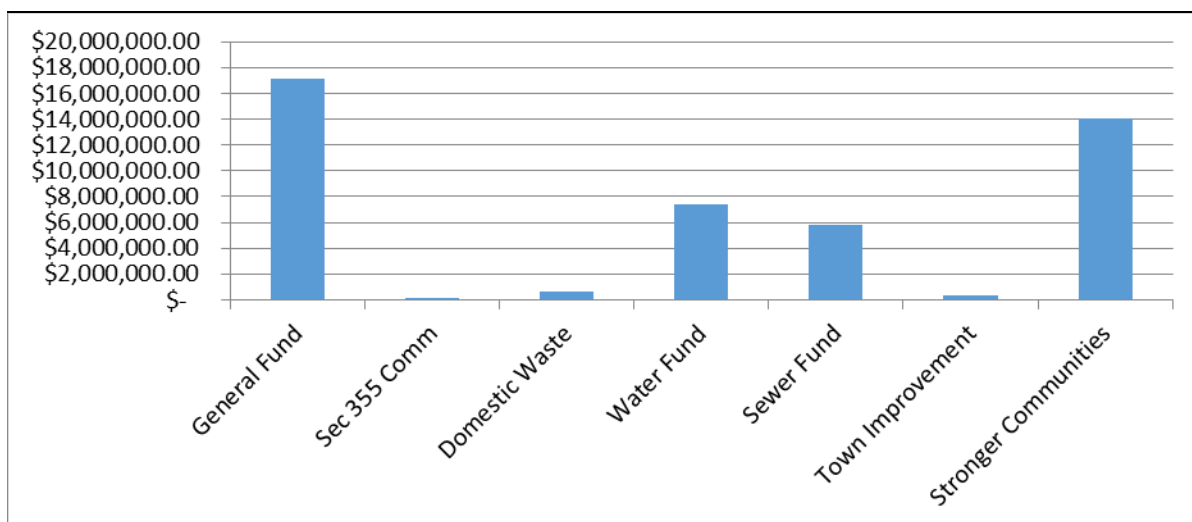
Less Unpresented Cheques: 8,222.41

Less Unpresented EFT: 209,054.12

Balance as per Ledger 45,457,654.88

Less External Restricted Funds 28,228,906.91

Balance of General Fund Ledger 17,168,747.97



CERTIFICATE OF RECONCILIATION

I CERTIFY THAT THE COUNCIL'S GENERAL LEDGER BANK ACCOUNTS HAVE BEEN RECONCILED WITH THE APPROPRIATE BANK STATEMENTS AS AT 28 FEBRUARY 2017.

S NORMAN
MANAGER FINANCE

RECOMMENDED that the report on Statement of Bank Balances and Reconciliation as at 28 February 2017 be noted.

47/17FC **RESOLVED** that the report on Statement of Bank Balances and Reconciliation as at 28 February 2017 be noted.

7.2 SCHEDULE OF INVESTMENTS AS AT 28 FEBRUARY 2017

The following list of investment securities is held as at 28 February 2017. Investment of funds on behalf of Council has been undertaken in accordance with the Local Government Act and Regulations.

INVESTMENTS						
Investment Type	Institution	Amount Lodged	Date Lodged	Rate	Days	Maturity Date
Term Deposit	NAB	\$1,103,179.74	03/12/2016	2.65	90	03/03/2017
Term Deposit	NAB	\$300,000.00	06/12/2016	2.65	91	07/03/2017
Term Deposit	NAB	\$500,000.00	15/11/2016	2.65	119	14/03/2017
Term Deposit	CBA	\$509,271.23	18/10/2016	2.62	147	14/03/2017
Term Deposit	Bendigo	\$2,000,000.00	17/06/2016	2.85	273	17/03/2017
Term Deposit	CBA	\$1,011,749.79	21/11/2016	2.62	120	21/03/2017
Term Deposit	CBA	\$502,404.66	18/10/2016	2.62	154	21/03/2017
Term Deposit	CBA	\$500,000.00	25/11/2016	2.56	123	28/03/2017
Term Deposit	Westpac	\$500,000.00	25/08/2016	3.00	215	28/03/2017
Term Deposit	CBA	\$1,044,838.35	31/08/2016	2.56	209	28/03/2017
Term Deposit	CBA	\$500,000.00	30/11/2016	2.57	125	04/04/2017
Term Deposit	Bank of Sydney	\$330,000.00	28/11/2016	2.65	127	04/04/2017
Term Deposit	Bank of Sydney	\$390,000.00	03/01/2017	2.75	91	04/04/2017
Term Deposit	CBA	\$500,000.00	30/11/2016	2.57	132	11/04/2017
Term Deposit	Bank of Sydney	\$310,000.00	06/12/2016	2.65	133	18/04/2017
Term Deposit	CBA	\$500,000.00	30/11/2016	2.57	139	18/04/2017
Term Deposit	Westpac	\$500,000.00	25/08/2016	3.00	243	25/04/2017
Term Deposit	NAB	\$1,213,404.88	29/11/2016	2.65	154	02/05/2017
Term Deposit	CBA	\$500,000.00	30/11/2016	2.60	160	09/05/2017
Term Deposit	NAB	\$1,315,423.04	09/12/2016	2.65	158	16/05/2017
Term Deposit	Westpac	\$609,024.66	21/02/2017	2.35	91	23/05/2017
Term Deposit	NAB	\$2,519,497.46	20/12/2016	2.65	161	30/05/2017
Term Deposit	NAB	\$1,313,995.66	20/06/2016	2.65	161	30/05/2017
Term Deposit	Bank of Sydney	\$400,000.00	31/01/2017	2.85	126	06/06/2017

Federation Council Ordinary Council Meeting

21 March 2017

Term Deposit	CBA	\$1,029,025.38	05/12/2016	2.62	183	06/06/2017
Term Deposit	CBA	\$400,000.00	13/12/2016	2.62	182	13/06/2017
Term Deposit	Bendigo	\$2,000,000.00	20/06/2016	2.85	365	20/06/2017
Term Deposit	NAB	\$3,047,630.14	27/12/2016	2.65	182	27/06/2017
Term Deposit	NAB	\$2,090,741.51	02/01/2017	2.65	183	04/07/2017
Term Deposit	NAB	\$2,559,886.11	03/01/2017	2.65	189	11/07/2017
Term Deposit	BOQ – FIIG	\$390,000.00	17/01/2017	2.75	182	18/07/2017
Term Deposit	BOQ – FIIG	\$390,000.00	17/01/2017	2.75	182	18/07/2017
Term Deposit	ANZ	\$2,134,052.68	17/01/2017	2.45	189	25/07/2017
Term Deposit	CBA	\$1,015,784.92	20/01/2017	2.56	193	01/08/2017
Term Deposit	ANZ	\$1,041,060.92	03/02/2017	2.40	186	08/08/2017
Term Deposit	Westpac	\$506,369.86	24/01/2017	2.50	196	08/08/2017
Term Deposit	Bendigo	\$230,000.00	10/01/2017	2.40	210	08/08/2017
Term Deposit	Westpac	\$506,534.25	31/01/2017	2.50	196	15/08/2017
Term Deposit	NAB	\$1,363,850.92	21/02/2017	2.55	182	22/08/2017
Term Deposit	Bankwest	\$150,000.00	14/02/2017	2.60	189	22/08/2017
Term Deposit	CBA	\$720,000.00	14/02/2017	2.53	189	22/08/2017
Term Deposit	ANZ	\$1,000,000.00	17/02/2017	2.65	193	29/08/2017
Term Deposit	ANZ	\$1,042,541.76	28/02/2017	2.45	182	29/08/2017
Term Deposit	ANZ	\$1,000,000.00	17/02/2017	2.65	200	05/09/2017
Term Deposit	ANZ	\$1,000,000.00	17/02/2017	2.65	207	12/09/2017
Term Deposit	ANZ	\$1,000,000.00	17/02/2017	2.65	214	19/09/2017

\$43,490,267.91

CERTIFICATE OF RECONCILIATION

I CERTIFY THAT THE INVESTMENTS HAVE BEEN MADE IN ACCORDANCE WITH SECTION 625 OF THE LOCAL GOVERNMENT ACT 1993, THE REGULATIONS AND COUNCIL'S POLICIES.

S NORMAN
MANAGER FINANCE

RECOMMENDED that Council note the report on the schedule of investments as at 28 February 2017.

48/17FC **RESOLVED** that Council note the report on the schedule of investments as at 28 February 2017.

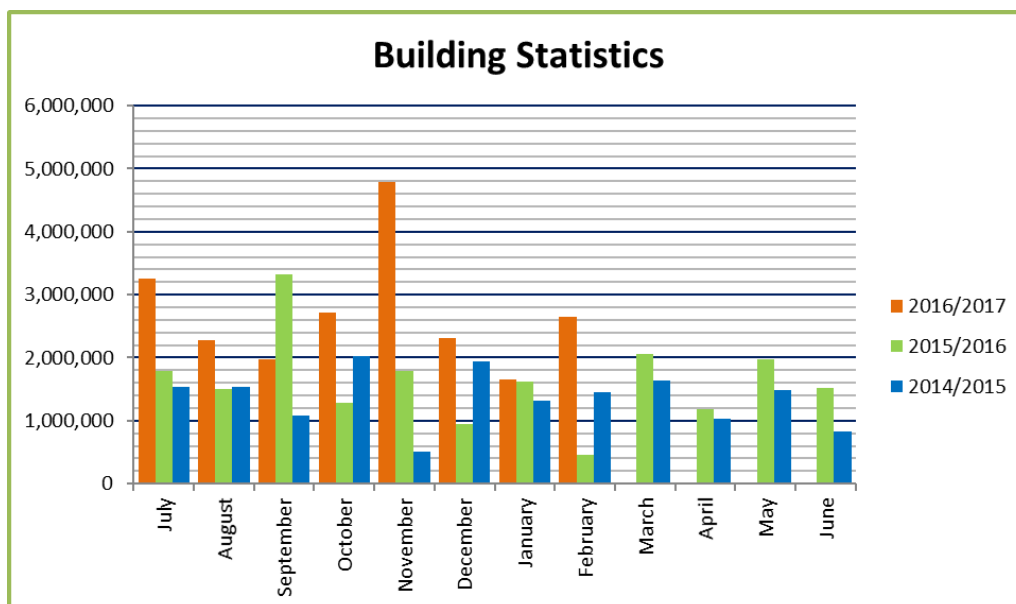
KC PARKER
DIRECTOR FINANCE AND ORGANISATION DEVELOPMENT

8. DIRECTOR INFRASTRUCTURE AND ENVIRONMENT REPORT

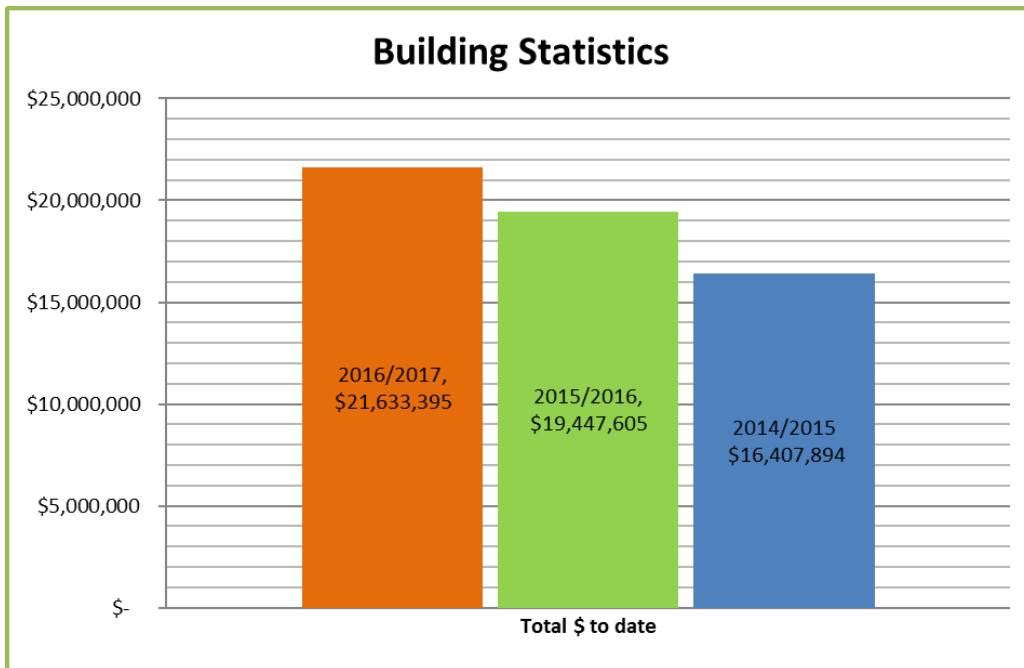
8.1 BUILDING APPROVALS – COMPLYING AND CONSTRUCTION CERTIFICATES APPROVED

This report provides for Council’s information, the construction and complying development certificates issued since the report prepared for the February 2017 Ordinary Council meeting. The report also includes graphs on the value of works approved, over the last three financial years (NB. Data as of 1 July is for Federation Council. Historical Data is for Corowa Shire Council only). These graphs show that building activity is continuing to grow each year, which is a positive indicator for the local economy and developer confidence.

2015/200	159-169 Melbourne Street Mulwala	Shelter
2016/165	7 Howlong-Balldale Road Howlong	Site Office and Amenities Buildings
2016/241	Melbourne Street Mulwala	Bed and Bank Work
2017/1	59 Hammer Street Howlong	Shed & Demolition of Small Shed
2017/11	17 Talbot Crescent Corowa	Extend Garage & Add New Carport
2017/13	114 Melbourne Street Mulwala	Dwelling and Gatehouse
2017/14	97 Corowa Road Mulwala	Boat Shelter & Rear Deck
2017/15	98 Cypress Way Mulwala	Dwelling
2017/19	312 Spring Drive Corowa	Swimming Pool
2017/5	2-4 Sturt Street Mulwala	Swimming Pool
2017/6	350-352 Honour Avenue Corowa	Shed
2017/8	39 Guy Street Corowa	Garage and Carport
CDC2017/10	34 Townsend Street Howlong	Dwelling
CDC2017/11	Federation Way Coreen	Telecommunication Tower
CDC2017/13	86 Pell Street Howlong	Swimming Pool
CDC2017/9	84 John Street Corowa	Dwelling
10-17	JM Smith Reserve Urana	Bird Aviary
11-17	Eades Street Boree Creek	Shipping Container
		TOTAL \$2,649,802



* Data as of 1 July 2016 is for Federation Council. Historical data is for Corowa Shire Council only.



* Data as of 1 July 2016 is for Federation Council. Historical data is for Corowa Shire Council only.

RECOMMENDED that Council note the report on construction/complying development certificates issued since the February 2017 Ordinary Council meeting.

INFORMATION was noted.

8.2 DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED (STAFF) AUTHORITY

This report provides for Council's information, the Development approvals that have been determined under delegated authority by the granting of consent subject to conditions, since the February Ordinary Council meeting.

DEVELOPMENT APPLICATION REGISTERED NO. 2015/54

Application for a modification of consent on low density residential land being Lot 512; DP 740866; 50 Redlands Road, Corowa.

DEVELOPMENT APPLICATION REGISTERED NO. 2016/146

Application for a Pontoon and Bed and Bank on low density residential land being Lot 17; DP 255899; 232 River Street, Corowa.

DEVELOPMENT APPLICATION REGISTERED NO. 2017/10

Application for a Dwelling on general residential land being Lot 2; DP 1147455; 34 Townsend Street, Howlong.

DEVELOPMENT APPLICATION REGISTERED NO. 2017/16

Application for a Demolition on local centre land being Lot 2; DP 758726; 115-117 Melbourne Street, Mulwala.

DEVELOPMENT APPLICATION REGISTERED NO. 2017/2

Application for a Demolition on local centre land being Lot 6; DP 978429; 40 Riesling Street, Corowa.

DEVELOPMENT APPLICATION REGISTERED NO. 2017/7

Application for a Change of Use consent on low density residential land being Lot 5; DP 758296; 227-229 River Street, Corowa.

RECOMMENDED that Council note the report on the Development approvals that have been determined under delegated authority by the granting of consent subject to conditions, since the February 2017 Ordinary Council meeting.

INFORMATION was noted.

8.3 [DEVELOPMENT APPLICATION 2017/09 – 80 – 86 COROWA ROAD, MULWALA – AROONA MOTEL – LOT 132 DP 826127 – PROPOSED CHANGE OF USE FROM MOTEL \(CLASS 1B\) TO SOLE OCCUPANCY UNITS \(CLASS 2\)](#)

Summary

This report allows Council to consider and determine upon a Development Application lodged with Council to change the use (Building Code classification of the buildings) from an existing Motel (Class 1b short term accommodation) to sole occupancy units (Class 2 long term accommodation). The application is presented to Council as one submission has been received from a neighbouring property owner, objecting to the proposal. See appendix 1.

Report Detail

Applicant: Mr John Ariano, Giovanni Nominees P/L
Property: 80-86 Corowa Road, Mulwala
Zoning: R1 – General Residential
Proposal: Change the Use – from Motel (Class 1b) to Class 2 (Sole Occupancy Units)
Internal Alterations
New front fence

The property is the site of the existing Aroona Hotel with access from Corowa Road, Mulwala. It includes a manager’s residence, six 2 bedroom cabins, six 1 bed units, a swimming pool, laundry and barbeque area.

The property is surrounded by a mix of residences and much of the site remains undeveloped. It is not proposed to erect any new units as part of this development. All services are available. The application was advertised in accordance with the Council’s policy and one objection was received. A copy is attached as **Appendix 1.**

Proposal

It is proposed to change the use of the site from Class 1 b to Class 2 to allow sole occupancy (long-term) units to be created

The Building Code of Australia specifies:

- Class 1 b ii: 4 or more single dwellings located on one allotment and used for short-term holiday accommodation, which are not located above or below another dwelling or another Class of building other than a private garage.
- Class 2: A building containing 2 or more sole-occupancy units, each as a separate dwelling.

In total there will be 13 units established from the existing buildings on site, two of which will be modified internally to enable their use as disability accessible units.

The proposed new front fence will be along the Corowa Road boundary, consisting of brick piers and steel palisade infill with an automatic sliding gate entry. The height of the front fence will be 1.8m. A new sign reading "Aroona Cabins" will be located on the road verge. The concurrence of the Roads and Maritime Services NSW is required prior to the sign being erected.

Section 79C evaluation (EP&A) Act 1979

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

Environmental Planning Instrument

The applicable planning instrument is the Corowa Local Environmental (LEP) 2012.

Zoning

The site is zoned R1 – General Residential and the proposal is permitted with the consent of the Council.

The objectives of the zone 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

The proposal does not conflict with these objectives. The proposal is considered consistent with the LEP objectives. The site is located within an R1 Residential zone where dwelling houses and residential accommodation are permitted uses with Council consent.

Draft Environmental Planning Instrument

Comment

There is no draft planning instrument or proposed draft planning instrument applicable to this land.

Development Control Plan (DCP)

The allotment is subject to the Corowa Development Control Plan (DCP) 2013.

Comment

The proposal is considered consistent with the DCP.

Planning Agreements

There has been no planning agreement entered into under section 93F of the EP&A Act.

Regulations

There is no conflict with the requirements of the regulations.

Coastal Zone Management Plan

Not applicable.

Likely Impact of Development

Comment

An assessment of the environmental impacts on both the natural and built environments and social and economic impacts on the locality was undertaken, and it is considered that the development will not result in an adverse environmental impact.

The proposal is compliant with the objectives of the zone and provides diversity to the local housing rental market. There are adequate services and parking areas and it is unlikely to place further demand on existing infrastructure. If suitably managed, any adverse impact on social amenity would be minimal.

Suitability of the site

Comment

The site is already approved for residential development, and the proposal only seeks to alter the length of stay of the occupants by creating sole occupancy units within each unit.

Engineering Considerations

Comment

There are no specific engineering works proposed that would impact upon Councils network. A standard condition to ensure compliance with Councils standards is recommended.

Public interest

Comment

The developer is seeking to alter the mix of housing offerings in Mulwala, to offer smaller longer-term units. The proposal is considered to be in the public interest.

Submissions/Public Consultation

The development application was advertised and neighbourhood notification undertaken in accordance with the Council's policy. One submission was received and is attached as **Appendix 1**.

The objections in summary relate to:

- 1) The suitability of the site for the proposed use and the possibility of being a low cost tenancy housing development attracting undesirable tenants.

Comment

Council is restricted to assessing the proposal essentially on planning matters, and as such, it is considered Council does not have any grounds to reject the proposal on 'possible' issues that may arise from any future long-term tenants.

- 2) In addition, a perceived threat to privacy and security was conveyed in the submission, with a request for a new full-length 2.4 metre high fence along the northern boundary to be erected, along with suitable landscaping to filter visibility and lighting; with all costs to be borne by the applicant.

Comment

An inspection of the existing fence revealed that it is approximately 1.8m high for most of its length, and it is in a sound condition. The request for a new fence is considered unreasonable.

- 3) There is also a request for removal of existing signage.

Comment

This will occur as part of the development. The concurrence of the Roads and Maritime Services NSW is required prior to the new sign being erected.

Developer Contributions

Comment

Given there is no additional impact expected upon Council services/local facilities, Council is not considered to have grounds to impose any allowed to impose Developer contributions on such developments.

Conditions to be applied

Conditions are recommended to be imposed should Council approve this proposal, and they are provided in the recommendation.

RECOMMENDED that consent be granted to application 2017/09 – 80 – 86 Corowa road, Mulwala – Aroona Motel – Lot 132 DP 826127 – Proposed change of use from Motel (Class 1b to sole occupancy units (Class 2) subject to the following conditions:

1. The development shall be implemented in accordance with the details set out on the ‘Statement of Development - Change of Use for Giovanni Nominees’, prepared by Building Designers Australia, January 2017, and associated specification documents; B.M Civil Engineers Site Investigation and Classification document, and the Building Designers Australia plans as submitted, numbered D00, D01, 02, 03, 04, 05, dated 19/01/2017 and any supporting information received with the application, except as amended by the conditions specified hereunder.
2. **INSPECTIONS:** When the building has reached the following stages, 48 hours notice is to be given to Council to enable an inspection to be carried out: For inspections phone: (02) 6033 8960.
 - (a) **COMMENCEMENT:** At the commencement of building work. (Note: This inspection can be carried out at the same time as the next required inspection) and
 - (b) **PRE SLAB:** After excavation for and prior to the placement of any footings; and
 - (c) **SLAB, FOOTINGS ETC:** Prior to pouring any in-site reinforced concrete building element, pad footings, etc and
 - (d) **FRAME:** Prior to covering of the framework for any floor, wall, roof or other building element; and
 - (e) **WATERPROOFING:** Prior to covering waterproofing in any wet areas; and
 - (f) **STORMWATER:** Prior to covering any stormwater drainage connections; and
 - (g) **PLUMBING/SEWER:** Prior to covering any hot and cold water service pipes, sanitary drainage and sanitary plumbing systems while under pressure test.
 - (h) **FINAL:** After building work has been completed and prior to occupation or use of the building.

NOTE: If any of the mandatory critical stage inspections are not done, Council will not be able to issue an Occupation Certificate.

Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000, (Clause 162A, 163) associated legislation and Council requirements.

Notice of Commencement: Notice of commencement of building work and appointment of the Principal Certifying Authority shall be lodged with Council, in writing, at least two days prior to commencement of construction. (See enclosed form).
3. **STREET NUMBER:** Prior to occupation of the dwelling, the street number allocated to the premises shall be displayed so that it is clearly visible from the road adjacent to the front of the allotment.
4. **ADVICE – WET AREA FLASHING:** The wet area flashings are required to comply with AS3740-2004. It is recommended that wet area flashings be installed in accordance with “Guide to Internal Wet Area Waterproofing” issued by the Master Builders Association Waterproofing Council (NSW). The guide sets out the industry best practices for waterproofing and compliance with the guide will ensure the highest standards are achieved.
5. **ACCESS TO PREMISES LEGISLATION:** The owner of the building shall ensure that, when completed, the works comply with the provisions and requirements of the Disability (Access to Premises – Buildings) Standards 2010.

6. ACCESS FOR PEOPLE WITH DISABILITIES: Provide access for people with disabilities to and within the entrance floor and parts of the building as prescribed. (BCA. D3.3).
7. ANTI-DISCRIMINATION LEGISLATION: This application has been assessed in accordance with the relevant building laws and it remains the responsibility of the builder to ensure compliance with other laws, including anti-discrimination legislation.
8. INTERNAL WALLS FIRE RATING: Internal walls required to have an FRL must extend to:
 - (a) the underside of a ceiling having a resistance to the incipient spread of fire to the space above itself of not less than 60 minutes; or
 - (b) the underside of the roof covering if it is non-combustible and, except for the roof battens with dimensions of 75 mm x 50 mm or less, must not be crossed by timber or other combustible elements (BCA,C1.1, 5.1).
9. SMOKE ALARMS: Provide smoke alarms in accordance with Part 3.7 of the Building Code of Australia. The alarms are to be located on or near the ceiling between each area containing bedroom and the remainder of the dwelling. The alarms must be connected to the mains power and have a battery backup. The existing dwelling is to be upgraded to meet this requirement.
10. KITCHEN EXHAUST FANS AND DUCTS: Exhaust fans and ducts provided in a kitchen must be installed in accordance with the provisions of AS 1668 "SSA Mechanical Ventilation and Air Conditioning Code". A flue must be provided to discharge exhaust gases to the outside atmosphere.
11. SANITARY PLUMBING AND DRAINAGE: All sanitary plumbing and drainage work shall only be carried out by a licensed plumber and drainer and no work is to be covered over or concealed from view until it has been inspected and approved by the Approval Authority.
12. All civil works are to be carried out in accordance with Councils Infrastructure Design Manual.
13. Car parking associated with the subject development including aisle widths, parking bay dimensions is to be in accordance with AS 2890.1-2004 and AS 2890.2-2002.
14. All the vehicles are to be able to enter and exit the subject site in a forward direction.
15. HOURS OF WORK: All construction works are restricted to the following times:
Monday to Friday: 7 am to 6 pm. Saturday, Sunday and Public Holidays: 8 am to 6 pm. Noise from the site on Saturdays, Sundays and Public Holidays shall not exceed 5dB (A) above the background noise level when measured at the property boundary.
16. The concurrence of the Roads and Maritime Services NSW is required prior to the sign being erected.
Reasons for Conditions:
The above conditions are imposed for the following reasons:
 - (a) To ensure compliance with the terms of the Environmental Planning and Assessment Act.
 - (b) To ensure that an appropriate level of provision of amenities and services occurs within the Shire and to occupants of lots.
 - (c) To minimise environmental impact, degradation of natural resources, and to enhance amenity.
 - (d) To provide for a quality environment, safe and efficient movement of people and to ensure public safety.
 - (e) To ensure services are connected in accordance with current standards and past statements.

49/17FC **RESOLVED** that that consent be granted to application 2017/09 – 80 – 86 Corowa road, Mulwala – Aroona Motel – Lot 132 DP 826127 – Proposed change of use from Motel (Class 1b to sole occupancy units (Class 2) subject to the following conditions:

1. The development shall be implemented in accordance with the details set out on the ‘Statement of Development - Change of Use for Giovanni Nominees’, prepared by Building Designers Australia, January 2017, and associated specification documents; B.M Civil Engineers Site Investigation and Classification document, and the Building Designers Australia plans as submitted, numbered D00, D01, 02, 03, 04, 05, dated 19/01/2017 and any supporting information received with the application, except as amended by the conditions specified hereunder.
2. **INSPECTIONS:** When the building has reached the following stages, 48 hours notice is to be given to Council to enable an inspection to be carried out: For inspections phone: (02) 6033 8960.
 - (a) **COMMENCEMENT:** At the commencement of building work. (Note: This inspection can be carried out at the same time as the next required inspection) and
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 - (d) **FRAME:** Prior to covering of the framework for any floor, wall, roof or other building element; and
 - (e) **WATERPROOFING:** Prior to covering waterproofing in any wet areas; and
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 - (g) **PLUMBING/SEWER:** Prior to covering any hot and cold water service pipes, sanitary drainage and sanitary plumbing systems while under pressure test.
 - (h) **FINAL:** After building work has been completed and prior to occupation or use of the building.

NOTE: If any of the mandatory critical stage inspections are not done, Council will not be able to issue an Occupation Certificate.

Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000, (Clause 162A, 163) associated legislation and Council requirements.

Notice of Commencement: Notice of commencement of building work and appointment of the Principal Certifying Authority shall be lodged with Council, in writing, at least two days prior to commencement of construction. (See enclosed form).
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5. **ACCESS TO PREMISES LEGISLATION:** The owner of the building shall ensure that, when completed, the works comply with the provisions and requirements of the Disability (Access to Premises – Buildings) Standards 2010.
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7. ANTI-DISCRIMINATION LEGISLATION: This application has been assessed in accordance with the relevant building laws and it remains the responsibility of the builder to ensure compliance with other laws, including anti-discrimination legislation.
8. INTERNAL WALLS FIRE RATING: Internal walls required to have an FRL must extend to:
 - (a) the underside of a ceiling having a resistance to the incipient spread of fire to the space above itself of not less than 60 minutes; or
 - (b) the underside of the roof covering if it is non-combustible and, except for the roof battens with dimensions of 75 mm x 50 mm or less, must not be crossed by timber or other combustible elements (BCA,C1.1, 5.1).
9. SMOKE ALARMS: Provide smoke alarms in accordance with Part 3.7 of the Building Code of Australia. The alarms are to be located on or near the ceiling between each area containing bedroom and the remainder of the dwelling. The alarms must be connected to the mains power and have a battery backup. The existing dwelling is to be upgraded to meet this requirement.
10. KITCHEN EXHAUST FANS AND DUCTS: Exhaust fans and ducts provided in a kitchen must be installed in accordance with the provisions of AS 1668 "SSA Mechanical Ventilation and Air Conditioning Code". A flue must be provided to discharge exhaust gases to the outside atmosphere.
11. SANITARY PLUMBING AND DRAINAGE: All sanitary plumbing and drainage work shall only be carried out by a licensed plumber and drainer and no work is to be covered over or concealed from view until it has been inspected and approved by the Approval Authority.
12. All civil works are to be carried out in accordance with Councils Infrastructure Design Manual.
13. Car parking associated with the subject development including aisle widths, parking bay dimensions is to be in accordance with AS 2890.1-2004 and AS 2890.2-2002.
14. All the vehicles are to be able to enter and exit the subject site in a forward direction.
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Reasons for Conditions:
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 - (a) To ensure compliance with the terms of the Environmental Planning and Assessment Act.
 - (b) To ensure that an appropriate level of provision of amenities and services occurs within the Shire and to occupants of lots.
 - (c) To minimise environmental impact, degradation of natural resources, and to enhance amenity.
 - (d) To provide for a quality environment, safe and efficient movement of people and to ensure public safety.
 - (e) To ensure services are connected in accordance with current standards and past statements.

Appendix 1

Mr Chris Nevins

Health & Building Surveyor

Federation Council, Corowa NSW

chris.nevins @federationcouncil.nsw.gov.au

9/2/2017

Re Proposed Development Application No. 2017/9

80 – 86 Corowa Road Mulwala NSW 2647

Dear Chris,

Thank you for the opportunity to make comment on the proposed " Change of Use & Internal Alterations " at Aaroonaa H/Day Resort , 80 – 86 Corowa road Mulwala, which is immediately adjacent to our North boundary at 78 Corowa Road Mulwala NSW .

Issues arising with the proposal are both Objection & Privacy / Security as an ongoing commercial operation.

Objection

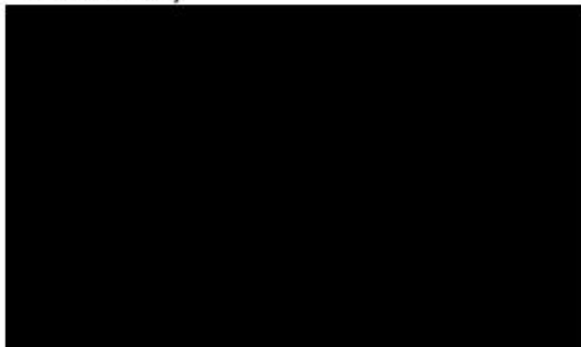
- We do feel that this type of "existing" construction is not suitable for long term tenancy as , it would appear to us ,to be a low cost tenancy housing development and would attract undesirable tenants . I have personally experienced these situations, being involved directly in these types of proposals in the past.

You have pointed out , Chris , this is not appropriate for action by the Council and we do appreciate this , but make this objection , not to degrade the tenant but to highlight a fact of life that should be resolved but may never be .

Privacy / Security

- We believe our privacy & security will be a major problem , therefore a consideration of a full length 2.4 metre high fence to match the existing fence in every respect and a buffer zone of long term trees appropriately planted and chosen to filter visibility and lighting at no cost to ourselves , on our North boundary .
- The removal of the present existing Aaroonaa signage, which is lit up from dark to dawn, 7 days a week.

Yours Sincerely



Mrs Gail Law left the meeting at 10.25 am following her declaration of potential conflict of interest in item 8.4.

8.4 PLANNING PROPOSAL NO. 11 TO THE COROWA LOCAL ENVIRONMENTAL PLAN 2012 - REZONE PORTIONS OF THE COROWA, MULWALA AND HOWLONG TOWN CENTRES FROM B2 LOCAL CENTRE TO B4 MIXED USE ZONE

Summary

Council has previously endorsed Planning Proposal No. 11 to the *Corowa Local Environmental Plan 2012* that seeks to rezone portions of the Corowa, Mulwala and Howlong town centres from B2 Local Centre to B4 Mixed Use Zone.

The Planning Proposal was subsequently publicly exhibited from 20 July 2016 until Friday, 19 August 2016. A report was previously presented to the September 2016 meeting of Council, which considered the responses received regarding the Planning Proposal.

Following further internal review and external discussions regarding the draft documentation, and advice from Councils Planning consultancy firm, it has been decided that the Planning Proposal should be revised slightly, to better reflect the boundaries of individual properties, so as to avoid the creation of ‘dual-zoned’ or ‘split-zoned’ properties. For example, there are several large existing commercial developments (Woolworths and IGA), that in the absence of the revised Planning Proposal, would result in a portion of the current building/s being contained within both the B2 Local Centre and B4 Mixed Use Zones.

Furthermore, the revised Planning Proposal also seeks to include several additional properties that were previously unintentionally omitted from the original schedule, which warrant inclusion within the B4 Mixed Use Zone given the current and likely future land uses on-site. These properties are described as follows:

- 13 Parliament Street, Corowa – Lot 12, DP 865523;
- 9-11 Parliament Street, Corowa – Lots 1, 2 & 3, DP 286064;
- 7 Parliament Street, Corowa – Lot 1, DP 797989;
- 53 Edward Street, Corowa – Lot 1, DP 799493; and
- 55-59 Edward Street, Corowa – Lots 2 & 3, DP 797989.

A map of these new allotments proposed to be added is provided below:



Advice has been sought from the NSW Department of Planning and Environment who have advised that an amended Gateway Determination will be required to adjust the location of the proposed B2 Local Centre and B4 Mixed Use zone boundaries, as well as the inclusion of several additional properties.

Further exhibition of the revised Planning Proposal will be required once the amended Gateway Determination has been issued, which is expected to occur during the April/May period.

RECOMMENDED:

1. THAT Council endorse the revised Planning Proposal (PP_2016_FEDER_001_00) and forward it to the NSW Minister for Planning requesting that an amended Gateway Determination be issued under Section 56(1) of the Environmental Planning & Assessment Act 1979, including the delegation of Plan making powers;
2. THAT Council, upon receipt of the amended Gateway Determination, place the revised Planning Proposal on public exhibition pursuant to any requirements of the amended Gateway Determination and Section 57 of the Environmental Planning & Assessment Act 1979; and
3. THAT Council, should no objections be received during public exhibition, furnish a copy of this report and any other relevant information to the NSW Department of Planning & Environment and/or NSW Parliamentary Counsels Office in accordance with the Environmental Planning & Assessment Act 1979, and request the Minister for Planning (or a delegate on their behalf) undertake the appropriate actions to secure the amendment to the Corowa Local Environmental Plan 2012.

50/17FC **RESOLVED:**

1. THAT Council endorse the revised Planning Proposal (PP_2016_FEDER_001_00) and forward it to the NSW Minister for Planning requesting that an amended Gateway Determination be issued under Section 56(1) of the Environmental Planning & Assessment Act 1979, including the delegation of Plan making powers;
2. THAT Council, upon receipt of the amended Gateway Determination, place the revised Planning Proposal on public exhibition pursuant to any requirements of the amended Gateway Determination and Section 57 of the Environmental Planning & Assessment Act 1979; and
3. THAT Council, should no objections be received during public exhibition, furnish a copy of this report and any other relevant information to the NSW Department of Planning & Environment and/or NSW Parliamentary Counsels Office in accordance with the Environmental Planning & Assessment Act 1979, and request the Minister for Planning (or a delegate on their behalf) undertake the appropriate actions to secure the amendment to the Corowa Local Environmental Plan 2012.

Mrs Gail Law returned to the meeting at 10.27 am.

8.5 UPDATE ON THE PROGRESS OF THE ELEVATOR AT THE COROWA CIVIC CENTRE

Summary

This report provides an update on the progress of the proposed construction of a new elevator at the Civic Centre, Corowa and seeks endorsement of the proposed delivery methodology.

Background

The existing building at the Civic Centre was designed as a club over 30 years ago, and is now being used as the main Council Office and Library. When more recent works were undertaken to allow conversion to the Civic Centre, all-abilities access was provided by way of the ramp at the left hand side of the building. Whilst this allows for access, it is considered too long for manual driven wheel chairs and less able people. Council has received many requests for upgrades, both as the former Corowa Shire and now as Federation Council.

The project is not funded in the current Operational and Delivery Plan, however Council considered a report several months ago and resolved to proceed to a 'Design and Construct' tender, to allow the industry to propose solutions. In-house discussions since then has led to this report, which recommends an alternate approach which is considered to allow for a more cost effective solution, by 'breaking the project up' to allow Council to more effectively manage the project, and contract suppliers on a quotation basis for the difference elements.

The Proposal

The proposal is to provide an 'access for all abilities' to the building by constructing an elevator to the Civic Centre building in line with community expectations. It is proposed that the new elevator is installed at the Western Side of the existing entrance to the building and to modify the building to suit the proposed elevator.

Proposed Methodology of Delivery

In projects, a project manager monitors delivery by way of cost, scope of works, and timeline. Delivery includes other factors such as quality, safety, and environmental and other physical aspects. This report provides initial estimates of the first three (3) parameters as follows:

- 1) Cost - Estimated total - \$150,000 (broken into stages, lift supply estimate \$50,000, to be sourced on quotation basis);
- 2) Construction of elevator - Not finalised as yet. Concept pictures are attached as a sample further in this report. The elevator will be designed to meet Australian Standards and will accommodate a small mobility scooter plus a person, or up to 5 people at a time;
- 3) Timeline - the project is scheduled to be completed by 30 August 2017.

Scope

The scope will be defined by a design. In order to prepare a design, Council is requesting quotes for installation and Civil Works. Structural drafting and Designs will be undertaken in house in order to save funds and comply with relevant Australian Standards and applicable buildings codes.

Based on this scope the following draft timeline is prepared for consideration.

Activity	Provider	When	Status
Project Team	Required for governance - Internal	14/2/2017	Complete
Quotation for elevator	Internal/External	30/4/2017	Underway
Undertake structural Design	In house Design	30/5/2017	Not commenced
Construction of elevator	External	30/7/2017	Not commenced
Building works	External	30/8/2017	Not commenced
Finishing and WAE	Internal	31/8/2017	Not commenced

Financial and Social Implications

The estimated costs of the proposed upgrade to the building are \$150,000. As the project is currently unfunded, this report recommends using existing savings/reallocations within the 2016/17 Operational Plan in order to fund this project within this year’s budget. Actual variations to the existing budget are proposed to be presented in Council’s Quarterly Budget review processes. This is not expected to adversely impact upon the delivery of other works. The proposal will have positive social and community outcomes.

Options

Council have the following viable options:

- 1) Not to do anything - The building will remain difficult to access for scooters and people with manual wheel chairs;
- 2) Proceed with the project as proposed with or without modification.



Concept pictures of likely elevator installation.

RECOMMENDED that Council allocates \$150,000 from within the 2016/17 Operational Plan, in order to fund the Corowa Civic Centre lift project and endorse the proposed methodology for the delivery of the project as outlined in this report.

51/17FC **RESOLVED** that Council allocates \$150,000 from within the 2016/17 Operational Plan, in order to fund the Corowa Civic Centre lift project and endorse the proposed methodology for the delivery of the project as outlined in this report.

8.6 REQUEST FOR FUNDING FOR DRAINAGE WORKS ON WEST CORURGAN CHANNEL NETWORK NEAR DAYSDALE

Summary

This report recommends that Council publicly advertise its intention to make a donation to the West Corurgan Private Irrigation District (referred to as West Corurgan) of \$15,000, to part fund installation of a syphon system to allow overland floodwaters to pass through a section of channel system near Daysdale. The work will assist with rural drainage of the Daysdale area including lessening flooding along Federation Way and over another local Council road, as outlined in the letter from West Corurgan Private Irrigation District dated 2 March 2017.

Background

Council has received representation from West Corurgan in a meeting dated 9 February 2017, and followed up by the letter attached, requesting to part pay for the upgrade of drainage facilities in the vicinity of the Daysdale NSW. Council previously upgraded Federation Way south of Daysdale. Some of the property owners and West Corurgan claim the upgrade has increased the flooding of their properties. West Corurgan also claim this has diverted additional water onto their channel system which is now holding up water and causing flooding issues across other farms, and also on Council roads.

The Proposal

West Corurgan are therefore seeking Council's assistance to undertake drainage works, by installing a syphon system to allow the water to pass under the channel. This method has been used elsewhere and is said to be effective.

A section of Federation Way immediately south of Daysdale has deteriorated severely from flooding, and requires major repairs. These repairs are estimated to be over \$500,000 and are considered for funding during the 2017/18 financial year. Planning for this proposed project is underway with a view to involve affected residents generally and West Corurgan Water in particular. Considering the proposed Federation Way project is still some time away, West Corurgan Water in its letter dated 27 February 2017 has proposed that the syphon system be installed to allow temporary relief.

Community Consultation/Public Notification

Considering the following:

- 1) the project is not in Council's adopted Operational Plan (1 year) or Delivery Program (4 year);
- 2) the proposed new drainage asset is to be owned and maintained by West Corurgan;
- 3) the funding request has not come forward by way of any of Councils advertised grant programs; and
- 4) West Corurgan are not considered a Community group.

Public notification is required of Council's intention to make this proposed donation, if Council intends to do so, and adopts the recommendations in this report.

A copy of the letter from West Corurgan is attached to this report.

Conclusion

It is recommended to formally notify the public by way of advertisement of Council's intention to donate \$15,000 to fund the proposed drainage facility, from within Council's existing budget.

Additionally, it is proposed to involve West Corurgan during the planning and engagement for the proposed repairs to Federation Way south of Daysdale. In addition, it is proposed that community members are invited to comment on the proposed repairs to the Federation Way upstream and downstream of the road culverts across the Federation Way immediately south of Daysdale.

Financial and social Implications

The estimated costs of the proposed donation are \$15,000. These funds will be made available through savings identified in the budget. The proposal will have positive social and community outcomes by various authorities working together for the benefit of the community.

Options

Council have the following viable options:

- 1) Not to do anything.
- 2) Proceed as proposed with or without modification.

RECOMMENDED:

1. THAT Council publicly notifies for 28 days, its intention to allocate \$15,000 from within the 2016/17 Operational Plan to donate to West Corurgan Private Irrigation District, to part fund the installation of a syphon system under their channel network near Daysdale;
2. THAT pending no submissions being received in opposition to this proposal, the donation is made, and should any negative submissions, be received, Council receives a further report on this matter at the next available meeting.

52/17FC **RESOLVED:**

1. THAT Council publicly notifies for 28 days, its intention to allocate \$15,000 from within the 2016/17 Operational Plan to donate to West Corurgan Private Irrigation District, to part fund the installation of a syphon system under their channel network near Daysdale;
2. THAT pending no submissions being received in opposition to this proposal, the donation is made, and should any negative submissions, be received, Council receives a further report on this matter at the next available meeting.

8.7 INFRASTRUCTURE/ENGINEERING OPERATIONS – WORKS UPDATE REPORT

Summary

This report is provided to Council to update on the activities undertaken in the Engineering sector over the past month. Staff and contractors are continuing to work towards completing a high percentage of the works program (maintenance and capital) for this year. Whilst some of the information below is operational in nature, it is presented to Council to give an overall update on the progress of works. Note – between the time of writing this report, and the Council meeting, a significant additional progress has been made, and this is to be reported in the next report.

The highlights of the reporting period include the start of major construction (renewal) activities on the Federation Way (north of Urana township). Council is facing some difficulties in getting contractors to undertake construction works due to limited availability

Report detail

A summary of activities is provided below for consideration.

MAINTENANCE

(a) Road Maintenance Grading, Gravel Patching and Re-sheeting

- Mahonga Road MR125
- Collendina Road
- Boiling Down Road
- Skehans Lane
- Corona Road
- Jamiesons Road
- Enfield Street
- Cemetery Road
- Brocklesby Road
- Orford Road
- Railway Street
- Bullecourt Road
- Almond Lane
- Martin Street, Balldale
- Lilydale Road, Balldale
- Whittaker Lane, Howlong
- The Township of Balldale - Balldale Cricket Ground entrance road

(b) Shoulder Grading and Resheeting

- Drain Lane
- Sprint Drive MR314
- Merton Road

(c) Sealed Road Patching Work

- Cocketgedong Road MR59
- Federation Way MR385
- Boree Creek / Urana Road SR1014
- Strontian Road SR6
- Corowa Road MR323
- Berrigan Road MR356
- Reseal pre-work patching
- Roadside slashing
- Bidgeemia Road SR1113
- Four Corners Road SR1152
- Bidgeemia Road MR125

(d) Private Works

Road patching at Thales in Mulwala

(e) Works Requests

Closed out 42 works requests.

(f) Incidents

Nil attended.

(g) Footpath Works

Guy Street – replaced 384m² of damaged footpath.

Jackson Street – removed and replaced damaged sections of footpath (approx. 70m²)

ROAD CONSTRUCTION ACTIVITIES

Works started or completed since last report:

- Federation Way MR385 - Fixing Country Roads - Stage 1 - second kilometre 90% complete and expected to finish in March 2017. Stage 2 - Culverts extended as a part of the project.
- Federation Way MR385 - Black Spot - 90% complete and expected to finish in March 2017.
- Water Main in Hume Street Corowa is 95% complete and expected to finish by the end of March 2017.
- The storm water drainage and kerb and channel in Honour Avenue Corowa has been completed. The entire project is expected to be completed by the end of March 2017.
- Footpath maintenance in Mulwala is expected to be completed by the end of March 2017.
- The 1.5km section of Bull Plain Road reconstruction and associated drainage are complete.

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- Geotechnical works undertaken for Greenvale Road reconstruction will provide pavement design in order to enable construction works. This project is likely to go over budget due to unknown ground conditions at the time of the planning of the project. This project is expected to be finished in four weeks after the availability of the contractors.
- Community meeting and geotechnical works have been undertaken for the Urana Adventure Park. The geotechnical works have identified concerns about the ground conditions which could substantially increase the cost of the project.
- Stephens Street Urana footpath construction was delayed by 2 weeks due to the hot weather (pouring concrete above 32 degrees is not advisable due to cracking). This project is now proceeding.
- Scoping and planning works for Widgewa Street in Morundah were undertaken in consultation with a nearby property owner as a part of the project.
- A request for quotation regarding crack sealing on Corowa Road and Federation Way was issued. Crack sealing will assist in preventing potholes forming. This work is expected to be finalised by the end of April 2017.
- Geotechnical works are scheduled for Corowa Road in the coming weeks in order to enable the reconstruction works funded within the Operational Plan.
- Council staff have inspected roads and prepared a program for repair of unsealed road re-sheeting and shoulders of sealed road for the northern area. The inspections for the southern area were completed last year and works are about to commence. The end date will depend upon the availability of contractors to undertake works.
- Inspection and prioritisation works were undertaken for the guard rail replacement program in the northern area. These repair works will be undertaken as soon contractors become available.
- Urban drainage pits in the Urana CBD were inspected and replacements are planned. Repair works are expected to complete by the end of March 2017.
- Detailed design completed for Mulwala - Inglis Street / Pool Park Car Park. Council have requested quotes and are awaiting to appoint a contractor, however, there are no contractors on the wet hire tender available to undertake the works.
- Detailed design has been completed for Honour Avenue service road kerb and channel upgrade. Works are close to completion.
- The 2016/17 Heavy Patching Program is finalised and contractors are booked to commence the program on the 6 March 2017. The program is expected to be completed by the end of April 2017.
- Council's Reseal contractor will be commencing at some stage during March.
- Design works have commenced for Lone Pine Avenue and Armour Street water main replacements. Construction works are dependent upon the availability of contractors.
- The bus shelter has been ordered for Hawkins Street in Howlong and it is expected to be installed by the end of April 2017.
- A purchase order has been issued for the level 3 bridge inspections and a report is expected to be provided by the end of March 2017.
- Daysdale Walbundrie Road Floodway – the floodway construction has commenced with the first half of the culvert being installed. The construction works are expected to be completed by the end of March 2017.
- Council have appointed an engineering design firm to undertake the geometric and pavement design of Back Berrigan Road (2 sections). Construction will also depend upon the availability of the engineering design works as well as the availability of contractors undertaking the construction works.

STRATEGIC/OTHER ACTIVITIES

- As a part of the Council development, Council has initiated a review of the Work Health and Safety compliance documentation of the Infrastructure Delivery Area, with the aim of harmonising systems and ensuring regulatory compliance. This work will involve consultation and development of a compliant system that meets the industry standards and regulatory compliance and meet staff expectations. This work will be coordinated through the Work Health and Safety Committee after the initial consultation is finalised with staff.
- Council is actively looking for improved ways of work. In line with this aim in mind, seven employees attended a machine control demonstration day at Wagga Wagga to observe latest innovation in construction technology available and in use in the region. Machine control essentially means a computer which can receive the project design prepared using computers and assist the grader operator to achieve level control improving quality and increasing speed of work at which the project can be delivered.
- Keeping up with industry practices, eighteen employees attended a training course with the Roads and Maritime Services to ensure consistent work practices of heavy patching across the South West Region. This course enlightened the operators into the NSW State Government specifications and quality management systems and standards of work. This free education help from the NSW State Government will help deliver consistent and quality outcomes for the local and regional communities and improve value for money.
- The delivery of the works program was reviewed on 20 February 2017. The updates are placed on the Council's website for community to view. The program provides updates, lists projects with anticipated delays and due completion dates. The Community is encouraged to use the timelines provided as a guide when they are expected to see construction works on various projects.
- A review of Council's plant and equipment was undertaken with the aim of producing a prioritised list for the upcoming replacement program.
- Council staff met the General Manager and board members of Corugan Water on the 9 February 2017 in order consider flood issues particularly flooding issues during the planning and design of repairs to Federation Way south of Daysdale. A report will be presented to Council, where Corugan Water are seeking Council funding assistance to install a syphon system to allow flood waters to cross under a section of their channel network near Daysdale.
- Council staff met with a local transport operator and discussed opportunities to open up Council's road network for Road Trains within the Local Government Area.
- The Local Traffic Committee meeting was held on the 13 February 2017 and discussed various events and roll out of speeds zones in Mulwala. A plan is being prepared for enable clearer advice to the community before the placement of the signs.

RECOMMENDED that Council note the report on the Infrastructure/Engineering Operations – Works Update Report for the March 2017 Ordinary Council meeting.

INFORMATION was noted.

SUSPENSION OF STANDING ORDERS

53/17FC **RESOLVED** that standing orders be suspended at 10.35 am.

MURRAY REGIONAL TOURISM

Mark Francis CEO Murray Regional Tourism to present to Council and provide an overview of activities for the past twelve months of Murray Regional Tourism.

RESUMPTION OF STANDING ORDERS

54/17FC **RESOLVED** that standing orders be resumed at 11.27 am.

9. NOTICE OF MOTION/QUESTION WITH NOTICE

NO ITEMS

10. REPORTS FROM COMMITTEES

10.1 COROWA HEALTH, SOCIAL & COMMUNITY SUPPORT COMMITTEE

Minutes and Report of a meeting of the Corowa Health, Social & Community Support Committee held in the Social Enterprise Centre, Corowa on Monday, 13 February 2017 commencing at 6.30 pm.

PRESENT

Mr. Peter Wortmann	Chairperson – NSW Ambulance
Paul Miegel	Federation Council Representative Committee
Mrs. Barbara Robinson	Challenge Foundation
Mr. Geoff Bartlett	LHAC
Ms Kay Fredericks	Community Representative
Mrs. Beth Tidd	Community Representative

APOLOGIES

RECOMMENDED that apologies be accepted from A.Murhpy, K.Cofield & M. McDonald.

G.BARTLETT & B.ROBINSON

MINUTES

RECOMMENDED that the minutes of the meeting held on 12 December 2016 be accepted.

G.BARTLETT & K.FREDERICKS

PRESENTATIONS BY LOCAL HEALTH SERVICE PROVIDERS:

Federation Council

The amalgamation process continues with 75% of the required tasks completed.

The Administrator has deferred any decision on the Corowa Swimming Pool to the incoming Council.

Talk of de-mergers is only media speculation.

The Local Representative Committee (LRC) is having greater involvement and input to the Administrator.

The process for community representation will be a major challenge for the incoming Council.

Local Health Advisory Committee

No meeting since November 2016.

The “Memory bus” will be visiting Urana on 21 February and Corowa on 24 February with a healthy brain seminar from 10-11:30am and the opportunity to engage with mental health workers from 12 noon to 2pm.

Challenge Foundation

Amaranth Foundation has now moved in to the Enterprise Centre and is fully operational.

Challenge Foundation received its transport accreditation on 5 January 2017.

The Foundation intends to apply for a Stronger Regional Communities grant to commence a community transport operation in Corowa.

NSW Ambulance

Business as usual. Compliments were expressed to Woolworths for its proactive corporate citizenship towards the elderly during the recent extreme heat period by providing cool water, staff to complete their shopping, and places to rest from the heat.

General Business

There was discussion regarding the recent extreme heat and a co-ordinated emergency response for the elderly and vulnerable members of the community.

Concerns from the public have been reported to the committee regarding patients being disadvantaged by the Corowa Medical Centre. It was agreed to invite the new Practice Manager to the next meeting to address these concerns.

MEETING CLOSED 7.25 pm.

Next Meeting: 13 March 2017.

INFORMATION was noted.

11. PRÉCIS OF CORRESPONDENCE REQUIRING COUNCIL ACTION/FOR INFORMATION

11.1 COROWA EXPO COMMITTEE AND FRIENDS OF SANGER STREET

Thank you letter to Council for their contribution towards the expo. A copy of this letter is included with the agenda.

INFORMATION was noted.

12. CONFIDENTIAL ITEMS

CLOSURE OF MEETING TO MEMBERS OF THE PUBLIC

55/17FC **RESOLVED** that Council move to a Closed Committee at 11.29 am under section 10A Part 2(d) of the local Government Act and Clause 70 of Councils code of Meeting Practice to discuss the tender for Construction Plant Wet Hire – Panel Contract, which contains commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the council; or (iii) reveal a trade secret.

CLOSED COMMITTEE

12.1 TENDER – CONSTRUCTION PLANT WET HIRE – PANEL CONTRACT

56/17FC **RESOLVED** that Council:

1. Accept the tenders for contract 17-03 Supply: Wet Hire of Construction Plant – Panel Contract, from:

- (a) Rollers Australia Pty Ltd
- (b) Fenech Group Pty Ltd
- (c) Aqua Assets Pty Ltd
- (d) JM & JM Dodds
- (e) Longford Civil
- (f) Judd & Sons
- (g) Tox Free Australia Pty Ltd
- (h) Glengarleigh Pty Ltd (PR & LE Willis)
- (i) Andrew Goldman Excavations
- (j) Easyquip Hire Pty Ltd
- (k) Walsh Wodonga (Vic) Pty Ltd
- (l) Sharpe Brothers Australia Pty Ltd
- (m) RL Montgomery
- (n) JA Bentham
- (o) Western Plant Hire Pty Ltd

for the Financial Years 2016/17, 2017/18 and 2018/19; and

2. Authorise the use of the Council seal to execute the contracts for Wet H17-03 Supply: Wet Hire of Construction Plant – Panel Contract.

RE-OPENING OF THE MEETING TO MEMBERS OF THE PUBLIC

57/17FC **RESOLVED** that Council move to open committee and report business from closed committee at 11.38 am.

OPEN COMMITTEE

The Chairperson advised the meeting of the resolution as adopted in confidential.

Item 12.1 Tender – Construction Plant Wet Hire – Panel Contract

RESOLVED that Council:

1. Accept the tenders for contract 17-03 Supply: Wet Hire of Construction Plant – Panel Contract, from:

- (a) Rollers Australia Pty Ltd;
- (b) Fenech Group Pty Ltd;
- (c) Aqua Assets Pty Ltd;
- (d) JM & JM Dodds;
- (e) Longford Civil;
- (f) Judd & Sons;
- (g) Tox Free Australia Pty Ltd;
- (h) Glengarleigh Pty Ltd (PR & LE Willis);
- (i) Andrew Goldman Excavations;
- (j) Easyquip Hire Pty Ltd;
- (k) Walsh Wodonga (Vic) Pty Ltd;
- (l) Sharpe Brothers Australia Pty Ltd;
- (m) RL Montgomery;
- (n) JA Bentham; and
- (o) Western Plant Hire Pty Ltd

for the Financial Years 2016/17, 2017/18 and 2018/19; and

2. Authorise the use of the Council seal to execute the contracts for Wet H17-03 Supply: Wet Hire of Construction Plant – Panel Contract.

13. CLOSURE OF MEETING

The meeting terminated at 11.39 am.

CONFIRMED: 18 April 2017.

ADMINISTRATOR:

