



**FEDERATION  
COUNCIL**

# Ordinary Council Meeting

# Minutes

Tuesday, 19 May 2020

Video Conference  
Commenced 9.31 am



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## 1. OPENING MEETING AND READ LIVE STREAMING STATEMENT

The Mayor opened the meeting at 9.31 am.

### COVID-19 - Live Streaming of Council Meetings

Due to COVID-19 restrictions regarding gatherings and the need to comply with social distancing measures, all Council meetings will be held by video conference until further notice.

Residents will not be able to attend meetings in person. Federation Council wishes to advise members of the public that Council meetings will be live streamed so that the public may view the proceedings of the meeting in real time or later, and will be available after each meeting on Council's website [www.federationcouncil.nsw.gov.au](http://www.federationcouncil.nsw.gov.au)

View meetings via the link <https://www.federationcouncil.nsw.gov.au>

## 2. ACKNOWLEDGEMENT OF COUNTRY

I would like to acknowledge the Traditional Custodians of the land on which we are meeting today, the Bpangerang people, and acknowledge the Aboriginal and Torres Strait Islander people who now reside in this area. I extend that respect to Elders – past and present of the Bpangerang nations.

## 3. APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE BY COUNCILLORS

### **PRESENT:**

The Mayor, Councillor PMJ Bourke (Chairperson), Councillors AC Kennedy, GJ Law, DS Longley, FT Longmire, PI Miegel, BJ Thomas, NW Wales APM and SM Whitechurch.

### **ALSO PRESENT:**

Mr A Butler (General Manager), Ms J Shannon (Director Corporate and Community Services), Ms S Appleyard (Director Development and Environmental Services), Mr S Carmichael (Director Engineering Services), Mrs Alannah Greenwood (Manager Communications and Engagement) and Mrs R Henson (Executive Assistant – Minute Taker).

### 3.1 APOLOGIES

Chair to ask for any apologies at meeting.

No apologies received for the May 2020 Ordinary Council Meeting.

### 3.2 APPLICATIONS FOR LEAVE OF ABSENCE

Application for leave of absence received by Chair to be tabled at meeting.

No new leave of absence applications have been received for the May 2020 Council Meeting.

## 4. CONFIRMATION OF MINUTES

### 4.1 CONFIRMATION OF MINUTES OF ORDINARY MEETING 21 APRIL 2020

**RECOMMENDED** that the Minutes of the Ordinary Meeting held on 21 April 2020 be confirmed.

158/20FC **RESOLVED** on the motion of Councillors Wales and Longley that the Minutes of the Ordinary Meeting held on 21 April 2020 be confirmed.

## 5. DISCLOSURES OF INTERESTS

Disclosures of interest declarations received by the Chair to be noted.

Ms S Appleyard, Director Development and Environmental Services declared a significant non-pecuniary interest under Part 5 (Non-pecuniary) of Council's Code of Conduct and Clause 16 of Council's Code of Meeting Practice in item 8.6 Community Grants Program - Round Two as her partner is president of the Urana Vintage machinery Club Inc. who have submitted a grant application.

159/20FC **RESOLVED** on the motion of Councillors Longmire and Whitechurch that the disclosure from Ms S Appleyard, Director Development and Environmental Services in regards to a significant non-pecuniary interest under Part 5 (Non-pecuniary) of Council's Code of Conduct and Clause 16 of Council's Code of Meeting Practice in item 8.6 Community Grants Program - Round Two be noted.

## 6. MAYORAL MINUTE(S)

### 6.1 NO ITEMS

## 7. GENERAL MANAGER REPORT

### 7.1 JULY 2020 ORDINARY COUNCIL MEETING, BRIEFING SESSION AND COUNCILLOR WORKSHOP

#### Summary

The purpose of this report is to recommend that the July 2020 Council Meeting, proposed to be held on 21 July 2020, be postponed and held on Tuesday, 28 July 2020. The purpose of this would be for Council to adopt the Integrated Planning and Reporting Documents (IPR), being the Draft Delivery Program and Operational Plan, including the Long Term Financial Plan, after exhibition, without the need for an extraordinary meeting.

The NSW Government in response to the disruption to Councils operations caused by COVID-19, has legislated to allow NSW Councils the opportunity to not adopt their next round of I P & R documents until the end of July for implementation 1 August. See attached circular.

Federation Council is recommended to take advantage of this new opportunity, to allow further finalisation of these plans. As such a revised timeline for the adoption of the draft I P & R documents is shown below, for the consideration of Council –

Date	Action
19 May 2020	Draft Long Term Financial Plan presented to Cr Workshop.
20 May – 18 June 2020	I P & R Plans to be further reviewed and revised based on Cr input from workshop and other work being undertaken.
18 June 2020	Draft I P & R Plans to Cr June Policy and Resource Briefing Session.
23 June 2020	Adopt Draft I P & R Plans for public exhibition period.
28 July 2020	Adopt final set of I P & R Plans after public exhibition period and consideration of any submissions, for implementation 1 August 2020.

If the July Council meeting is postponed it is also recommended to postpone the July Briefing Session and July Councillor Workshop to their ordinary sequence, being the workshop to then be held on the afternoon of the new meeting date, and the briefing to occur on the Monday evening of the week prior to the new meeting date.

#### Attachments

7.1.1 Council Circular 20-12 - Modification of Statutory Requirements in Response to the COVID-19 Pandemic (20/17285)

#### Financial Implications

N/A.

**RECOMMENDED:**

1. THAT Council note the report on the July 2020 Ordinary Council Meeting, Briefing Session and Councillor Workshop;
2. THAT the July Ordinary Council Meeting be postponed from 21 July 2020 and held on Tuesday, 28 July 2020 via video conference commencing at 9.30 am;
3. THAT the July Councillor Workshop be postponed from 21 July 2020 and held on Tuesday, 28 July via video conference commencing at 1.30 pm; and
4. THAT the July Briefing Session be postponed from 13 July 2020 to Monday, 20 July 2020 via video conference commencing at 4.00 pm.

160/20FC **RESOLVED** on the motion of Councillors Wales and Longley:

1. THAT Council note the report on the July 2020 Ordinary Council Meeting, Briefing Session and Councillor Workshop;
2. THAT the July Ordinary Council Meeting be postponed from 21 July 2020 and held on Tuesday, 28 July 2020 via video conference commencing at 9.30 am;
3. THAT the July Councillor Workshop be postponed from 21 July 2020 and held on Tuesday, 28 July via video conference commencing at 1.30 pm; and
4. THAT the July Briefing Session be postponed from 13 July 2020 to Monday, 20 July 2020 via video conference commencing at 4.00 pm.

**7.2 SEPTEMBER 2020 ORDINARY COUNCIL MEETING, BRIEFING SESSION AND COUNCILLOR WORKSHOP**

**Summary**

The purpose of this report is to recommend that the September 2020 Council Meeting, return to normal schedule (3<sup>rd</sup> Tuesday) due to the postponement of the 2020 Local Government Election.

**Background**

At the January 2020 ordinary meeting, Council determined to postpone the 15 September 2020 Ordinary meeting to Tuesday, 29 September 2020. The reason for the postponement was to allow for the 'new' Council to take office after the election which was being held on 12 September 2020.

Due to the risks posed by the COVID-19 virus, the Minister for Local Government announced the Local Government elections would be postponed for 12 months until September 2021. A likely date for the 2021 elections has been flagged as 11 September.

The September Briefing Session and Councillor Workshop were also postponed, and it is recommended they also be returned to normal schedule.

#### Attachments

7.2.1 Circular 20-10 Postponement of the September Local Government Elections (20/14694)

#### Financial Implications

N/A.

#### RECOMMENDED:

1. THAT Council note the report on the September 2020 Ordinary Council Meeting, Briefing Session and Councillor Workshop;
2. THAT the September 2020 Ordinary Council Meeting be moved from 29 September 2020, and held on Tuesday, 15 September 2020 in the Corowa Council Chambers (if social distancing requirements allow) or by video conference commencing at 9.30 am;
3. THAT the September Councillor Workshop be moved from 29 September 2020, and held on Tuesday, 15 September 2020 in the Corowa Council Chambers (if social distancing requirements allow) or by video conference commencing at 1.30 pm; and
4. THAT the September Briefing Session be moved from 24 September 2020 to Monday, 7 September in the Corowa Council Chambers (if social distancing requirements allow) or by video conference commencing at 4.00 pm.

161/20FC **RESOLVED** on the motion of Councillors Longmire and Miegel:

1. THAT Council note the report on the September 2020 Ordinary Council Meeting, Briefing Session and Councillor Workshop;
2. THAT the September 2020 Ordinary Council Meeting be moved from 29 September 2020, and held on Tuesday, 15 September 2020 in the Corowa Council Chambers (if social distancing requirements allow) or by video conference commencing at 9.30 am;
3. THAT the September Councillor Workshop be moved from 29 September 2020, and held on Tuesday, 15 September 2020 in the Corowa Council Chambers (if social distancing requirements allow) or by video conference commencing at 1.30 pm; and
4. THAT the September Briefing Session be moved from 24 September 2020 to Monday, 7 September in the Corowa Council Chambers (if social distancing requirements allow) or by video conference commencing at 4.00 pm.



### 7.3 NSW STATE GOVERNMENT FINANCIAL ASSISTANCE PACKAGE FOR LOCAL COUNCILS

#### Summary

The purpose of this report is to advise Council formally of the recent announcement by the NSW State Government, to offer various funding support programs to NSW Councils, subject to certain requirements.

#### Background

Details of the package, extracted from the Office of Local Government website, are shown below.

#### ***\$395m COVID-19 local government economic stimulus package***

The NSW Government is providing a \$395 million economic stimulus package to safeguard jobs and service and infrastructure delivery at the State's 128 local councils.

#### **1) *OLG 2020 - Stimulus Package image***

The centrepiece of the package is a \$112.5 million Council Job Retention Allowance to safeguard jobs and retain skills within the local government sector.

The Council Job Retention Allowance provides a payment of \$1,500 per fortnight per employee for up to three months to limit local government job losses.

Importantly councils will determine which staff receive the allowance. Payments will be made to councils by the Office of Local Government.

To access the funding councils need:

- To be parties to the Local Government (State) Award 2017 agreeing to adopt the Local Government (COVID-19) Splinter Award 2020 or equivalent agreement with relevant industrial unions. Federation Council is a party to this award.
- To have met the cost of four weeks paid COVID-19 Special Leave under the Splinter Award prior to each employee accessing the Council Job Retention Allowance, as well as any costs above \$1,500 a fortnight, per employee, for up to three months.
- To provide evidence to the Office of Local Government of financial distress as a result of the COVID-19 crisis, and
- To note that staff performing key functions (including general managers, senior staff, and roles in planning, waste collection, childcare, water and wastewater) are ineligible for the allowance even if they are redeployed to other roles. This is because these employees are providing vital services that are important to the ongoing functioning of the community.

**Comment in relation to Federation Council** – This was the subject of much questioning and debate from Councils, in a recent Local Government NSW webinar with the Office of Local Government.

The job keeper package is very welcomed and we thank LGNSW for their lobbying and advocacy and also the NSW State Government, especially our local member Justin Clancy MP and the Minister for Local Government for their efforts to ensure Councils are covered in areas where they have had to put staff on leave due to COVID-19 and not having suitable other duties for them.

For the industry we are grateful, but for Federation Council, this is not seen as something that has been required to date, as thankfully we have been able to redeploy staff into other areas where their ordinary duties are/were no longer available due to COVID-19 restrictions. Going forward though, depending on how long the restrictions remain in place, this may be something Council would seek to apply for funding consideration.

The biggest issue with it, and this was raised by many Councils on the webinar with the Office of Local Government, is that the eligibility criteria including proving that Councils are in financial distress, may prove difficult to access, if it is based on Councils overall financial setbacks from COVID-19. Councils are lobbying to encourage the Government to allow it to be applied at the service level, so that the expenses incurred and loss of revenue, for specific business units that are most impacted from the Government restrictions, such as Caravan Parks.

### **2) *Emergency Services Levy – Assistance to Councils***

The local government stimulus package also provides \$32.76 million to meet the increase in the emergency services levy for all NSW councils for 2020-21. This recognises that councils can then redirect this funding to critical core services and deliver much-needed financial support for local communities.

Revenue NSW will still proceed to issue councils with their assessment notices as required by legislation. The emergency services levy relief will be paid by the Office of Local Government as a grant to each council equivalent to the increase in their emergency service levy contribution for 2020-21.

***Comment in relation to Federation Council*** - The Emergency Services Levy assistance (ESL) whereby the State Government has committed to fund the increase in NSW Councils contribution under this new levy for 20/21 is welcome news. However, the challenge remains that it is still a very large increase from this current year, 39% increase, and the unknown increases then for the following years. This is a new levy imposed upon Councils, largely to cover workers compensation for Rural Fire Service and SES volunteers, of which Council fully supports for our fantastic volunteers in all of our emergency service areas. The issue is the split up of this, and how much Council (ratepayers) should wear, versus how much the State Government should fund.

Councils figure payable for next year, is \$561,920.73, up from \$342,528.99 being the cost to Council in 2019/20. The State Government paid \$62,767 on top of this to assist in the 2019/20 period due to lobbying by NSW Councils against this significant increase to Councils expenditure, when coupled with rate pegging and other cost shifting by the State to Local Government.

Council staff will do further work on this in the finalisation of the draft budgets for 20/21 and beyond, and provide more information to Council in the June Council meeting as part of the draft budget reports. At this stage, even with the state government funding the increase, Councils overall increase that it has to find as its own source contribution, is still looking at an additional \$60,000 plus per annum and increasing.

### **3) *Local Government Lending assistance***

The local government economic stimulus package also provides a \$250 million increase to the TCorp local government lending facility to enable local councils to access low-interest loans to fund new and upgraded infrastructure.

The borrowing facility, which to date has provided \$677 million in low-cost infrastructure finance to local councils, will be increased to \$1.35 billion.

The Government has also made the following changes to TCorp:

- Expanding eligibility to allow any council to access the lending facility for the next six months subject to meeting TCorp's Credit Policy.
- TCorp will, when requested, provide principal and interest payment deferrals to any council with existing loans or those approved for loans for the next six months.
- Placing a two-year moratorium on capital works expenditure on council chambers and administration buildings to ensure infrastructure projects directly benefit local communities.
- The Government is also offering to guarantee other loans for councils to help them get cheaper loans from banks and other private sector credit providers.

**Comment in relation to Federation Council** - Council has not fully assessed the loan incentives at this stage.

Overall however this is very welcome news however and we thank the NSW Government for continuing to ensure Local Government is supported through these challenging times for our communities.

**4) New COVID-19 regulations ease the burden on councils, ratepayers and businesses**

The NSW Government has made a series of regulatory changes to ensure council resources continue to be focused on frontline COVID-19 response efforts and allow councils to provide financial relief to businesses and residents.

Regulations have been made under section 747B of the Local Government Act 1993 to temporarily modify the application of the Act in response to the COVID-19 pandemic.

Amendments include:

- Allowing councils to delay sending out the first quarterly rates notice for 2020-21 and extend the payment deadline by one month.
- Enabling councils to immediately waive or reduce fees for services such as food premise inspections and footpath usage for COVID-19 affected businesses, without the need to provide 28 days public notice.
- Providing councils with a one-month extension to adopt their 2020-21 operational plans and budgets and submit their 2019-20 audited financial statements and annual reports. Councils will also have an extra month to submit their last quarterly budget review statement for 2019-20, and
- Removing the requirement for documents to be made available for inspection at council offices, if the document is published on the council's website or available electronically.
- Amendments have also been made to remove the requirement for council notices to be advertised in newspapers and instead allow the relevant notice to be published on the council's website. This is not a temporary measure and will be ongoing.

**Attachments**

7.3.1 Media Release - \$395m Economic Stimulus Package to Safeguard Council Jobs, Services and Infrastructure

**Financial Implications**

Further considered in the budget finalisations, and for discussion at the June Council meeting.

**RECOMMENDED** that Council note the report on the NSW State Government Financial Assistance Package for Local Councils.

162/20FC **RESOLVED** on the motion of Councillors Thomas and Miegel that Council note the report on the NSW State Government Financial Assistance Package for Local Councils.

**7.4 MEETING DAY**

Should public forum be requested to speak to a Council report, this will occur prior to the Council meeting at 9.00 am via video conference address.

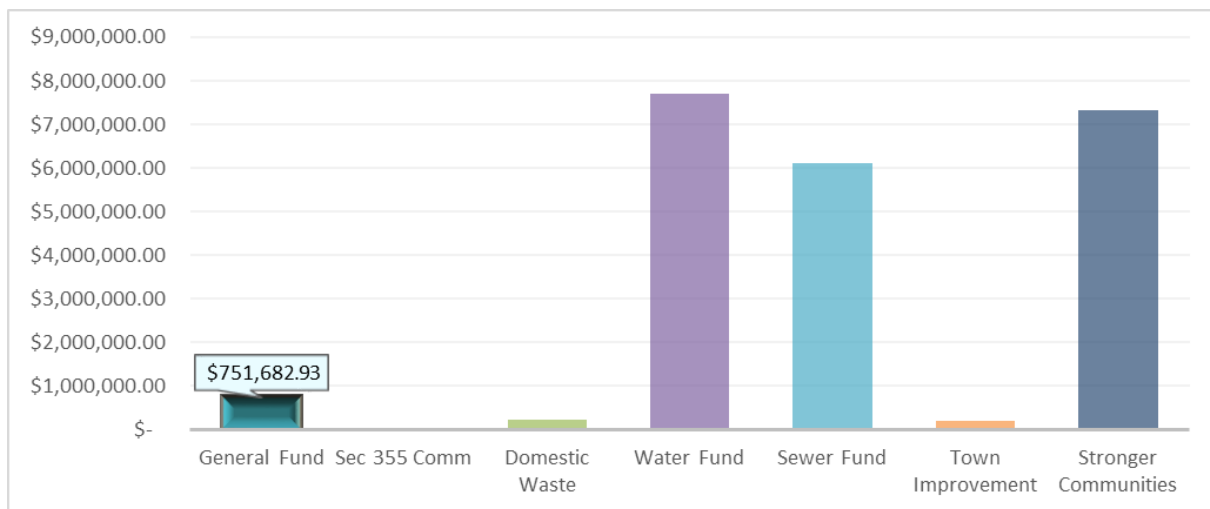
**A BUTLER**  
**GENERAL MANAGER**

**8. DIRECTOR CORPORATE AND COMMUNITY SERVICES REPORT**

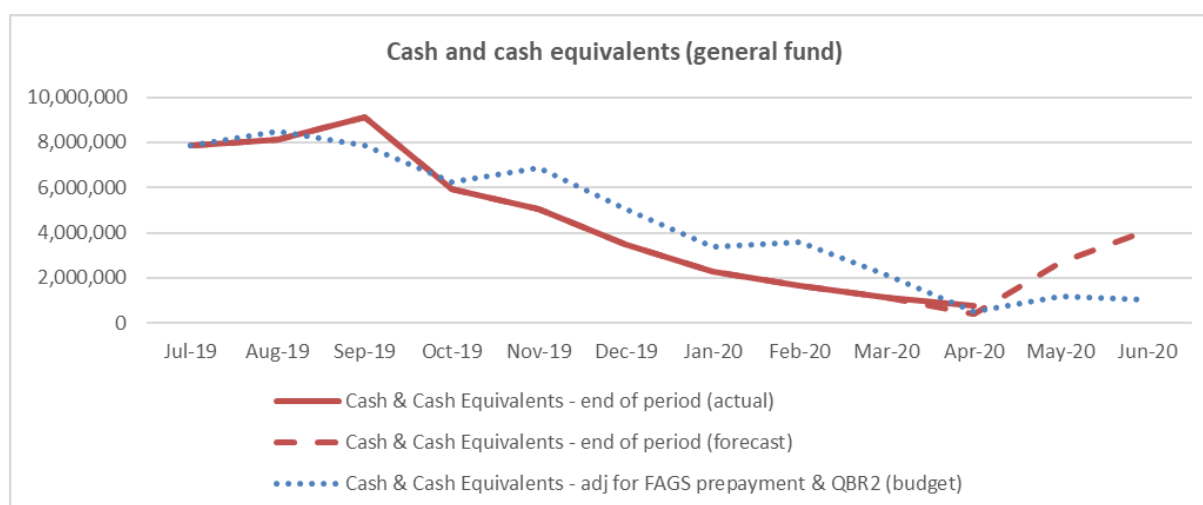
**8.1 STATEMENT OF BANK BALANCES AND RECONCILIATION AS AT 30 APRIL 2020**

Balance as per Bank Statement:

General Account	0000 0022		753,330.53
Business Online Saver Account	1014 2522		1,233,841.74
Investments			20,349,141.80
		Sub Total	22,336,314.07
Plus Deposits not yet lodged:			
Corowa	30/4/20	55.00	55.00
		Sub Total	22,336,369.07
Less Unpresented Cheques			145.00
Balance as per Ledger			22,336,224.07
Less External Restricted Funds			21,584,541.14
<b>Balance of General Fund Ledger</b>			<b>751,682.93</b>



The following graph details Council’s cash and cash equivalents in the General Fund over the 2019/20 financial year. The red line represents the actual balance, while the dotted blue line represents the budgeted cash position adjusted for the Financial Assistance Grants prepayment (from June 2019) and Quarterly Budget Review 2 changes. Please note this has not been adjusted for any QBR3 changes, that will be presented to the June Council meeting.



The projected increase in cash in future months relates to:

- \$3m of expenditure incurred on grant funded projects that will be reimbursed
- Sales of industrial lots in the Mulwala Business Park
- Drawdown on borrowings related to the Mulwala Business Park development
- Water invoices and rates receipts

#### CERTIFICATE OF RECONCILIATION

*I CERTIFY THAT THE COUNCIL'S GENERAL LEDGER BANK ACCOUNTS HAVE BEEN RECONCILED WITH THE APPROPRIATE BANK STATEMENTS AS AT 30 APRIL 2020.*

**S NORMAN**  
**MANAGER FINANCE**

**RECOMMENDED** that the report on Statement of Bank Balances and Reconciliation as at 30 April 2020 be noted.

163/20FC **RESOLVED** on the motion of Councillors Miegel and Kennedy that the report on Statement of Bank Balances and Reconciliation as at 30 April 2020 be noted.

#### **8.2** SCHEDULE OF INVESTMENTS AS AT 30 APRIL 2020

The following list of investment securities is held as at 30 April 2020. 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	Westpac	\$540,787.21	28/01/2020	1.51	98	05/05/2020
Term Deposit	Westpac	\$643,391.88	28/01/2020	1.51	98	05/05/2020
Term Deposit	Westpac	\$543,895.89	09/02/2020	1.30	90	09/05/2020

Term Deposit	CBA	\$1,035,887.14	07/01/2020	1.49	126	12/05/2020
Term Deposit	Westpac	\$1,008,377.31	28/02/2020	1.36	95	02/06/2020
Term Deposit	NAB	\$1,019,275.13	03/03/2020	1.45	91	02/06/2020
Term Deposit	Westpac	\$1,015,875.95	25/02/2020	1.36	98	02/06/2020
Term Deposit	NAB	\$2,650,887.47	07/01/2020	1.61	147	02/06/2020
Term Deposit	NAB	\$1,038,689.93	16/03/2020	1.42	92	16/06/2020
Term Deposit	NAB	\$1,032,428.64	17/03/2020	1.37	91	17/06/2020
Term Deposit	NAB	\$1,038,939.04	24/03/2020	1.37	91	24/06/2020
Term Deposit	NAB	\$1,021,950.50	31/03/2020	1.29	91	31/06/2020
Term Deposit	CBA	\$1,044,679.02	07/04/2020	0.82	98	14/07/2020
Term Deposit	NAB	\$1,020,115.21	07/04/2020	1.18	98	14/07/2020
Term Deposit	NAB	\$1,531,010.06	14/04/2020	1.14	91	14/07/2020
Term Deposit	NAB	\$1,023,424.38	21/04/2020	1.08	91	21/07/2020
Term Deposit	NAB	\$2,000,000.00	21/04/2020	1.08	91	21/07/2020
Term Deposit	ANZ	\$1,109,527.04	07/04/2020	1.05	153	11/09/2020

**\$20,319,141.80**

#### **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 30 April 2020.

164/20FC **RESOLVED** on the motion of Councillors Miegel and Longmire that Council note the report on the schedule of investments as at 30 April 2020.

### **8.3 UNREASONABLE COMPLAINANT CONDUCT POLICY**

#### **Summary**

The purpose of this report is to present a draft Federation Council Unreasonable Complainant Conduct (UCC) Policy for consideration by Council and for release on public exhibition.

Unreasonable Complainant Conduct ('UCC') is any behaviour by a current or former complainant which, because of its nature or frequency raises substantial health, safety, resource or equity issues for our organisation, our staff, volunteers, contractors, committee members, other service users and complainants or the complainant himself/herself.

This policy provides our customers and staff with advice on how we will manage unreasonable complainant conduct ('UCC').

In addition to this, the policy will ensure that potential complainants are aware of Councils commitment to protect its staff from this type of behaviour and its process for managing incidents, including the ability to enforce restrictions on contact with Council if needed.

This policy is supported by a Federation Council UCC procedure to reflect the recommendations of the NSW Ombudsman and guide those staff with responsibilities through the process to manage any such incidents

### Background

The NSW Ombudsman has noted that Unreasonable Complainant Conduct ('UCC') has been an on-going problem for Australian public sector agencies for many years and has been cited by the former High Court Justice Kirby as potentially causing "disproportionate disruption" when it occurs.

In 2006 the Australasian Parliamentary Ombudsman began a collaborative project on Managing Unreasonable Complainant Conduct ('UCC'). The project proposed a framework of strategies for managing such conduct. These strategies were incorporated into a practice manual for public sector organisations and their staff.

Enhancements to the practice manual have also resulted in a standardised and consistent model policy and procedure being produced by the Ombudsman for the management of UCC. Federation council has undertaken to adopt a policy that and procedure that is compliant with the Ombudsman's suggested approach.

### Risk

#### **Work Health and Safety**

There is a current Work Health and Safety risk of staff, volunteers, Section 355 committee members and contractors of council, who are the subject or target of any behaviours that constitute *unreasonable complainant conduct* experiencing psychological distress and or physical harm, if there are not steps taken to effectively manage this risk.

*Without implementation: High to Extreme*

*With implementation: Low to Moderate*

#### **Litigation/Reputation**

An additional risk of litigation and reputational consequences is possible due to any mismanagement of UCC complaints. A clear process and identified responsibilities, will ensure this risk is managed.

*Without implementation: High*

*With implementation: Low*

### Benefits identified

Additional positive consequences may also be achieved by minimising the time and resources expended when repeated responses, often from several different council officers, is required to manage unreasonable complainant conduct.



Attachments

8.3.1 Unreasonable Complainant Conduct (UCC) Policy (20/17915)

Financial Implications

Minor (administrative and processing costs).

**RECOMMENDED:**

1. THAT Council note the report on Unreasonable Complainant Conduct Policy; and
2. THAT Council endorse the Unreasonable Complainant Conduct Policy to be placed on public exhibition for a period of 28 days calling for submissions.

165/20FC **RESOLVED** on the motion of Councillors Longmire and Whitechurch:

1. THAT Council note the report on Unreasonable Complainant Conduct Policy; and
2. THAT Council endorse the Unreasonable Complainant Conduct Policy to be placed on public exhibition for a period of 28 days calling for submissions.

**8.4 FEDERATION COUNCIL TOURISM BRANDING PROJECT – NORTH OF THE MURRAY**

Summary

Federation Council identified the need for a tourism brand to competitively position the newly expanded region, strengthen community pride, raise awareness and ultimately drive visitation and increase overnight stays within the council area.

Background

On the 1 July 2019, Kindred Creative were appointed by Council to develop a new tourism brand for the Federation Council area. This brand clearly defines where the Federation council area is geographically located, underpin its identity, and relate closely to the regional key experiences.

The project was been broken into three stages to ensure that the best possibly outcome is achieved for the destination;

- Stage 1. Research and Audit**
- Stage 2. Naming and Brand Strategy**
- Stage 3. Final Deliverables**

The project is now complete and further information is outlined in the attached Evaluation Report. The new tourism brand established for Federation Council is North of the Murray.

As result of this project internal working documents, including Federation Council Tourism Brand Strategy, North of the Murray Brand Guidelines along with a brand tool kit have been developed. These documents will inform strategic decisions and provide guidelines for how the Council's tourism department will market the region as a tourism destination moving forward.

Now that this Tourism Branding Project is complete, we will now move onto the development of a Destination Marketing Strategy. This will take into account the findings and recommendations from the Tourism Branding Project. The objectives of the Destination Marketing Strategy are;

**Objective 1.**

Utilise existing research in relation to key target markets and how to strategically position the North of the Murray tourism offering in the tourism market using a customer lead approach.

**Objective 2.**

Development of a strategic marketing plan to;

- Growth in visitor attraction, regionally, nationally and internationally.
- An increase in the length of stay within the Federation Council area.
- Increase the visitor economy in the region.
- Reinvigoration of local business confidence and growth.
- Improved sense of pride and ownership of local residence and tourism businesses in the municipality.
- Encourage new tourism product and investment.

**Objective 3.**

Develop an implementation plan for the new tourism brand to clearly define where North of the Murray is geographically located, underpin our identity and relate closely to the region's key experiences, generating local, regional and national recognition and appeal for the destination.

**Objective 4.**

Capitalise on partnership opportunities with local tourism businesses and Local Tourism Associations and Regional Tourism Bodies to increase the awareness of the region.

The Destination marketing Strategy will provide a number of key deliverables. These will include;

**Deliverable 1.**

Provision of our regions current position in the market, which will consist of a detailed audit and report of current marketing material, under the recent tourism branding of Corowa Region across all marketing mediums. The report will outline current strengths and weaknesses and suggestion for improvement moving forward.

**Deliverable 2.**

A five year strategic destination marketing strategy including the following elements:

- a) Marketing Strategy Summary
- b) Marketing Overview – Key Target Markets and Competitors
- c) Marketing Objectives and Strategic Direction
- d) Background Analysis
- e) SWOT Analysis
- f) Vision and Mission Statement
- g) Brand Position
- h) Clear definition of the Council and Tourism Brand Application
- i) Budget

**Deliverable 3.**

A clear and comprehensive action plan to support the effective implementation of the marketing across the entire region. Focusing on the key marketing actions and recommendations for external and internal activities.

External activities – Delivering key marketing messages to the consumer.

Internal activities – Including the development of marketing collateral, communication, analysis and research.

With the following identified:

- a) Priority
- b) Target market
- c) Budget
- d) Timeline
- e) Key performance indicators
- f) Resources

These activities should include and are not limited to;

- i. Brand Launch and Implementation
- ii. Brochures, print, and collateral
- iii. Digital
- iv. Photography and videography
- v. Industry development and communication
- vi. Partnerships and memberships
- vii. Campaigns such as Visiting Friends and Relatives and Awareness
- viii. Cooperative Marketing with regional and state partners
- ix. Tourism Signage Strategy

On completion of the Destination Marketing Strategy, Federation Council will then be in a position to launch and begin implementation of the North of the Murray Brand.

**Attachments**

8.4.1 Federation Council Tourism Brand Final Evaluation Report v1.0 – 9 April 2020 (20/17885)

**Financial Implications**

The development of the destination marketing strategy has a budget of \$20,000. This funding will come from an allocation from the merger funding received by Council. This funding must be acquitted by December 2020.

Funding will also be requested for the development of the branding content (written online and hard copy) and an official Visitors Guide. It is expected this will cost \$23,300. This funding will be requested as part of the Branding Implementation funding from the 2020/21 Council budget.

The overall project has been funded by use of the some of the Merger Implementation Fund, as previously approved by Council. This has been considered to be a very positive use of some of the funds.

**RECOMMENDED:**

1. THAT Council note the report Federation Council Tourism Branding Project – North of the Murray; and
2. THAT Council endorse the North of the Murray tourism brand and collateral, noting that implementation and launch of the brand will fall out of the Destination Marketing Strategy.

166/20FC **RESOLVED** on the motion of Councillors Whitechurch and Law:

1. THAT Council note the report Federation Council Tourism Branding Project – North of the Murray; and
2. THAT Council endorse the North of the Murray tourism brand and collateral, noting that implementation and launch of the brand will fall out of the Destination Marketing Strategy.

**8.5 FEDERAL GOVERNMENT DROUGHT FUNDING (ROUND 2) – CONFIRMATION AND BUDGET ENDORSEMENT**

**Summary**

Federation Council was invited to apply for a further \$1 million in funding under the Federal Government's Drought Communities Program to support communities impacted by drought. Council has now been advised that the application has been successful.

**Background**

Council was informed on 4 May by the office of the Federal Member for Farrer (The Honourable Sussan Ley) that its application for an additional \$1 million has been successful.

All projects endorsed by Council at its March 2020 meeting (resolution 88/20FC) have been funded as part of the approval. It is expected that the formal funding agreement will be sent to Council in the coming weeks.

A change to the application process from the previous round was the addition of the need to submit information regarding Council's Adverse Events plan. Whilst Council does not have a formal Adverse Events Plan, the Federal Government accepted that the range of existing Council Plans and Strategies sufficiently covered off the requirements as part of the grant application.

In order to ensure that individual projects can get the funding quickly and commence prior to the end of the financial year, Council will need to include these projects in the current year's budget to ensure we are able to adequately capture and acquit the funding.

The recommendation is to amend the 2019/20 budget to increase grant revenue by \$500,000 and increase capital expenditure by \$1million. The remaining \$500,000 of drought funding will be budgeted in 2020/21.

**Attachments**

8.5.1 Nil.

### Financial Implications

As this funding has come from a Federal Government Grant Program, there is no direct cost to Council. Having said that there will be an indirect cost to Council through the management of the administrative activities associated with the grant.

#### RECOMMENDED:

1. THAT Council note the report Federal Government Drought Funding (Round 2) – Confirmation and Budget Endorsement; and
2. THAT once the funding agreement has been executed, the 2019/2020 budget be amended to include the following:
  - a. Additional grant revenue of \$500,000; and
  - b. Additional capital expenditure of \$1,000,000 based on the projects agreed at the March 2020 Council meeting (88/20FC).

167/20FC **RESOLVED** on the motion of Councillors Whitechurch and Kennedy:

1. THAT Council note the report Federal Government Drought Funding (Round 2) – Confirmation and Budget Endorsement; and
2. THAT once the funding agreement has been executed, the 2019/2020 budget be amended to include the following:
  - a. Additional grant revenue of \$500,000; and
  - b. Additional capital expenditure of \$1,000,000 based on the projects agreed at the March 2020 Council meeting (88/20FC).

Ms S Appleyard, Director Development and Environmental Services left the meeting at 9.57 am.

## 8.6 COMMUNITY GRANTS PROGRAM - ROUND TWO

### Summary

Round two of Council's 2019/2020 Community Grants Program was open from 9 March to 10 April 2020. Six eligible applications were received with a total funding of \$9,864. One ineligible application was received, as it was submitted after the grant application closing date.

### Background

The Community Grants Program is designed to empower communities to develop ideas, projects and events that contribute to the vibrancy and well-being of their town or village and the broader Federation Council area.

The Community Grants Program seeks to achieve the following objectives:

- Increase the range of, and access to, recreational, social, cultural and environmental activities, programs and services to the Federation Council area.
- Reflect our community's priorities and vision (as outlined in the Council's Community Strategic Plan 2018-2028 and Delivery Plan 2018-2021.)
- Provide for the inclusion and participation of all members of the community that enable vulnerable individuals and groups to participate in local activities and opportunities.
- Foster community partnerships and encourage cooperation between community groups, organisations and Council to ensure that all residents and organisations benefit from common resources.
- Promote Federation Council as a vibrant, diverse place to live and visit.
- Encourage a sense of community pride and allow communities to promote their towns and villages through promotional activities.
- Enhance the health and wellbeing of the Federation community and support a safer and more resilient community.

Funding was available for start-up programs, operational costs, minor equipment and events, that contribute short-to- medium term community development outcomes.

The Community Grants Program Application moved to an online application process and to assist community groups and organisations a webinar was available on Council's website.

This program is an excellent opportunity for Council to support community projects that deliver positive benefits to the local community and we are pleased to make the following recommendation.

Group	Amount Requested	Recommended Amount	Category	Project & Notes
Corowa & District Car Club	\$1,500	\$1,500	Category 3 - Community Event	Assistance with funding for the Car and Bike Show n' Shine held in Corowa.
Corowa District Historic Society	\$1,569	\$1,569	Category 1- Seed funding	Display shelving and protective folders for the Gerry Brown – Wedding and Photography collection at the Corowa Federation Museum.
Savernake Hall Committee	\$3,000	\$3,000	Category 1- Seed Funding	To improve the sound quality of the Savernake School of Arts Hall for quality performances and community gatherings.
Sing Australia-Corowa	\$295	\$295	Category 2 - Emerging Grants	To rebrand the group's promotional signage with the Federation Council's logo.

Group	Amount Requested	Recommended Amount	Category	Project & Notes
Urana Vintage Machinery Club Inc.	\$1,500	\$1,500	Category 3 - Community event	To assist with the marketing of the Urana Vintage Rally to reach a wider audience in surrounding regions.
Three Rivers Show Committee	\$2,000	\$2,000	Category 1 - Seed Funding	To contribute to print marketing costs of the Three Rivers Orchid Show held in Corowa.
Corowa Business Chamber	\$3,000	\$0	Category 1 - Seed Funding	The purchase of statutory event road safety signage: Application received after grant funding end date therefore <u>is ineligible</u> for recommendation under the policy. This submission would be recommended under the remaining criteria of the policy so could be considered in the next round of the community grants program.
<b>TOTAL</b>	\$12,864	\$9,864		

#### Attachments

8.6.1 Nil.

#### Financial Implications

A total of \$9,864 in cash is recommended for allocation under Round Two. When combined with the allocation for Round One this results in total community grants awarded of \$29,014 in 2019/2020.

The total annual budget available for the two funding rounds was \$60,000. This leaves funding totalling \$30,986 of the community grants program unspent.

Staff from the Community and Economic Development team have indicated that the remaining funding, or part thereof, could be used to develop a Summer Series of events across Federation Council once the social distancing restrictions associated with the COVID-19 pandemic have been relaxed/removed.

#### RECOMMENDED:

1. THAT Council notes the report on the Community Grants Program - Round Two;

2. THAT Council approve the funding allocations for Round Two of the 2019/2020 Community Grants Program, totalling \$9,864 as follows:

CLUB/ORGANISATION	PROJECT	RECOMMENDED AMOUNT
Corowa & District Car Club	Car & Bike Show n' Shine	\$1,500
Corowa District Historic Society	Display of the Gerry Brown – Wedding and Photography Collection	\$1,569
Savernake Hall Committee	Savernake School of the Arts Acoustic Improvement	\$3,000
Sing Australia – Corowa	Rebranding of Group's Signage	\$295
Urana Vintage Machinery Club Inc.	Urana Vintage Rally Marketing	\$1,500
Three Rivers Orchid Show Committee	Three Rivers Orchid Show Print Marketing	\$2,000
<b>Total</b>		<b>\$9,864</b>

3. THAT Council reallocate \$30,000 of unspent funding from the 2019/2020 Community Grants Program to fund a Summer Events Series across Council once COVID-19 restrictions have been lifted.

**MOVED** on the motion of Councillors Whitechurch and Kennedy:

1. THAT Council notes the report on the Community Grants Program - Round Two;
2. THAT Council approve the funding allocations for Round Two of the 2019/2020 Community Grants Program, totalling \$12,864 as follows:

CLUB/ORGANISATION	PROJECT	RECOMMENDED AMOUNT
Corowa & District Car Club	Car & Bike Show n' Shine	\$1,500
Corowa District Historic Society	Display of the Gerry Brown – Wedding and Photography Collection	\$1,569
Savernake Hall Committee	Savernake School of the Arts Acoustic Improvement	\$3,000
Sing Australia – Corowa	Rebranding of Group's Signage	\$295
Urana Vintage Machinery Club Inc.	Urana Vintage Rally Marketing	\$1,500



CLUB/ORGANISATION	PROJECT	RECOMMENDED AMOUNT
Three Rivers Orchid Show Committee	Three Rivers Orchid Show Print Marketing	\$2,000
Chamber of Commerce	Purchase Event Road Safety Signs	\$3,000
<b>Total</b>		<b>\$12,864</b>

3. THAT Council reallocate \$27,000 of unspent funding from the 2019/2020 Community Grants Program to fund a Summer Events Series across Council once COVID-19 restrictions have been lifted.

**Amendment to Motion**

**AN AMMENDMENT WAS MOVED** on the motion of Councillors Miegel and Law:

1. THAT Council notes the report on the Community Grants Program - Round Two;
2. THAT Council approve the funding allocations for Round Two of the 2019/2020 Community Grants Program, totalling \$12,864 as follows:

CLUB/ORGANISATION	PROJECT	RECOMMENDED AMOUNT
Corowa & District Car Club	Car & Bike Show n' Shine	\$1,500
Corowa District Historic Society	Display of the Gerry Brown – Wedding and Photography Collection	\$1,569
Savernake Hall Committee	Savernake School of the Arts Acoustic Improvement	\$3,000
Sing Australia – Corowa	Rebranding of Group's Signage	\$295
Urana Vintage Machinery Club Inc.	Urana Vintage Rally Marketing	\$1,500
Three Rivers Orchid Show Committee	Three Rivers Orchid Show Print Marketing	\$2,000
Chamber of Commerce	Purchase Event Road Safety Signs	\$3,000
<b>Total</b>		<b>\$12,864</b>

3. THAT Council reallocate \$27,000 of unspent funding from the 2019/2020 Community Grants Program to the 2020/2021 Community Grants Program.

The amendment to the motion was put to the meeting.

The amendment to the motion was carried.

The amendment became the motion and was again put to the meeting and carried.

168/20FC **RESOLVED** on the motion of Councillors Miegel and Law:

1. THAT Council notes the report on the Community Grants Program - Round Two;
2. THAT Council approve the funding allocations for Round Two of the 2019/2020 Community Grants Program, totalling \$12,864 as follows:

CLUB/ORGANISATION	PROJECT	RECOMMENDED AMOUNT
Corowa & District Car Club	Car & Bike Show n' Shine	\$1,500
Corowa District Historic Society	Display of the Gerry Brown – Wedding and Photography Collection	\$1,569
Savernake Hall Committee	Savernake School of the Arts Acoustic Improvement	\$3,000
Sing Australia – Corowa	Rebranding of Group's Signage	\$295
Urana Vintage Machinery Club Inc.	Urana Vintage Rally Marketing	\$1,500
Three Rivers Orchid Show Committee	Three Rivers Orchid Show Print Marketing	\$2,000
Chamber of Commerce	Purchase Event Road Safety Signs	\$3,000
<b>Total</b>		<b>\$12,864</b>

3. THAT Council reallocate \$27,000 of unspent funding from the 2019/2020 Community Grants Program to the 2020/2021 Community Grants Program.

Ms S Appleyard, Director Development and Environmental Services returned to the meeting at 10.11 am.

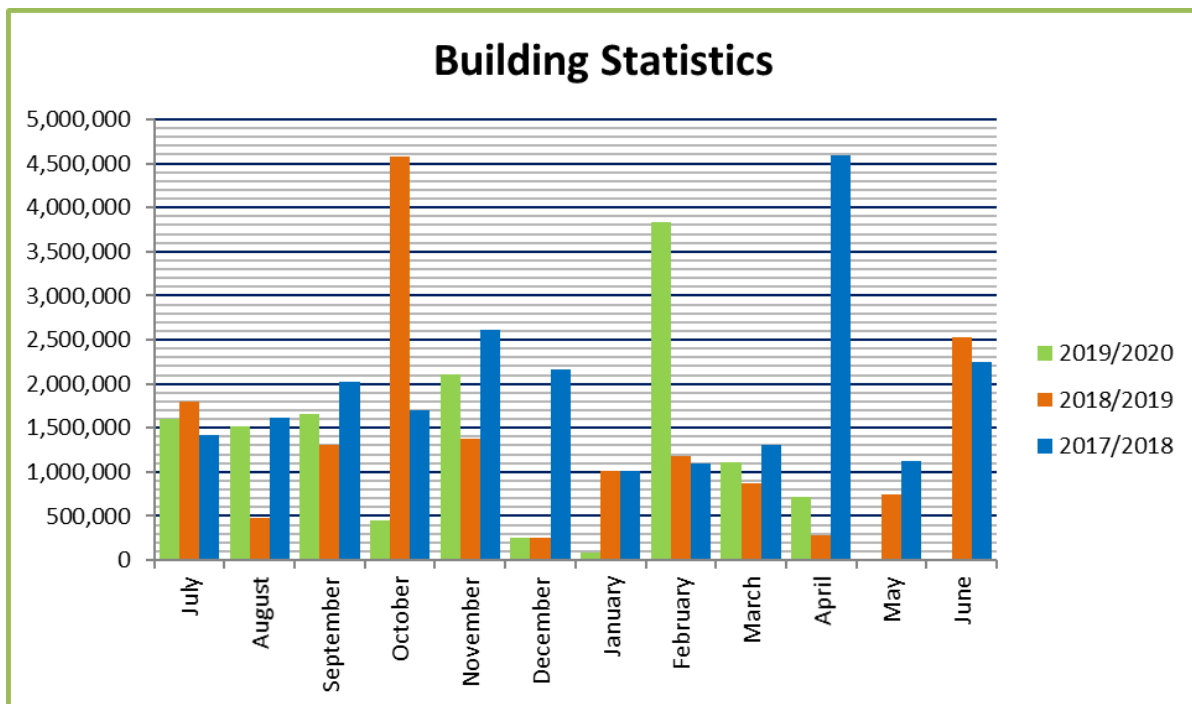
**J SHANNON**  
DIRECTOR CORPORATE AND COMMUNITY SERVICES

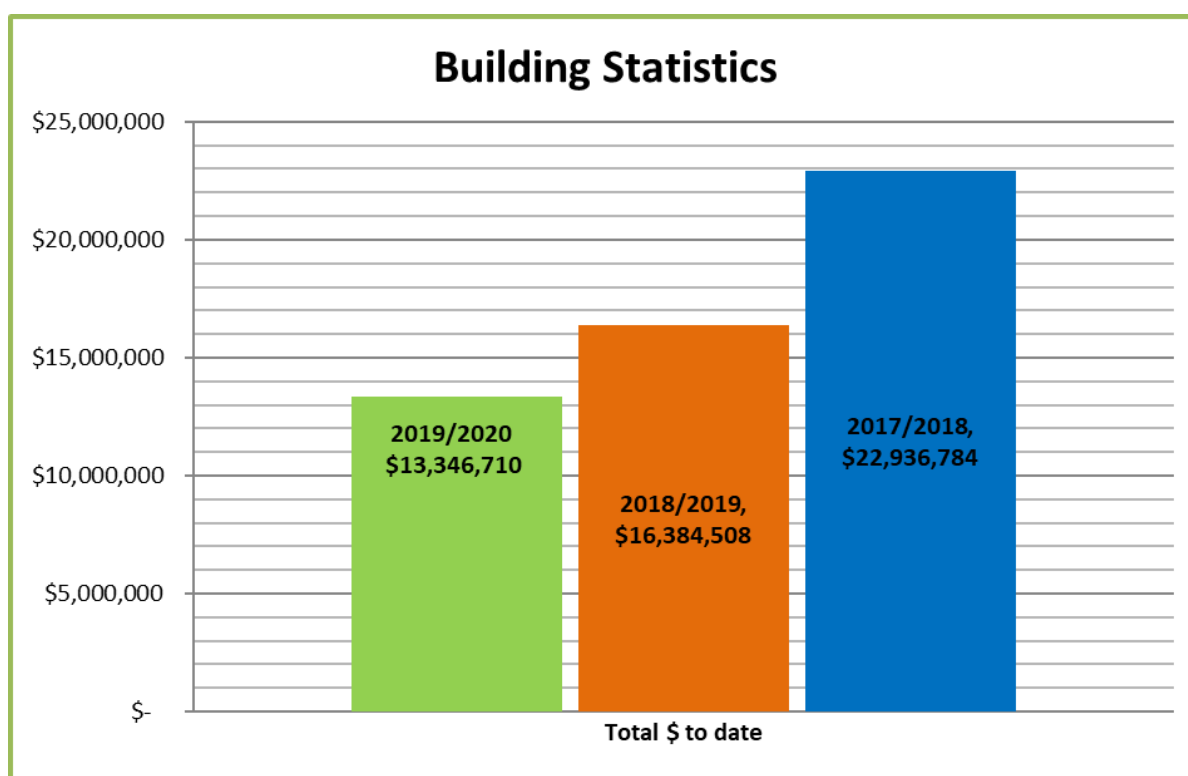
**9. DIRECTOR DEVELOPMENT AND ENVIRONMENTAL SERVICES REPORT**

**9.1 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 April 2020 Ordinary Council meeting. The report also includes graphs on the value of works approved, over the last three financial years.

2020/30	94 Townsend Street Howlong	Shed
2018/180	7/8-103 Pearce Street Howlong	Dwelling and Garage
2020/24	17-19 Cross Street Howlong	Shed
2019/195	34 Beryl Drive Corowa	Open Carport
2020/49	22 Wanstead Street Corowa	Deck and Pergola
2020/31	1-67 Hume Street Corowa	Shade Sail
2020/55	10 Wanani Road Mulwala	Portico Extension
2020/53	Unit 15 Cypress Drive Mulwala	Verandah over balcony
2020/51	40 Wanani Road Mulwala	Carport/Storage Shed
2020/62	92-98 Princess Street Urana	Shed





**RECOMMENDED** that Council note the report on construction/complying development certificates issued since the April 2020 Ordinary Council meeting.

169/20FC **RESOLVED** on the motion of Councillors Miegel and Kennedy that Council note the report on construction/complying development certificates issued since the April 2020 Ordinary Council meeting.

## **9.2 DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED (STAFF) AUTHORITY SINCE THE 1 APRIL 2020 ORDINARY COUNCIL MEETING**

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 April 2020 Ordinary Council meeting.

### DEVELOPMENT APPLICATION REGISTERED NO. 2020/34

Application for a shed on General Residential land being Lot 18; DP758296; 76 Hume Street, Corowa.

### DEVELOPMENT APPLICATION REGISTERED NO. 2020/32

Application for a Front Verandah on Local Centre land being Lot 22; DP717431; 21 Sanger Street, Corowa.

### DEVELOPMENT APPLICATION REGISTERED NO. 2020/50

Application for a dwelling on Low Density Residential land being Lot 78; DP1244559; 11 Cypress Way, Mulwala.

DEVELOPMENT APPLICATION REGISTERED NO. 2020/47

Application for a dwelling on General Residential land being Lot 1; DP7816; 24 Birdwood Street, Corowa.

DEVELOPMENT APPLICATION REGISTERED NO. 2020/49

Application for a deck and pergola on General Residential land being Lot 11; DP2841; 22 Wanstead Street, Corowa.

DEVELOPMENT APPLICATION REGISTERED NO. 2020/41

Application for a pergola extension on Low Density Residential land being Lot 20; DP1140561; 2 Cypress Way, Mulwala.

DEVELOPMENT APPLICATION REGISTERED NO. 2020/16

Application for a dwelling on Primary Production land being Lot 2; DP534006; Spring Drive, Mulwala.

DEVELOPMENT APPLICATION REGISTERED NO. 2019/195/2

Application for a carport on Low Density Residential land being Lot 57; DP733396; 30-34 Beryl Drive, Corowa.

DEVELOPMENT APPLICATION REGISTERED NO. 2020/45

Application for a dwelling on General Residential land being Lot 6; DP758528; 133 Hoddle Street, Howlong.

**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 April 2020 Ordinary Council meeting.

170/20FC **RESOLVED** on the motion of Councillors Kennedy and Miegel 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 April 2020 Ordinary Council meeting.

### **9.3 REGIONAL AND STATE SIGNIFICANT DEVELOPMENT APPLICATIONS LODGED**

#### **Summary**

This report provides for Council's information, the Development Applications lodged with Council, that have been assessed based on the information presented on lodgement, to be Regionally or State significant. These applications are required to be determined by the Western Joint Regional Planning Panel (JRPP) for Regionally significant applications, or by the State Government for State significant applications. Council staff have a role in Regionally significant applications, to assess the applications and present a report to the JRPP for their determination. Council is consulted on State significant applications but do not assess those, but can provide recommendations including for any conditions to be placed on approvals if issued.

As the applications progress, the table will be updated for each Council meeting, to reflect any approvals issued and any new applications lodged. Those applications then listed as approved won't appear the following month.

DEVELOPMENT APPLICATION REGISTERED NO. 2019/171 - REGIONAL

Application for Solar Farm on RU1 – Primary Production land being Lot 4, DP 775807; 64 Wemyss Road, Mulwala – Additional information received and is being re-exhibited.

STATE SIGNIFICANT DEVELOPMENT 8804

Application for Howlong Sand and Gravel Quarry Expansion on RU1 - Primary Production and E3 Environmental Management land comprising Lots 173, 174, 174A & 231, DP 753744, Lot 1 DP 1039973, Lot 1, DP 798291, Lots 3 & 4, DP 113703, Lot 1 DP 741037 and two Unnamed Crown Roads – Application is on exhibition until 27 May 2020 and a report is provided regarding council's submission to the application to the May 2020 meeting of Council.

**RECOMMENDED** that Council note the report on the Regional and State Significant Development Applications Lodged.

171/20FC **RESOLVED** on the motion of Councillors Miegel and Kennedy that Council note the report on the Regionally Significant Development Applications Lodged.

#### 9.4 DRAFT FEDERATION LOCAL STRATEGIC PLANNING STATEMENT

##### Summary

The Draft Federation Local Strategic Planning Statement has been prepared in accordance with section 3.9 of the Environmental Planning and Assessment Act 1979 and the NSW Department of Planning, Industry and Environment's guidelines.

The Plan is required and will guide strategic land use planning over the life of the plan and link to the Federation Community Strategic Plan.

##### Background

The Section 3.9 of the Environmental Planning and Assessment Act 1979 now required each council outside metropolitan Sydney to prepare a Local Strategic Planning statement to guide landuse planning in the council area.

#### **3.9 Local strategic planning statements of councils**

- (1) *The council of an area must prepare and make a local strategic planning statement and review the statement at least every 7 years.*
- (2) *The statement must include or identify the following—*
  - (a) *the basis for strategic planning in the area, having regard to economic, social and environmental matters,*
  - (b) *the planning priorities for the area that are consistent with any strategic plan applying to the area and (subject to any such strategic plan) any applicable community strategic plan under section 402 of the [Local Government Act 1993](#),*
  - (c) *the actions required for achieving those planning priorities,*

- (d) *the basis on which the council is to monitor and report on the implementation of those actions.*
- (3) *The statement for an area that is divided into wards may deal separately with each ward. In that case, the councillors of a ward are to be given a reasonable opportunity to participate in the preparation of the provisions of the statement that deal with the ward and those provisions are required to be—*
  - (a) *endorsed by those councillors as being consistent with the strategic plans referred to in subsection (2)(b) as they relate to the ward, or*
  - (b) *if not so endorsed by those councillors—so endorsed at the request of the council by the relevant strategic planning authority referred to in Division 3.1.*  
*However, the Minister may direct that the endorsement of those provisions is not required in specified circumstances (for example, because of the small number of persons living in the ward).*
- (3A) *The council for an area that is in the Greater Sydney Region must not make a local strategic planning statement unless the Greater Sydney Commission has advised the council in writing that the Commission supports the statement as being consistent with the applicable regional and district strategic plans.*
- (4) *The Planning Secretary may issue requirements with respect to the preparation and making of local strategic planning statements (including requirements with respect to the participation of councillors of a ward and the support of the Greater Sydney Commission if it is required by this section in the preparation of such a statement).*
- (5) *A local strategic planning statement must be published on the NSW planning portal.*

The plan must be consistent with other strategic Planning documents for the operation of council, notably the Community Strategic Plan.

The plan has identified 22 planning priorities over a four year term with primary, secondary and tertiary priorities. The 4 year term is being utilised to ensure that the plan maintains a strong strategic focus with the Community Strategic Plan.

The plan is required to be exhibited for a period of 28 days in accordance with Council’s Community Participation Plan.

#### Attachments

##### 9.4.1 Draft Federation Local Strategic Planning Statement

#### Financial Implications

The primary priorities are included in the preparation of the Federation Local Environmental Plan with the draft for that document due in December 2020.

**RECOMMENDED** that Council endorse the Draft Federation Local Strategic Planning Statement be exhibited for a period of 30 days in accordance with Council community participation plan.

172/20FC **RESOLVED** on the motion of Councillors Miegel and Longmire that Council endorse the Draft Federation Local Strategic Planning Statement be exhibited for a period of 30 days in accordance with Council community participation plan.

## 9.5 DRAFT MASTERPLAN AND BUSINESS CASE - BALL PARK CARAVAN PARK COROWA

### Summary

The purpose of this report is to present the Draft Masterplan and Business Case for Ball Park Caravan Park Corowa, to Council, for exhibition. Council have been presented with various reports over the last several years, to progress the required renewal of Ball Park Caravan Park, in order to ensure the Park can meet the requirements of legislation. Council has resolved actions from each report that has now led to this point.

In addition to the public exhibition phase, the draft plan also requires review by State Agencies, the landowner, being the Crown, consultation to the public and other stakeholders. It is recommended that following this process, the outcomes of the consultation be presented to the July 2020 Council meeting, to adopt a final plan. This will allow Council to then consider a funding and implementation strategy.

The draft Masterplan and Business Case - Ball Park Caravan Park is another very positive and strategic step towards improving the tourism and business assets controlled by Council. In addition to a major redesign of the Park, the draft plan also offers several other exciting proposed changes; including giving back some of the land formerly occupied by Ball Park, to the general public.

The draft plan has been deliberately delayed in its exhibition for some time, as Council considered it imperative that an overall whole of precinct strategic planning approach was taken, through this process. The delay was to allow that piece of work to reach a draft stage to allow a concurrent exhibition.

The Ball Park area has strong synergies and linkages to the overall Corowa Foreshore through this area, and that plan (the Draft Structure Plan for Corowa Foreshore and Morris Park) is also proposed to be exhibited after consideration at this Council meeting, in the Engineering Services reports.

### Background

In 2019, Integrated Site Design (ISD) were engaged by Federation Council under a competitive process, to produce a masterplan for Ball Park Caravan Park that will deliver commercial, environmental and social outcomes to comply with current regulations and encourage increased visitation and economic growth to the region.

This draft Masterplan and Business Case is considered to demonstrate the capacity of Ball Park Caravan Park for redevelopment, to provide a facility that caters for a broad market, offering contemporary accommodation and recreational facilities, supported by a Business Case demonstrating the projected forecast financial performance of the park.

The Masterplan was developed to consider cost, benefit, risk and timeframes to ensure the park, which operates in a competitive tourist accommodation market, provides facilities to optimise patronage and overall occupancies by attracting significant new business. This requires an understanding of the trends and product demands of the market, and how this might continue to emerge into the future over the life of the business strategy. Implementation of the masterplan has been dissected into stages to reflect anticipated cash flows and achieve minimum disruption to guests.



The Masterplan and Business Case, will also reflect the objectives of a successful Caravan Park, which include:

- To provide an attractive, accessible and family-friendly park that capitalises on the park’s location;
- To attain a minimum 4.5 TripAdvisor rating;
- To attract a broad range of tourists to the park and increase occupancy rates;
- To optimise the commercial capacity of the park and ensure the park remains financially sustainable in the long term;
- To provide affordable and accessible holiday experiences for all visitors to the park;
- To create an environmentally sustainable caravan park facility, which conserves the natural environment for future generations.

This strategy will identify the actions required for the development of the business with the aim of enhancing the park’s market presence and commercial outcomes by promoting growth in revenue and profit. The requirement is for a practical and financially sustainable approach to the improvement of the park where investment generates appropriate growth in occupancy and income.

A key component of the finalisation of the draft Masterplan for Ball Park Caravan Park will be completed in close consultation with government agencies, key stakeholders and the general public.

Council is now also inviting the wider community, and key stakeholders to provide their feedback on the Masterplan to enable Council and ISD to finalise the Masterplan and Business Case, and act on any agreed final recommendations.

#### Legislative requirements

##### Crown Land Management Act 2016

Under Division 3.6 of the Act Council has to prepare Plans of Management for all Crown reserves under its control and the plans are due for completion in 2021. The Draft Masterplan and Business Case – Ball Park Caravan Park is defined as other plans under section 3.41 of this division.

It is recommended that the draft plan be forwarded to the Minister in accordance with section 3.41 (2) of the Act.

##### Agencies Referral

To ensure that all features of the plan can be completed, it is recommended that comment be sought from a number of agencies including but not limited to:

Bangerang People/Local Aboriginal Land Council/NSW National Parks and Wildlife Service
Department of Planning, Industry and Environment (Primary Industries)
Department of Planning, Industry and Environment (Biodiversity and Conservation)
Department of Planning, Industry and Environment (Planning)

Transport for NSW (Maritime)
Transport for NSW (Roads)
Environmental Protection Authority
Murray Darling Basin Authority
Natural Resource Access Regulator
Victorian Department of Environment, Land, Water and Planning.
Destination NSW
Destination Riverina Murray (Tourism)
Murray Regional Tourism
Destination Rutherglen
Indigo Shire Council

#### Key elements of the draft plan

- Reduce the overall footprint of the park to create a public park along Bridge Rd and provide another point of public access to the river as well as opportunity for a new, relocated boat ramp.
- Create distinct accommodation options within the Park that maximise the location and in particular views of the river.
- Provide larger sites more compatible with modern vans and RV's.
- Provide ensuited sites, an offering common to modern parks and popular with visitors.
- Provide a layout that allows for flexibility in management and operation depending on demand with sites that can be configured to be double drive through sites in quieter periods but let separately at peak times.
- All sites to be powered as these days even tent campers want power to charge devices.
- ISD consider Council can do far more to capture the key attraction of the Murray River, whilst also, giving back some of the park to the public domain, including an exciting new possible Boat Ramp and access point adjacent to Bridge Road.
- The plan also shows a large number of larger than current powered sites, along with several areas of higher-class type cabins on prime areas, as well as the provision of ensuite sites, where tourists could have access to these, for a higher rate, instead of having to use the communal park amenities. This has proven popular in other parks, especially for tourist who have camper trailers, or caravans without ensuites.
- Several other required upgrades are proposed including required additional amenities blocks. Much of the upgrade costs will also be in the civil works upgrades, with new water, sewer and electrical services, and road works being required through the entire park.
- *Previous Annual Agreements* - Council and the public will be aware, that for many years, the park was in the main, predominantly occupied, especially in peak periods, by many site

holders known as 'annuals' (around 190 sites). They were able to, under a reduced rate, with previous different contractors, for many many years, leave their caravans/annexes and other possessions on the sites year round.

A major part of the issues with this park, as previously reported, in addition to the dangers posed by trees, and the major need for service renewal/provision, such as sewer, was the need to clear the annual sites, to allow the park to become compliant. This was due to the various issues including lack of adequate site separation between Annual sites, lack of amenities/issues with distance to these, proximity to roads and other service issues (including electrical, water supply, and drainage issues and other safety and risk matters).

The previous approval to operate the Park did not separately designate these sites as long term or any other form of site. The new draft Plan similarly does not prohibit, nor does it promote, the offering of 'annual' sites under reduced annual agreement documents.

This is not considered relevant for this Plan, including based on advice from ISD, who have extensive industry experience in NSW especially of Caravan Parks. Any configurations of site agreements, would all form part of the Management and Marketing Business model going forward.

Currently the Park is still operational, although on a smaller footprint now, then what was operational prior to Council taking control of the Management of the Park. Council under the current fee structure, has not offered yet, any annual agreement rates. All sites operational, are on normal tourist rates. The cabins have been booked on similar arrangements to the previous contractors and up until the COVID-19 forced closure of the park for tourists, were experiencing sound occupancy rates.

### Process

After exhibition including referral to the Minister, under the Crown Lands Act, the plan will be reported back to council for consideration of any feedback, to formally adopt a plan. After formal adoption of the plan, Council will consider a number of issues including but not limited to:

- Funding of the project.
- Staging and programming of any or all works.
- Management model for the park.

### Attachments

9.5.1 Draft Masterplan and Business Case – Ball Park Caravan Park

### Financial Implications

The draft Plan includes a draft Business Case for the redevelopment of the site. Council has not budgeted for any new works, in the current draft budgets. Council will consider the possibility of attracting grants, and consider outside investment/partners, in the capital expenditure requirements of the renewal of the Park. This will be further considered when finalising this process after the exhibition period, including considering any submissions on this aspect received through the process.

**RECOMMENDED:**

1. THAT Council endorse the draft Masterplan and Business Case – Ball Park Caravan Park to be publicly exhibited for a period of 28 days;
2. THAT agency comment be sought regarding the plan; and
3. THAT Council receive a further report on this matter at the July 2020 Council meeting, to consider any feedback from the exhibition of the draft Masterplan and Business Case – Ball Park Caravan Park, and consider adopting a final Plan.

173/20FC **RESOLVED** on the motion of Councillors Whitechurch and Law:

1. THAT Council endorse the draft Masterplan and Business Case – Ball Park Caravan Park to be publicly exhibited for a period of 28 days;
2. THAT agency comment be sought regarding the plan; and
3. THAT Council receive a further report on this matter at the July 2020 Council meeting, to consider any feedback from the exhibition of the draft Masterplan and Business Case – Ball Park Caravan Park, and consider adopting a final Plan.

**9.6 DEVELOPMENT APPLICATION 2020/6**

**Summary**

The purpose of this report is to be present to Council a Development Application for consideration. The matter is being referred to Council, as there have been two submissions by way of objection, lodged with Council during the exhibition of the application.

It is proposed to create a 9 Lot Subdivision. The proposal is proposed to be developed on Lot 60 DP753734 - Kurrajongs, Whitehead Street, Corowa, Lot 2 DP1037767 - Kurrajongs, 91 Almond Lane Corowa and Lot 1 DP1037767 - Kurrajongs, 91 Almond Lane, Corowa. The proposed subdivision will be contained wholly within the Large Lot Residential Zone (R5). All of the proposed lots are above minimum lot size and range from 5.17ha to 8.21ha, total land area being 67.94ha. Proposed lots 2, 4, 5, 6, 7, 8, 9 are all partially within the Rivalea Feed mill buffer area and lot 1 in its entirety.

The land currently has one existing dwelling and three sheds located on proposed Lot 1 with existing access off Almond Lane.

Whilst this proposal is permissible within the zoning and meets the objectives of the DCP, consideration needs to be made in regards to the existing buffer zone in accordance with the objective set out in Corowa Local Environmental Plan section 7.11 Development within Buffer Areas.

**7.11 Development within buffer areas**

**(1)** *The objectives of this clause are as follows—*

- (a) to protect the operational environment of certain industrial areas,*
- (b) to control development near certain industrial areas to minimise land use conflict.*

(2) This clause applies to land identified as “Buffer Area” on the Local Clauses Map.

Before granting development consent to development on land to which this clause applies, the consent authority must consider the following—

- (a) the likely adverse impact that any noise or other emissions associated with existing land uses may have on the development,
- (b) any proposed measures incorporated into the development that limit the impact of such noise and other emissions associated with the existing land use,
- (c) the likely adverse impact of the development on the operations of relevant industry,
- (d) whether the development has been sited to maximise the distance between the development and relevant industry and minimise any land use conflict.

The applicant has submitted an application form, AIHMS report, proposal and set of plans showing proposed lots and access points.

Following advertising and notification two objections to the proposal were received. The first objection raises concerns in relation to lot density relative to surrounding land use, proximity of future residential development to Rivalea feed mill, potential expansion of Rivalea Feed Mill operations to neighbouring lots, development compliance with section 7.11 of the Corowa Local Environmental Plan (CLEP) and lots encroaching on the buffer zone. The impact of environmental and operational conditions/elements from the Rivalea Feed Mill on habitable residential living and a lack of mitigation measures to counteract these adverse impacts. Increased traffic movements along Whitehead Street. The second objection outlines concerns relating to potential land use conflicts; the restrictions residential development may have on spraying on adjacent Rural Land; Whitehead Street road upgrade to accommodate potential traffic increase; roadside drainage upgrade and building restrictions within the Rivalea Buffer Area.

Additional information was requested from the applicant (attachment 9.6.3) in response to submissions received by council. The applicant then provided additional plans outlining building envelopes outside the buffer zone and a draft Section 88B Instrument to address concerns relation to the buffer zone and conflicting land use.

The applicant believes that this additional information has addressed all reasonable concerns and adheres to the objectives set out on section 7.11 of the CLEP.

#### PROPERTY DESCRIPTION

Applicant:	Mr Anthony O’Neill, Eslers Land Consulting
Property:	Lot 60 DP753734 - Kurrajongs, Whitehead Street, Corowa Lot 2 DP1037767 - Kurrajongs, 91 Almond Lane, Corowa Lot 1 DP1037767 - Kurrajongs, 91 Almond Lane, Corowa
Zoning:	R5 Large Lot Residential
Proposed Development:	9 Lot Subdivision – Large Lot Residential
Consent Authority:	Federation Council
Reason for Report:	Objections Received

#### Background

Date Lodged:	14 January 2020
Exhibition period:	15 January 2020 – 14 February 2020
Submissions received:	(2) 5 February 2020 and 17 February 2020
Additional information requested:	28 February 2020
Re-exhibition:	9 April 2020 – 23 April 2020

LOCATION PLAN



SUSTAINABILITY

STATUTORY COMPLIANCE/POLICY

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

4.15 EVALUATION

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

(a) *the provisions of:*

(i) *any environmental planning instrument, and*

Corowa Local Environmental Plan 2012

Zone R5 Large Lot Residential

1 Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

**7.11 Development within buffer areas****(1)** *The objectives of this clause are as follows—*

- (a) to protect the operational environment of certain industrial areas,*
- (b) to control development near certain industrial areas to minimise land use conflict.*

**(2)** *This clause applies to land identified as “Buffer Area” on the Local Clauses Map.**Before granting development consent to development on land to which this clause applies, the consent authority must consider the following—*

- (a) the likely adverse impact that any noise or other emissions associated with existing land uses may have on the development,*
- (b) any proposed measures incorporated into the development that limit the impact of such noise and other emissions associated with the existing land use,*
- (c) the likely adverse impact of the development on the operations of relevant industry,*
- (d) whether the development has been sited to maximise the distance between the development and relevant industry and minimise any land use conflict.*

The lot sizes are substantially above the minimum lot size where possible and the subdivision as a whole is a low-density development. The large lot sizes are in keeping with the objective of the R5 zone being a transitional area moving from high density residential setting to rural/rural residential setting. This area has been identified in the LEP as a location for residential housing in a rural setting to reduce land use conflicts. A Section 88B instrument has been included in the application to assist in ensuring the development does not impact on the existing rural land use surrounding the proposed site.

A portion of the site is within the Rivalea Feed Mill buffer zone therefore all development on the site must be outside the prescribed buffer zone and within the building envelope to minimize land use conflict and disturbance. Restrictions and management plans have been listed in the Section 88B instrument to ensure this is enforced.

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

None Apply

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

**Corowa Development Control Plan 2013**

The proposed development is in keeping with development standards specified in the Corowa Development Control Plan 2013, mainly:

The subdivision involves the creation of 9 new allotments each of which has the potential for development through future new home build projects. There is also an array of R5 zoned land situated to the North, South and West of this proposed subdivision, and it has been designed to allow for cohesive future development and potential subdivision of the surrounding land.

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

None Apply

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

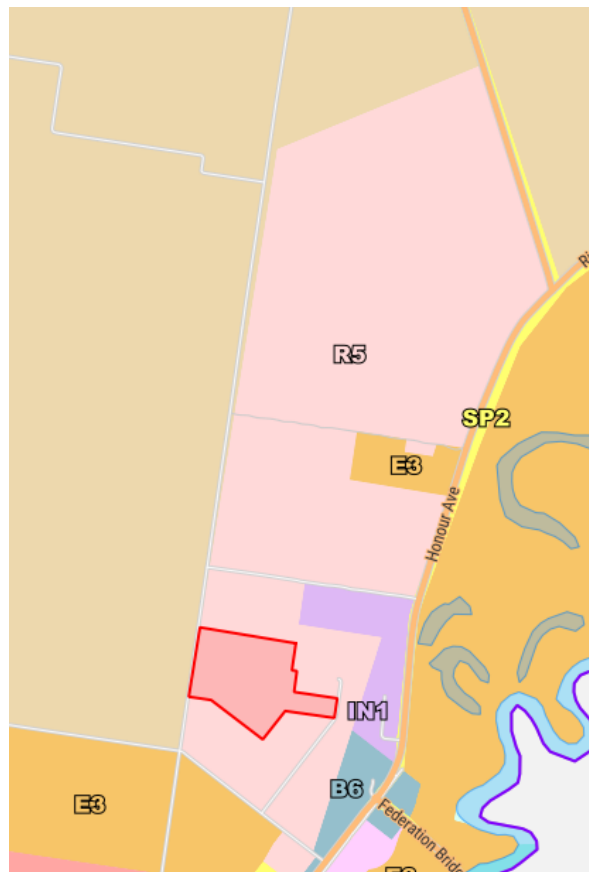
None Apply

- (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,**

- Increase of driveways on to Whitehead Street (4).
- Increased traffic on Whitehead Street and Almond Lane.
- Buffer zone restricts development on the rear of the lots there for area for development is restricted.
- Development of land previously used for stock grazing and pivot irrigation.
- Potential impact on future development and expansion of the Rivalea feed mill operations.
- Potential conflict with surrounding RU1 land use and R5 zoned land being used for primary production.

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

- The site has been identified in the LEP as an area for residential living in a rural setting. The development has been designed to allow for larger lifestyle lots while minimising the effects on surrounding land use through restrictions set out in the LEP, DCP and proposed Section 88B instrument.
- There is also a considerable amount of land zone R5 to the north of the site which has also been identified as a future growth area for large lot residential development. The proposed development will ensure compatibility with such future land uses and also considers the existing surrounding uses.
- A portion of the site is within the Rivalea Feed Mill Buffer Zone. (see plan2 of 3 REV.B)
- Lot 1 of the development is wholly within the buffer zone and contains a dwelling and 3 existing sheds.





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

Two submissions were received during the exhibition period. The following outlines the issues raised and provides comment on the issues raised.

The issues raised in the submission are detailed as follows:

Issue	Comment
Additional Traffic on Whitehead Street – Road upgrade	The development has proposed 3 shared driveways and one single access driveway off Whitehead Street to reduce the number of entry points. This section of Whitehead street was recently upgraded in 2018.
Concern about additional driveways making the already poor road side drainage worse.	The addition of culverts and drainage built to council design standard should improve drainage.
Conflicting Land Use – Rural Land - Spraying	The land has been Zoned R5 and is for rural lifestyle blocks. Spraying of crops on nearby land should be undertaken as to not impact on Neighbouring properties as with all spraying activities.
Position of Dwelling in relation to Rivalea Feed Mill Buffer Zone	All habitable buildings must be built within the building envelopes as shown on plan 2/3 Revision B.
Revision to Lot density and Lot layout relative to the RFFBA.	The Proposed Lots range from 5.17ha to 8.21ha, with 7 of the 9 lots being over 8ha and above the minimum lot size of 5ha. The current lot layout allows for the most suitable access points off Whitehead Street and Almond Lane.
Identification of building envelopes on the revised Plan	A request for further information was sent and additional plans showing building envelopes outside the buffer zone was provided. All habitable buildings will be constructed within this building envelope.
Appropriate land use prohibitions within the RFFBA and how this will be controlled	Draft Section 88B Instrument supplied as part of further information requested.
Mitigating measures proposed to protect Rivalea feed mill operations including tree planting and design features for future habitable residences.	A request for further information was sent and additional plans showing tree planting along the rear of lots 6, 7, 8 and 9. This has also been identified in the draft Section 88B Instrument (5.a.).

Issue	Comment
<p>Technical analysis of potential impacts including:                      Noise emissions                      Air Quality: odour and dust emission                      Light emissions                      Traffic Impact Assessment</p>	<p>These assessments are not required for a subdivision of this size and in some instances for a residential subdivision, i.e. Light emissions, noise and air quality.</p> <p>The concern is for the potential conflict of future residents and the nearby feed mill and the noise, light and dust impacts it may have on those residents. To ensure that the purchasers of any of the lots are aware they are purchasing a property with restrictions a section 88B instrument has been prepared for the subdivision which outlined the council's planning controls which highlight the impact the feed mill may have on the lots.</p>
<p>Rivalea operations 24 hours a day, 7 day a week, including offsite traffic movements</p>	<p>Again the Section 88B instrument has been prepared to highlight to the future land owners the potential traffic impacts of the RIVALEA site on their land.</p>
<p>Future land use of Lots 61 &amp; 62 in DPI 034631. Rivalea are currently investigating and exploring options for permissible uses upon these lands with a direct relationship to the Rivalea operations.</p> <p>This will effectively bring the Rivalea operations closer to the proposed development area within the RFFBA. These Lots currently have a direct abuttal to the proposed Lots and are located less than 600m from current milling operations. Having regards to the extent of the current RFFBA, the proposed subdivision layout has the potential to site eight (8) habitable dwellings within 350m of Rivalea's extended operation.</p>	<p>Council has not received any formal lodgement or proposal for such plans. Therefore can only assess the impacts on the current operations at the Rivalea site.</p>
<p>The appropriateness of caveats on any future title(s)</p>	<p>Outlined in section 88B Instrument</p>
<p>Extension of the Electrical Easement 20m wide to benefit Lot 62 in DPI 034631. Rivalea request that consideration be given to extending the existing Electrical Easement that currently traverses Lot 1 &amp; 2 on DP 1037767 such that it connects with and benefits Lots 62 in DP1034631.</p>	<p>No for council consideration</p>

**(e) the public interest.**

The development will provide additional land for residential development for those seeking a lifestyle block and create a diversity in the type of land available.

**7.12 Fixed development consent levies**

Developer Levy

The levy payable will be calculated at 1% of the capital value of the construction works for the overall development.

Please note all contributions will be payable prior to release of the subdivision certificate.

**FINANCIAL**

Development Levies will be a condition of consent for this application. The contributions will be used to upgrade and improve services to counterbalance the increasing pressure of the development on the services and infrastructure that Council provides.

**INTEGRATED PLANS**

Federation Council Community Strategic Plan 2018-2028, Objective 1.7 Consistent and appropriate landuse planning outcomes applies to all development applications and by reporting any application with an objection to Council for determination Council is meeting with this objective.

**RISK MANAGEMENT**

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

**CONSULTATION / ENGAGEMENT**

External Referrals

Essential Energy – No comments

Internal Referrals

Engineering – Conditions applied

**OPTIONS**

1. Approve with conditions

**CONCLUSION**

The proposed development is located in the R5 zone which is a transitional zone from residential to rural, the lot sizes and concept of the development are in keeping with the objectives of this zone and will provide the desired outcome of residential lifestyle blocks. All access points on to Whitehead Street and Almond lane will be built to council standards and inspected to ensure these standards are achieved. Though the development is within the Rivalea Feed Mill Buffer, the applicant has put in place measures to ensure residential development does not occur within the buffer zone. A Section 88B Instrument has also been included as part of the application to include the various restrictions, management plans and detail around the protection of the buffer zone.

With consideration to all supporting documentation, it is felt that the proposal has merit and would be suitable for this site.

Attachments

- 9.6.1 Application and Plans
- 9.6.2 Submissions
- 9.6.3 Requests for further information

**RECOMMENDED** that Council grant development consent to Development Application No. 2020/6 for 9 Lot Subdivision, Large Lot Residential, on Lot 60 DP753734 - Kurrajongs, Whitehead St, Corowa, Lot 2 DP1037767 - Kurrajongs, 91 Almond Lane, Corowa, Lot 1 DP1037767 - Kurrajongs, 91 Almond La, Corowa dated 14 January 2020 and described in details accompanying the application under *Section 4.16 of the Environmental Planning and Assessment Act, 1979* and subject to the following conditions.

Conditions of consent

**1. TERMS OF APPROVAL:**

The proposed subdivision is to be carried out in accordance with the stamped approved plan.

**2. DEVELOPER CONTRIBUTIONS:**

Prior to release of the Subdivision Certificate the developer levy to the value of 1% of the Capital Works for the Development is to be paid in accordance with Federation Council's Developer Levy Plan. Please note that council may request a quantity Surveyors report to determine the capital value of the works undertaken.

**3. SUBDIVISION CERTIFICATE REQUIRED:**

A Subdivision Certificate, pursuant to Section 6.15 of the *Environmental Planning and Assessment Act 1979*, as amended must be obtained from Council, prior to its lodgement with the Lands Titles Office.

The Final Survey Plan (two paper copies and an electronic copy) must be submitted to Council along with the application for Subdivision Certificate and associated checklist.

**NOTE:** Council will only consider issuing a Subdivision Certificate in relation to this subdivision when it is satisfied that all conditions of development consent relating to the subdivision have been complied with and the appropriate fee paid.

**REASON:** It is in the public interest that the plan is certified in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*, as amended. Section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

**4. ELECTRICAL AND TELECOMMUNICATIONS AUTHORITIES:**

The developer is to furnish Council with documentary evidence that arrangements have been made, satisfactory to the appropriate electrical authority and the appropriate telecommunications authority, for the provision of street and pathway lighting and/or for the provision of underground electrical power and/or telephone lines, respectively, to serve each lot.

**NOTE:** This information must be submitted before Council will issue the Subdivision Certificate relating to this development.

**5. Drainage Works**

All stormwater and surface water discharging from the site, buildings and works must be conveyed to the legal point of discharge by underground pipe drains for each individual lot to the satisfaction of Federation Council. No effluent, polluted or domestic waste water of any type may be allowed to enter the Council's stormwater drainage system or any road, stream, river or other waterway. Overland flow paths must be clearly indicated on the plans and directed away from the proposed building envelopes. Where overland flow paths are directed through building envelopes cut-off drains must be designed and constructed prior to the release of the subdivision certificate.

**6. Rural Vehicle Crossing Location**

Prior to the issuing of the Subdivision Certificate, each individual lot must have a vehicular crossing constructed to the satisfaction of Federation Council, and shall comply with the following:

- A road opening permit must be obtained prior to the commencement of any works. The application form can be obtained from Council's Corowa Office;
- Standard vehicular crossings shall be constructed at right angles to the road to suit the proposed driveways, and any existing redundant crossing shall be removed and made good to match into the surrounding profile;
- Any proposed vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover, valve or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense;
- Driveway culvert must be min. 375mm RCP RRJ with precast headwalls to suit;
- Crossings shall be constructed in accordance with Federation Councils drawing SD405.

**7. Utility Services**

Prior to release of the subdivision certificate proof that telecommunication and electricity services are available on each allotment is to be provided to Council.

**8. Asset protection**

Prior to issuing the construction certificate, written response from the service authority will be required to ensure safe clearance is available to the overhead power lines fronting the development along Whitehead street

**9. Conformance to Councils Standards**

All works are to be carried out in accordance with Federation Council's Infrastructure Design Manual, Standard Drawings and Construction Inspection Regime.

**10. Works As Executed Plans**

Works as executed plans will be required to be submitted at the completion of works and prior to the issuing of the Subdivision Certificate.

174/20FC **RESOLVED** on the motion of Councillors Wales and Kennedy that Council grant development consent to Development Application No. 2020/6 for 9 Lot Subdivision, Large Lot Residential, on Lot 60 DP753734 - Kurrajongs, Whitehead St, Corowa, Lot 2 DP1037767 - Kurrajongs, 91 Almond Lane, Corowa, Lot 1 DP1037767 - Kurrajongs, 91 Almond La, Corowa dated 14 January 2020 and described in details accompanying the application under *Section 4.16 of the Environmental Planning and Assessment Act, 1979* and subject to the following conditions.

Conditions of consent

**1. TERMS OF APPROVAL:**

The proposed subdivision is to be carried out in accordance with the stamped approved plan.

**2. DEVELOPER CONTRIBUTIONS:**

Prior to release of the Subdivision Certificate the developer levy to the value of 1% of the Capital Works for the Development is to be paid in accordance with Federation Council's Developer Levy Plan. Please note that council may request a quantity Surveyors report to determine the capital value of the works undertaken.

**3. SUBDIVISION CERTIFICATE REQUIRED:**

A Subdivision Certificate, pursuant to Section 6.15 of the *Environmental Planning and Assessment Act 1979*, as amended must be obtained from Council, prior to its lodgement with the Lands Titles Office.

The Final Survey Plan (two paper copies and an electronic copy) must be submitted to Council along with the application for Subdivision Certificate and associated checklist.

**NOTE:** Council will only consider issuing a Subdivision Certificate in relation to this subdivision when it is satisfied that all conditions of development consent relating to the subdivision have been complied with and the appropriate fee paid.

**REASON:** It is in the public interest that the plan is certified in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*, as amended. Section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

**4. ELECTRICAL AND TELECOMMUNICATIONS AUTHORITIES:**

The developer is to furnish Council with documentary evidence that arrangements have been made, satisfactory to the appropriate electrical authority and the appropriate telecommunications authority, for the provision of street and pathway lighting and/or for the provision of underground electrical power and/or telephone lines, respectively, to serve each lot.

**NOTE:** This information must be submitted before Council will issue the Subdivision Certificate relating to this development.

**5. Drainage Works**

All stormwater and surface water discharging from the site, buildings and works must be conveyed to the legal point of discharge by underground pipe drains for each individual lot to the satisfaction of Federation Council. No effluent, polluted or domestic waste water of any type may be allowed to enter the Council's stormwater drainage system or any road, stream, river or other waterway. Overland flow paths must be clearly indicated on the plans and directed away from the proposed building envelopes. Where overland flow paths are directed through building envelopes cut-off drains must be designed and constructed prior to the release of the subdivision certificate.

**6. Rural Vehicle Crossing Location**

Prior to the issuing of the Subdivision Certificate, each individual lot must have a vehicular crossing constructed to the satisfaction of Federation Council, and shall comply with the following:

- A road opening permit must be obtained prior to the commencement of any works. The application form can be obtained from Council’s Corowa Office;
- Standard vehicular crossings shall be constructed at right angles to the road to suit the proposed driveways, and any existing redundant crossing shall be removed and made good to match into the surrounding profile;
- Any proposed vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover, valve or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense;
- Driveway culvert must be min. 375mm RCP RRJ with precast headwalls to suit;
- Crossings shall be constructed in accordance with Federation Councils drawing SD405.

**7. Utility Services**

Prior to release of the subdivision certificate proof that telecommunication and electricity services are available on each allotment is to be provided to Council.

**8. Asset protection**

Prior to issuing the construction certificate, written response from the service authority will be required to ensure safe clearance is available to the overhead power lines fronting the development along Whitehead street

**9. Conformance to Councils Standards**

All works are to be carried out in accordance with Federation Council’s Infrastructure Design Manual, Standard Drawings and Construction Inspection Regime.

**10. Works As Executed Plans**

Works as executed plans will be required to be submitted at the completion of works and prior to the issuing of the Subdivision Certificate.

**VOTING**

For: Councillors Kennedy, Law, Longley, Longmire, Miegel, Thomas, Wales, Whitechurch and Bourke.

Against: Nil.

**9.7 STATE SIGNIFICANT DEVELOPMENT APPLICATION 8804 - HOWLONG SAND AND GRAVEL QUARRY EXPANSION**

**Summary**

The purpose of this report is to seek Council consideration of a State Significant Development Application. The State Government will determine the application, but Council has the opportunity to make any submissions, on any relevant matters, that it would like to see addressed during the assessment process.

On 23 April 2020, the NSW Department of Planning Industry and Environment advised Council that the state significant application 8804 for the expansion of operations for Howlong Sand and gravel from 30,000 Tonnes per annum to 330,000 tonnes per annum would be commencing exhibition on Monday 27 April 2020. They requested that any submission from council including recommended conditions of consent be provided to the Department by 19 May 2020.

This report will make up Council's submission in relation to the report and consider any other matters raised by Council at the meeting.

#### PROPERTY DESCRIPTION

Applicant:	The Trustee for Fraser Earthmoving Construction
Property:	Lots 173, 174, & 174A, DP 753744; Lot 1 DP 1039973; Lot 1, DP 798291, Lot 3, DP 113703, 4343 Riverina Highway, Howlong.
Zoning:	RU1 – Primary production for the northern area for access and E3 – Environmental Management.
Proposed Development:	Expansion of Sand extraction from 30,000 Tonne per annum to 330,000 Tonne per annum.
Consent Authority:	NSW Department of Planning, Industry and Environment
Reason for Report:	Endorsement of a submission regarding the application from Federation Council.

#### Background

In March 2018 the developer contacted Council and commenced community consultation in relation to the proposed development. This consultation informed the preparation of social impact assessment for the proposed development.

The issue identified by the local community during this consultation period:

1. Air Quality
2. Noise and Vibration
3. Terrestrial and aquatic ecology
4. Surface and ground water
5. Visual Amenity
6. Traffic
7. Socio-economic impacts including analysis of socio-demographics, future trends, economic and community effects.

Date Lodged: 19 March 2020 with Department of Planning Industry and Environment.

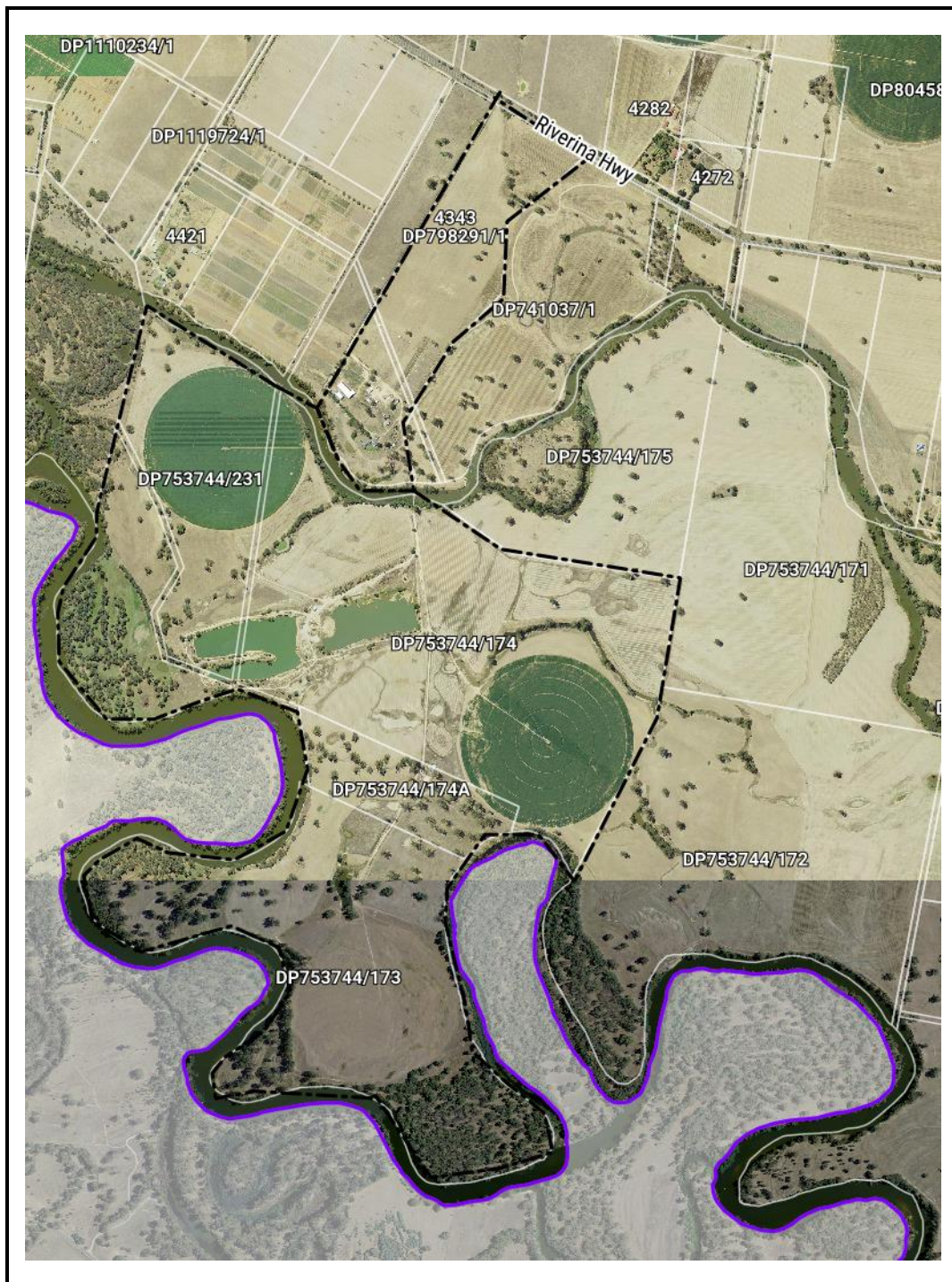
Exhibition period: 27 April 2020 to 27 May 2020

Note all exhibition during COVID-19 pandemic restrictions did not require council to exhibit the application, however to ensure that the local community was notified the application was included in the council's media on the 29 April and a link was provided on council's website.

Submission period for agencies referrals: 19 May 2020



LOCATION PLAN



SUSTAINABILITY

STATUTORY COMPLIANCE/POLICY

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**4.15 EVALUATION**

The evaluation under section 4.15 of the Act will be undertaken by the Department of Planning Industry and Environment and in this instance the council are to provide a comment on any areas of concern regarding proposed development and to provide draft conditions if the council are in support of the development.

The proposal is to expand the existing operation on site. The proposal will be undertaken in 4 stages, over 30 years and result in the extraction of 9.5 million tonnes of material using free dig method of extraction.

The components of the develop are as follows:

- Continued development of Stage 1 extraction area covering 6.7 Ha
- Continued development of Stage 2 extraction area covering 5.9 Ha
- Development of a new stage 3 extraction area covering 4.1 Ha and located to the south of the existing processing area
- Development of a new stage 4 extraction area covering 24.5 Ha and located to the east of the existing processing area.

Each stage of the development would be extracted to an elevation no lower than 119m AHD (approximately 21m below ground level)

- A Processing and Stockpiling area located between Stage 2 and Stage 3 extraction areas, covering 7.7 Ha. This area has already been disturbed for existing operations. It includes predominantly screening and washing of raw materials and product stockpiles
- A Quarry infrastructure area that includes an existing office and weighbridge, located east of stage 2 extraction areas.
- Two pump sheds that would house the permanent pump infrastructure
- The existing quarry access road and internal unsealed roads and bridge upgrade
- Flood Levees developed to an elevation of 142.7m AHD.

The areas of concern to council from the staff assessment:

1. Impact on the amenity/safety from truck movements through the centre of Howlong.
2. Impact that the proposed Levee will have on the flood patterns to the east of the site and access to the site.
3. Impact on water Quality in the River Murray.
4. Adequacy of the Bushfire Assessment.
5. Affect the use of the water used in the processing for irrigation on the land capability and the areas that will be utilised.
6. Emergency Management Plan.
7. Compliance with Building Code of Australia and relevant Australian Standards for services, structure and employee facilities on site.
8. Rehabilitation plan and future use of the site.
9. Assessment on the habitat for Sloane's Froglett.

### 7.12 Fixed development consent levies

#### Developer Levy

The levy payable will be calculated at 1% of the capital value of the construction works for the overall development. The levy based on the capital value for the project of \$5.1 million will be \$51,000.

Please note all contributions will be payable prior to the approval being enacted.

#### **OPTIONS**

1. Make no submission
2. Make a submission

#### **RECOMMENDED:**

1. THAT Council note the report on State Significant Development 8804 - Expansion of Sand extraction from 30,000 Tonne per annum to 330,000 Tonne per annum, Howlong Sand and Gravel expansion; and
2. THAT Council lodge a submission on State Significant Development 8804 - Expansion of Sand extraction from 30,000 Tonne per annum to 330,000 Tonne per annum, Howlong Sand and Gravel expansion, outlining the concerns raised in this report and that any approval if issued, should include conditions to ensure plans are in place to address these concerns, prior to works commencing on site.

175/20FC **RESOLVED** on the motion of Councillors Whitechurch and Kennedy:

1. THAT Council note the report on State Significant Development 8804 - Expansion of Sand extraction from 30,000 Tonne per annum to 330,000 Tonne per annum, Howlong Sand and Gravel expansion; and
2. THAT additional information be sought regarding the proposed development as outlined in the draft submission tabled at the meeting.
3. THAT Delegated Authority be granted to the Director of Development and Environment to review the additional information requested as outlined in the Council submission and to prepare conditions of consent in conjunction with the Department of Planning, Industry and Environment in relation to the concerns outlined in Council's submission, in the event that the Department determine to approve the development.

### 9.8 PROPOSED COREEN RURAL FIRE SERVICE SHED SITE - RESERVE 49134 LOT 166 DP 753746

#### Summary

Council has been approached by the NSW Rural Fire Service with respect to construction of a new Fire Shed on Lot 166 DP 753746 located on the corner of Coreen School Road and Federation Way, Coreen. The address of the Lot is 637 Federation Way.

The proposed site is currently vacant land formerly occupied by the Coreen Hall which has been demolished.

The RFS have been in consultation with Crown Lands and been advised that before the project can commence the Management of the Crown Reserve needs to be under Council as the current land manager.

Crown Lands have advised the following.

*The status of Lot 166 DP 753746 is Crown Land.*

*It was the site of the former Coreen Hall.*

*Reserve 49134 for Public Hall Gaz 6 August 1913*

*Is under Management of the Minister as no current Land Manager.*

*NSW Rural Fire Service can use this for a Fire Station, but we request the following will need to happen:*

- *Council agrees to become the new Land Manager of the Reserve; so we require a formal letter requesting to become Land Manager and for an additional purpose suitable to allow the reserve to be used for Fire station.*

*Once gazetted you (RFS) would then have to seek approval, tenure or agreement with Council to build the station.*

As such it is necessary that Council resolve to accept the Management of the Reserve and advise Crown Lands accordingly.

#### Background

Council under current practice is the custodian of many RFS Assets including Brigade Sheds but maintenance of the facilities is undertaken by the Brigades and RFS with funding allocations provided by the State. Ownership of the land on which the sheds sit is mixed with some on freehold Council Land but many on Crown Reserves. This is a long standing partnership between the RFS and Council.

The RFS has an allocation of \$8,000 in the current years funding allocation which is provided as an attachment to this report. Council Finance Manager has informed me that he has had discussions with the RFS and they intend to seek \$150,000 in the 2020/21 Allocations in order to build the facility.

Site of the Proposed Building



Attachments

9.8.1 NSW RFS Funding Allocation 2019/20 (19/68737)

Financial Implications

Minimal in kind administrative expense in applying for management of the site. Development costs and ongoing maintenance should be covered by future RFS allocations.

**RECOMMENDED** that Council agrees to become the new Land Manager of Reserve 49134 and advise Crown Lands in writing of Council seeking to become Land Manager and for an additional purpose suitable to allow the reserve to be used for Fire station.

176/20FC **RESOLVED** on the motion of Councillors Law and Longmire that Council agrees to become the new Land Manager of Reserve 49134 and advise Crown Lands in writing of Council seeking to become Land Manager and for an additional purpose suitable to allow the reserve to be used for Fire station.

**S APPELYARD**  
**DIRECTOR DEVELOPMENT AND ENVIRONMENTAL SERVICES**

ADJOURNMENT OF MEETING

177/20FC **RESOLVED** on the motion of Councillors Wales and Longmire that the meeting be adjourned for morning tea at 10.35 am.

RESUMPTION OF MEETING

178/20FC **RESOLVED** on the motion of Councillors Whitechurch and Wales that the meeting resume at 10.52 am with all Councillors present excluding Councillor Kennedy.

## 10. DIRECTOR ENGINEERING SERVICES REPORT

### 10.1 REPORT ON THE PROGRESS OF WORKS PROGRAM – APRIL 2020

#### Summary

The following activities were undertaken within the month of April 2020 by the Works teams. A summary of the activities is provided below for information.

- Corowa Aerodrome Taxiway Upgrade - lime stabilisation treatment of approx. 14,000m<sup>2</sup> pavement in late March, followed with 12 days of “dry back” time (incl. Easter break). Three areas totalling 170m<sup>2</sup> needed excavation of soft spots and material replaced & compacted. Final trim, seal and some line marking completed week of April 20-24. Line marking completed on Monday 27 April 2020. NOTAM ended on 24 April 2020, Aerodrome now fully operational.
- Maintenance grading on unsealed roads in more remote areas possible due to rain and water being more accessible.
- Corowa Saleyards - new watermain & standpipe installation of pipework completed, fit out of standpipe and Avdata to be completed (Water & Sewer).
- Daysdale S Bends – construction of pad for concrete culvert. Some drainage works performed until large overland water flows from rain halted works.
- Holbeach Street Howlong drainage – approx. 70 metres of 450mm pipes installed at depth up to 2.4m. Rain halting works.
- Enfield Street Drainage – approx. 90% completed, rain halting works.
- Line marking (Contractor North Eastern Line Marking) longitudinal, Redlands Road & Bull Plain Road (new work), Tocumwal Road centreline from Spring Drive to Shire boundary at Warmatta Road, Bridge Road Corowa centreline & edge lines, Merton Road centreline at Uralla Road, Bolinda Glen & Freyers Road bends.
- Bullecourt Road/Cemetery Road – foundation upgrade works
- COVID-19 - Work Crews continue with high productivity output with some changes to work methods. Two staff per vehicle (extra dual cabs hired in), washing of hands during the day at regular intervals and regular cleaning of vehicles & plant.
- Maintenance grading
  - Telephone Lane and Lowdens Road
- Purtle Park Mulwala Gross Pollutant Traps installation.
- Customer Requests.
- Cleaning of brick gutters & urban table drains prior & during rain events.
- Install new signs for Corowa Whisky & Chocolate Factory (private works).
- Sundry Gang Replace signs and guide posts using Reflect on Tablets, line marking in town streets. Assist construction crews as required.
- Patching Truck Pothole repairs as per Reflect. Assist Construction crews on Capital Works Projects with traffic control as required.

- Heavy Trucks Support Grader Gangs & Construction Gangs on Capital works and maintenance - Corowa Aerodrome Taxiway Upgrade, Daysdale S Bends, Enfield Street Drainage, Holbeach Street drainage, Cemetery Road & Bullecourt Road upgrade, hauling spoil, gravel, and sand.
- Heavy Patching work Federation Way North of Urana
- Slashing Corowa Oaklands Road and Oaklands township
- Culvert upgrades and replacements Federation Way North of Urana
- REPAIR Program on Federation Road North of Urana (Tarana) - completed
- Work continuing Fixing Country Roads Project 83 to 107 Km North of Riverina Highway
- Line marking carried out Federation way North of Urana
- Clean-up and Gravel work – Rand Football Ground

#### Attachments

10.1.1 Nil.

#### Financial Implications

N/A.

**RECOMMENDED** that Council note the Report on the Progress of Works Program – April 2020.

179/20FC **RESOLVED** on the motion of Councillors Thomas and Law that Council note the Report on the Progress of Works Program – April 2020.

## **10.2 REPORT ON THE PROGRESS OF THE CAPITAL WORKS PROGRAM – APRIL 2020**

### Capital Works Program

Progress on Council 2019/2020 Capital Works Program is as detailed below:



2019/2020 Capital Works Program	Annual Current Budget	% Complete	Comments
<b>Capital</b>			
<b>Drainage</b>			
00002154 - Howlong drainage works stage 1 19-20	100,000	30	Work commenced in Holbeach Street
00002211 - Mulwala, Howlong and Corowa Flood Study Contribution	185,000	0	Government Grant funds received
<b>Drainage Total</b>	<b>285,000</b>		
<b>Roads</b>			
00001760 - Murray Street, Corowa - Kerb & Gutter and stormwater Installation including pavement reconstruction (300m)	270,000	100	Completed
00001767 - Regional Growth Fund - Corowa Mulwala Trail Cycleway path	3,300,000	25	Works continuing on approvals
00001832 - Daysdale - Federation Way - 900m Road Reconstruction and floodway upgrade at s-bends	1,600,000	30	Off pavement works continuing and drainage works commenced
00001833 - MR323 Corowa - Oaklands Road - 1.3km section - 0.9 to 2.2	364,000	100	Completed
00001834 - RMS Safer Roads- Federation Way - North of Spraydon Road	750,000	100	Completed
00001838 - Howlong - Pedestrian refuge - Sturt Street (Oolong Aged Care Hostel) : Sealed	80,000	100	Completed
00001842 - Boree Creek Freight Link : Sealed	1,330,000	90	Contract let for culvert work- now flooded
00001848 - Betterment Parade / Wanstead Street / John Street, Corowa - Kerb & Gutter and Stormwater	150,000	100	Completed
00001851 - Corowa - John Street - Drainage upgrades from Steel Street to Wetlands Planning and Design	400,000	40	Funding to be transferred to other works for this financial year
00001852 - Corowa - Lucan Street & Enfield Street - Drainage improvements Strategy : Stormwater Drainage	120,000	80	Work Halted
00001854 - Mulwala - Savernake Road / North street - Drainage Improvements Planning and Design : Project Plan/ Setup	100,000	20	Work Halted

2019/2020 Capital Works Program	Annual Current Budget	% Complete	Comments
00002019 - Bull Plain Road - 5.5km of Work (Budget \$1,000,000.00) from Stronger Community Fund	(323,000)	100	Work completed
00002021 - Federation Way - Heavy Patches, Resealing & Drainage (Budget \$1,300,000) from Stronger Communities	(300,000)	100	Completed
00002137 - Fixing Country Roads - Federation Way Upgrade - 83.23km to 107.27km North of Riverina Highway - RNSW 2312	2,850,000	20	Heavy patching work continuing due for completion 30/06/21
00002146 - Bends on Merton Road & intersection to Redlands Road planning and design concept estimates	20,000	100	Upgrade plans completed – will await funding
00002147 - Disabled access off Hawkins Street	40,000	10	Scope being advertised
00002148 - Doctors Road Timber Bridge (\$680,000 - Grant for \$340,000)	680,100	15	Tenders let
00002149 - Federation Way - Heavy Patches, resealing & Drainage	200,000	100	Works progressing
00002150 - Federation Way - William Street from Church to Chapman & Chapman Street to outfall at west of Anna St	100,000	20	Work Halted
00002151 - Footpath Replacement Program 19-20	200,000	40	Works continuing
00002152 - Heavy Patching Local Roads and Town Streets 19-20	75,000	100	Combined into other road patching works
00002153 - Regional Roads - Heavy Patching 19-20	300,000	100	Works completed
00002155 - Howlong Goombargana / Drew Lane intersection upgrade, and Howlong Goombargana Road	10,000	0	Deleted
00002156 - Kingfisher Drive bus bay 19-20	70,000	100	Completed
00002157 - Narrow Plains Road - intersections with Narrow Plains & Oak Lodge Road	30,000	100	Completed
00002158 - PAMP Upgrade 19-20	30,000	75	Work underway
00002159 - Ramsay Street - Redlands Road to Tower Street	7,500	0	Deleted
00002160 - Redlands Road / Guy Street intersection upgrade	15,000	0	Deleted
00002162 - Kerb & Gutter Replacement Program - Oaklands 19-20	50,000	100	Complete
00002163 - Kerb & Gutter Replacement Program - Various 19-20	125,000	100	Complete
00002164 - Reseals Local Roads and Town Streets 19-20	800,000	100	Complete
00002165 - Reseals Regional Road 19-20	355,000	100	Complete
00002166 - Unsealed Resheet program 19-20	700,000	85	Works progressing
00002168 - Sturt Street - Havelock to Inglis and small section of Havelock St	15,000	0	Budget reduced

2019/2020 Capital Works Program	Annual Current Budget	% Complete	Comments
00002169 - Wanani Road bridge extension for shared path	20,000	0	Deleted
00002208 - Gross Pollutant Traps in Purtle Park	70,000	100	Complete
<b>Roads to Recovery</b>			
00002161 - Redlands Road CH12.6 to CH 16.9 widen 4.3km (CH from cemetery) - Roads to Recovery	800,000	100	Complete
00002167 - Ringwood - Redlands Road - 2.4 km road widening and rehabilitation	440,000	100	Complete
00002251 – Emu Park Road (Reseal) 8.48 Km from Kunari Road	133,000	100	Complete
00002250 – Hopefield Siding Road (Reseal) 2.64 Km from Riverina Highway	50,000	100	Complete
00002249 – Boat Rock Road (Reseal) 2.70 Km from Bull Plain Road	60,000	100	Complete
00002248 – Merton Road (Reseal) 2.20 Km from Bull Plain Road	37,500	100	Complete
00002247 – Sloane Siding Road (Reseal) 4.15 Km from Savernake Road	86,000	100	Complete
00002246 – Drain Lane (Reseal) 0.90 Km from MR314 Spring Drive	20,570	100	Complete
00002245 – Boree Creek Road (Reseal) 13.49 Km from Federation Way (2 sections)	300,000	100	Complete
00002019 - Bull Plain Road - 5.5km of Work (Budget \$1,000,000.00) from Stronger Community Fund \$151K R2R	151,000	100	Complete
<b>Sewer</b>			
00002197 - Corowa Sewerage - Installation of inlet flow monitoring	70,000	10	
00002198 - Howlong Sewerage - Upgrade of inlet magflow meter	30,000	25	
00002199 - Sewer Main Renewals	250,000	0	
00002200 - Sewer Pumps Replacements	100,000	0	
00002201 - Sewer Switchboards Replacements	70,000	80	Progressing
00002202 - Town Sewerage System - Reticulation Project	100,000	70	
<b>Water</b>			
00002186 - Corowa Water - Construct larger maintenance/ storage shed	40,000	100	
00002187 - Corowa Water - Enclose DAFF cells	30,000	0	

2019/2020 Capital Works Program	Annual Current Budget	% Complete	Comments
00002188 - Corowa Water - Extension of filter platform walkway	30,000	0	
00002189 - Corowa Water - Upgrade of Netherby PS flow meter	30,000	0	
00002190 - Howlong New Trunk Main	100,000	0	
00002191 - Howlong Water - Duplicate existing backwash pump	75,000	0	
00002192 - Howlong Water - Laboratory renovations	30,000	0	
00002193 - Howlong Water Treatment Upgrade Works	55,000	0	
00002194 - Mulwala Water Treatment Plant	150,000	0	
00002195 - Town Water System - Reticulation Project	100,000	20	Progressing
00002196 - Water Main Renewals	250,000	50	Pool Main replacement complete
00002212 - Water Main - Arnott Street - From Betterment Parade to Guy Street (\$167,000)	167,000	100	Complete

Attachments

10.2.1 Nil.

Financial Implications

N/A.

**RECOMMENDED** that Council note the Report on Council's 2019/2020 Capital Works program – April 2020.

180/20FC **RESOLVED** on the motion of Councillors Thomas and Wales that Council note the Report on Council's 2019/2020 Capital Works program – April 2020.

**10.3 REPORT ON THE PROGRESS OF STRONGER COUNTRY COMMUNITY FUNDING (SCCF) WORKS – APRIL 2020**

Summary

This report presents a summary of progress on the SCCF (Round 2) Program as detailed below:

Project Name	Completion Date	Comment
Corowa Rowing Club Refurbishment	31/10/2020	Progressing.
John Foord Oval Sports Facilities Upgrade	30/06/2020	Progressing.
Lighting Upgrade for Rennie Recreational Reserve	31/10/2020	Lighting poles have been delivered – most other work complete.
Howlong Tennis Club - Refurbishment of Clubrooms	30/06/2020	Completed.
Urana Aquatic Centre Pedestrian Bridge	31/10/2020	Contract let.
Oaklands Recreation Reserve - Change room and Toilet Block Upgrade	31/10/2020	Work commenced.
Rejuvenation of Corowa High School Oval for Community Use	31/05/2020	Completed – Final acquittal lodged.
Lonsdale Recreation Reserve Playground	30/06/2020	Funds exhausted – additional fencing work completed.

Project Name	Completion Date	Comment
Rand Sports Ground Improvements	31/05/2020	On track.
Urana Aquatic Leisure Centre Building	31/12/2020	Progressing.
Colombo Creek Ski Club Toilet Block Upgrade	29/02/2020	Completed.
Coreen Recreation Reserve Netball and Tennis Courts Upgrade	31/03/2020	Completed – Final acquittal lodged.
Ball Park Multisports Pavilion	31/10/2020	Works commenced.
Resurfacing of Urana Tennis Courts	31/08/2020	Completed.
Corowa Swimming Pool Splash Park	31/12/2020	Works commenced.
Howlong Multipurpose Hall and Gymnasium	31/10/2020	Works continuing.

[Attachments](#)

10.3.1 Nil.

[Financial Implications](#)

N/A.

**RECOMMENDED** that Council note the report on the Progress of Stronger Country Community Funding (SCCF) Works April 2020.

181/20FC **RESOLVED** on the motion of Councillors Law and Thomas that Council note the report on the Progress of Stronger Country Community Funding (SCCF) Works April 2020.

Councillor Kennedy returned to the meeting at 10.56 am after resolving technical issues.

#### 10.4 WHITEHEAD STREET - CROWN ROAD TRANSFER TO COUNCIL

##### Summary

Council has received advice from Crown Lands that a portion of Whitehead Street as shown on attached map remains Crown Public Road having never been formally gazetted as transferred to Council.

It is believed that the area indicated in the Infotrack search remains Crown Public road. Further investigation along the continued remaining section of Whitehead Street also remains unclear relating to formal Gazette transferring road to Council control. This is shown in green colour on the attached map.

Given that all sections are sealed and actively maintained within Council's road network it would seem suitable for transfer to Council's authority.

##### Attachments

10.4.1 InfoTrack Report (20/19113)

10.4.2 Map showing section of Whitehead Street to be Transferred to Council (20/19108)

10.4.3 Application to transfer Crown road/s Form (20/19105)

##### Financial Implications

Administration costs in processing the matter.

**RECOMMENDED** that Council agree to the transfer of the identified section of Whitehead Street to Council and authorise the completion of the Application to transfer Crown Roads Form.

182/20FC **RESOLVED** on the motion of Councillors Longmire and Whitechurch that Council agree to the transfer of the identified section of Whitehead Street to Council and authorise the completion of the Application to transfer Crown Roads Form.

#### 10.5 SUBMISSION OF MINUTES FROM SECTION 355 COMMITTEES - OAKLANDS RECREATION GROUND

##### Summary

The purpose of this report is to present the Minutes of the Section 355 Committee meetings and consider the items for adoption, as recommended by the Committee.

##### Background

On 22 April 2020 the Oaklands Recreation Ground Committee Section 355 Committee met to discuss items in relation construction of Oaklands Recreation ground change room facilities – additional cost for changes to original design.

The minutes of this meeting are attached for inclusion in the Council meeting on 19 May 2020.

##### Attachments

10.5.1 Oaklands Recreation Ground Committee Minutes – 22April 2020 (20/18240)

10.5.2 Cover letter – costs and redesign – change rooms (20/18246)

Issues raised – the following motion was passed by the committee

**MOTION:** moved by Jim Beale that the Committee accept Option 1 and complete all works and accept Kennedy Builders pricing variation and changes to the current design. Accept the proposed extension of the steel verandah roof and concrete verandah floor by an additional Two (2) meters including a 190mm Step Down. Cost totalling \$8,261.00 inc. GST with the Oaklands Recreation Ground Committee to provide the additional funds required to complete the works. The committee will endeavour to provide the additional funds for the changes after the 20/21 harvest season.

Motion is seconded by John Doyle Carried.

There was also discussion relating to the relocation of the Southern Coaches box as detailed in the minutes

#### Financial Implications

As set out in the motion above (\$8,261.00 Variation cost).

#### RECOMMENDED:

1. THAT Council receive and note the Minutes of the Oaklands Recreation Ground Committee dated 22 April 2020 (20/18240); and
2. THAT Council note the risks/issues raised in the Oaklands Recreation Ground Committee minutes dated 22 April 2020.

183/20FC **RESOLVED** on the motion of Councillors Wales and Law:

1. THAT Council receive and note the Minutes of the Oaklands Recreation Ground Committee dated 22 April 2020 (20/18240); and
2. THAT Council note the Risks/issues raised in the Oaklands Recreation Ground Committee minutes dated 22 April 2020.

## 10.6 COUNCIL QUARRIES – APPROVALS AND COMPLIANCE

### Summary

Council has been going through the process of making the quarries that it operates compliant in regards to Development approval and licencing requirements of various Government Departments. The EPA have recently come back to Council and indicated that they require a vast amount of additional information to allow them to give further consideration to issuing of licences to for the Balldale Quarry and the Davey Hill Quarry.

### Background

Bald Hill Quarries who have our current contract for work within quarries (drill, blast and crush material) have been undertaking the DA and licencing work on Council's behalf.



The two main issues at each quarry are set out in the attached extract from the EPA's correspondence.

- *The Review of Environmental Impacts and Environmental Impact Statement (REI/EIS) does not provide sufficient information about potential environmental impacts such as noise, air, water, including surface and ground water and waste. It also fails to detail mitigation measures including monitoring, that is proposed to be implemented to prevent or minimise those impacts.*
- *The REI/EIS does not provide sufficient information on the management of surface water during operation or how it meets the guidelines for Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom, 2004) and Volume 2E Mines and Quarries (Department of Environment & Climate Change NSW, 2008).*

#### Attachments

10.6.1 EPA - Request for Further Information - Davey Hill Quarry (20/9589)

10.6.2 EPA - Request for Further Information - Balldale Quarry (20/20534)

10.6.3 EIS Process

#### Financial Implications

The 2019/20 budget allocation for the quarry has been fully expended on work done to date and this recommendation seeks to increase the budget available to undertake the required works. The remaining work is expected to cost around \$220,000. This increased budget will be funded from Council's existing internal reserve for the quarries.

**RECOMMENDED** that Council approve an increase of \$220,000 to the 2019/20 budget for expenditure relating to the quarries outlined, to be fully funded from Council's existing internal reserve for the quarries.

184/20FC **RESOLVED** on the motion of Councillors Longmire and Miegel that Council approve an increase of \$220,000 to the 2019/20 budget for expenditure relating to the quarries outlined, to be fully funded from Council's existing internal reserve for the quarries.

#### **10.7 TENDER REPORT - REPLACEMENT OF THREE (3) TRUCKS FOR GRADER CREW – VENDOR PANEL REQUEST FOR QUOTE (VP173515)**

##### Summary

The purpose of this report is to inform Council of a request for quote (RFQ) process that was conducted to replace three (3) medium rigid trucks that are required for road construction and maintenance purposes for the Grader crews. The existing trucks have reached a high kilometre reading and are no longer fit for purpose and a slightly heavier tonne capacity vehicle is sought.

The approval for the procurement of these items is within the 2019/20 plant replacement program. This report provides information regarding the procurement process and the subsequent evaluation of submissions received.

##### Process

RFQs were called for the replacement of the three medium rigid trucks. This was conducted via advertising on Vendor Panel (VP173515) with submissions closing on 30 January 2020.

Submissions were received from:

Jacob Toyota - Wodonga  
Blacklocks Isuzu – Wodonga

#### Conformance

Only one firm submitted a tender price that met the criteria, and the other firm submitted a price for a lower tonne capacity vehicle. During the advertising period, the decision was made to increase the desired tonnage, and the interested firms were notified of this. Despite this, only Jacob Toyota submitted the heavier tonnage vehicle price. The Blacklocks submission was for the original lower tonnage.

Due to their not being a second or further comparable tenders, to allow a robust assessment of the tender prices submitted, it is recommended that Council, as allowable under the Local Government Act 1993, and Local Government (General) Regulation 2005, reject all tenders received and call for fresh tenders.

#### Attachments

Nil

#### Financial Implications

Funds for the replacement of these items of plant is available from within the 2019/20 financial year budget. Council will also likely allow the tenders to include a trade price and non-trade price. This allows Council to accept the trade price offered for the existing trucks, or if not suitable, purchase only, and sell the trucks via auction for example soon after.

#### RECOMMENDED:

1. THAT Council note the report on the call for quotes on Vendor Panel VP173515 for three medium rigid trucks;
2. THAT Council decline to accept any quotes as per clause 178 (1) (b) of the Local Government (General) Regulation 2005; and
3. THAT Council under clause 167 of the Local Government (General) Regulation 2005, call for fresh quotes for the supply of three medium rigid trucks, and receive a further report with the outcome of this process when the tender process has been finalised.

185/20FC **RESOLVED** on the motion of Councillors Kennedy and Longmire:

1. THAT Council note the report on the call for quotes on Vendor Panel VP173515 for three medium rigid trucks;
2. THAT Council decline to accept any quotes as per clause 178 (1) (b) of the Local Government (General) Regulation 2005; and
3. THAT Council under clause 167 of the Local Government (General) Regulation 2005, call for fresh quotes for the supply of three medium rigid trucks, and receive a further report with the outcome of this process when the tender process has been finalised.

## 10.8 DRAFT STRUCTURE PLAN – COROWA FORESHORE PRECINCT AND MORRIS PARK

### Summary

The purpose of this report is to present to Council the draft Structure Plan for the Corowa Foreshore Precinct and Morris Park. The Plan is recommended to be publicly exhibited for consultation and reported back to Council at the July 2020 Council meeting.

The draft Plan represents the exciting culmination of a body of strategic planning work including stakeholder communication across the latter half of 2019 and early 2020.

Given the size of the area, the Plan breaks up the areas into sub precincts, (see attached map/plan), being -

- 1) The Northern Precinct
- 2) The Central Precinct
- 3) The Southern Precinct
- 4) The Western Precinct

Stand out projects proposed for consultation, and still subject to feedback from the exhibition period including the public and any state agency/approval bodies, further design, approvals and funding strategies, include –

- A 2.5 metre wide all-weather River walk, that formalises some existing pathways and also covers new ground, traversing from Bangerang Park, behind the Scout Hall and through to the Foreshore on the Eastern foreshore. This will link many sites, with the ability to join at many points through the site and interpretive and environmental signage proposed along the journey at key points.
- A proposed Corowa Hockey Centre, utilising space currently occupied by surplus tennis courts.
- New off leash dog exercise area.
- Conversion of some tennis courts to synthetic grass and lighting for night use.
- The Ball Park Caravan Park Masterplan.
- Further improvements to Corowa Lagoon.
- New Boat Ramp adjacent to the Bridge.
- A new large area of new public access through the area formerly occupied adjacent to Bridge Road and the Corowa Foreshore by Ball Park Caravan Park, including access to the proposed Boat Ramp.
- Further improvement to the Rowers Park area including kayak/canoe access improvements.
- Corowa River port Wharf, including Boat access and drop off pick up areas for Boat Passengers.
- Murray River Forest – Bushland walking tracks, Environmental and Educational awareness projects, Bridges and Walking tracks (west of John Foord Oval).
- John Foord Oval and area – upgrades and second oval.
- Corowa Wetland – Boardwalk and Environmental interpretation/education.
- New 400m grass running/athletics track at Morris Park and associated infrastructure.
- Half-Court Basketball Courts at Morris Park, and formalising the area into formal and non-formal recreational/environmental areas.

## Background

Council considered a report at the December 2018 meeting, and resolved the following –

*402/18FC RESOLVED on the motion of Councillors Longmire and Longley:*

- 1. THAT Council note the report on the proposed Structure Plan and Community Engagement project for the Corowa Murray River Foreshore and Surrounds; and*
- 2. THAT Council commit to the preparation of a structure plan with strong community engagement and that a further report be presented as the project develops.*

Council has a River Foreshore Masterplan completed in or around 2010. The need for an updated Structure Plan for the entire area was considered necessary for various reasons including –

- So an ‘all of precinct’ approach can be taken with the development of (current and future) infrastructure.
- So that all current and soon to be developed projects can (and are) occurring without delay (especially the new Corowa Pool), but to allow elements, especially around the interface between each site, and any future projects, to still be informed by an overall high level plan and vision. This will ensure synergy and linkages to what could ultimately be a vastly transformed area over the next 5 – 10 years, and beyond.
- So that the enormous attraction, experience and offering that the Murray River foreshore already offers Corowa, can be further advanced, with improved access and public open space in the area, including to Sanger Street, and more. This will continue to further activate the area, and the tourist offerings, as well as providing improved facilities and amenity for locals, and to continue to ensure Council is doing all it can to promote Economic Development in the area for our fantastic local businesses.
- So that other future projects not yet advanced but proposed, and some not yet considered even, can all be developed consistent with an overall theme and structure. This will improve integration and provide better outcomes for pedestrian and vehicle improvements. It will also further improve amenity and visual appeal, and allow ongoing consideration of flooding aspects, and any other considerations including those that will come from the further community engagement on this project.
- To create a greater ability to take advantage of future funding streams from the State and Federal Governments, and other sources if available. This includes ensuring any projects that are products of this plan, or the subset Masterplans for each Precinct area, can be further developed including scoping, costing, consultation, and approvals where necessary, to get the projects to a shovel ready stage, to be ready for any State, Federal, Philanthropic and or Private/Business funding opportunities. This includes for example, the AFL, Hockey, Cricket and Bowls State level bodies, and Environmental and Landcare streams, to part fund projects.
- To allow direct stakeholders, such as the many fantastic sporting clubs and other organisations operating in and around the Foreshore Precinct area and at Morris Park, the chance to put forward their vision and desired plans for the future. They can and in some examples have shared this amongst each other, and to also consider opportunities for others to co-locate, and to generally be aware of what each clubs’ visions and plans are, and for Council to show leadership through this process.

- To inform and collaborate with NSW Crown Lands, considering most of the site is Crown Land.
- To allow a more effective engagement with the Bangerang Tribe and any other Aboriginal individuals and groups who have a connection to country in this beautiful area.
- To inform the wider public of the many projects planned and underway, and of any future projects that are considered possibilities. These include -
  - the new Playground and Toilets in Bangerang Park (already completed);
  - the significant (\$10 million plus) expenditure proposed for the Corowa Swimming Pool redevelopment (funded and underway);
  - the new proposed Cricket/Multi Sport Pavilion at Ball Park Oval (funded and underway);
  - the new Bangerang Park Playground and Park Upgrades, and new Toilet Block (completed);
  - the Board Walk from Rowers Park to the Lagoon area and Pop-up Coffee Shop (funded and soon to commence/commenced).
- To continue to inform the significant upgrades and transformation required to the entire Ball Park Caravan Park area and the overlap/chance for land to be given back to the public, from Ball Park, as part of this process. It was considered short-sighted if just the Ball Park Masterplan and new Swimming Pool complex plans were developed, without being integrated into an overall plan for the precinct.
- To also consider Morris Park/South Corowa. The subject area of this Structure Plan, was initially only to encompass the area from John Foord Oval, through the Rowers Park area, under the bridge and all along the foreshore to the Lagoon area. It now includes the Ball Park Cricket Oval, Scout Hall Building, Hockey Fields, Ball Park Caravan Park, Tennis Courts and Dog Off leash area, Bangerang Park, the Council Civic Centre, Bowling and Croquet greens, and the Swimming Pool area. Also early in the process, given the level of use and interest to further develop Morris Park, particularly for athletics and as the secondary Cricket oval, and the overlap of sports such as tennis and netball, it was considered to be of strategic benefit to also include Morris Park at South Corowa, into this high-level planning process.

This allows the entire sporting and open space needs of the Corowa area and surrounds (considering some will be/are regional facilities, such as the Pool), to be strategically reviewed at a spatial level. Other stand-alone sporting areas in the town, such as the existing Rugby League ground for the Corowa Cougars, the Corowa Racetrack, Corowa Pony Club and any others, are all considered to remain essentially as is, given the clubs and groups are the sole occupants mostly at these sites. These groups can and do work with Council/Crown Lands and other stakeholders, on any needs and developments going forward.

- To allow the consideration of an upgrade to transform the John Foord Oval facility, into the Premier Sporting Ground (AFL and Netball) in the Council area (it being the only ground that contains an Ovens and Murray League Club - (the league being the premier AFL competition in the region). The Corowa Rutherglen Football Netball club is currently working on a Masterplan and seeking Council engagement and support. This process would be greatly assisted with an overall plan for the entire area.

- To allow a more formalised and practical integration to Sanger Street. The community consultation as part of the Sanger Street redevelopment project, strongly highlighted the need to strengthen the connection from the river to the town. The draft Structure Plan has encompassed these aspects and the Sanger Street project is also similarly informing this project. A works program for Sanger Street has now been finalised, based on consultation, and has been endorsed by Council for delivery. A number of exciting community partnerships have also developed from this process to deliver some key aspects of the project.

### Process

After a competitive request for quotation process, Integrated Site Design (ISD) were appointed to conduct this project under a proposed methodology and timeframe. The project is being well-managed by Councils contract project manager, Jason Schneider-Fuller. ISD are also preparing the Ball Park Masterplan and Business Case, which provides consistency in approach, synergy in projects, familiarity across the area, and cost savings/economies of scale.

### Communication and Consultation

A communication and consultation strategy was prepared in conjunction with Councils in-house Communications team. Stakeholder meetings and surveys were conducted towards the latter half of last year, and in the early stages of this year.

2 rounds of consultation with external stakeholders were conducted. The first round was conducted on Monday 16 and Tuesday 17 December and the second round on Monday February 24. Both sessions were well attended and represented. Groups represented at the consultation were;

*Traditional Owners (Bpangerang People), Traditional Owners (Wiradjuri People); Corowa Landcare, Corowa Chamber of Commerce, Wahgunyah Rowing Club, Corowa Rowing Club, Corowa Rutherglen Football Netball Club, Corowa Netball Association, Corowa Athletics Club, CDHBU Football & Netball, Corowa Netball Club, Corowa Rutherglen Hockey Club, Corowa Tennis Club, Corowa Swimming Club, Corowa Soccer Club, Corowa Guides, Corowa Croquet Club, and Corowa Civic Bowls Club.*

Council has also received briefings and updates as the project plans have developed.

Overall Council considers there has been strong engagement with the sporting groups, and other groups and organisations using the facilities across these two sites.

### High-level elements of the Plan

#### Structure Plan – Key Principles

- Create a river experience opportunity that invites visitors and locals alike to visit the Murray River frontage.
- Improve public access to the river.
- Look for opportunities to consolidate existing sporting infrastructure and create larger more focussed facilities that can accommodate a higher standard of competition.
- Capture existing planned, approved and funded council projects in the target area to maximise opportunities to create linkages between individual projects and plan a cohesive response.

### Northern Precinct

- Identified with the tennis club that ongoing maintenance of the number of grass courts they currently have was going to be difficult and as such proposal to increase number of synthetic courts while removing some of the northern most grass courts creating a space where a future full size synthetic hockey field could be provided.
- Improve pedestrian connection to Sanger Street near Bangerang Park.
- Provide for the beginning of the river experience walking/jogging path creating connectivity from Bangerang Park to the river.
- Include cultural and environmental interpretive signage along walking paths.
- Ball Park oval to remain cricket's primary oval with shared winter use by the Hockey club and Soccer also.
- Ball Park Multi-sport pavilion under way, already for shared use with the Cricket/Hockey & Soccer clubs. Soccer group already using Ball Park oval during winter.
- Community consultation identified a lack of a formal dog off leash area, and past informal use of the northern/eastern area for this purpose. Provision of a formalised dog off leash area with fences and other amenity was considered desirable.

### Southern Precinct

- Extend the river experience walk to connect from northern precinct through to Rowers Park in the western precinct utilising the already planned boardwalk at the lagoon.
- Install cultural and environmental signage in significant locations to demonstrate the rich local cultural heritage along the river.
- Improve access through a sealed roadway and more formalised and dispersed vehicle parking.
- Improve maintenance and landscaping of the river front area, not to the level of a formal park, but a higher standard than previously maintained to make the space more inviting and accessible.
- Reduction in size of the Ball Park Caravan park area, to create public park space along the eastern alignment of Bridge road, vastly improving visual amenity, removing most of the red gums from the parking areas if allowed, and creating an opportunity for a new proposed deep-water boat ramp and parking.
- Public toilets proposed on the high bank attached to the Caravan Park, but with one side accessible from the Caravan Park, and one side accessible from the public space. Separated internally so as not to provide informal unsecure access to park.
- Remove existing Boat ramp from lagoon, to make the lagoon space safer (family friendly and swimmer friendly), so that boats and people aren't sharing the same space.
- Improve outcome for boat access with the new deep-water boat ramp with a much shorter and direct journey to it, then the current boat ramp.

### Western Precinct

- Proposed site for pop-up café designed to service visitors to the riverfront, particularly at peak times. Envisaged this could be operated by an existing business in or nearby Sanger Street as a satellite site with little to no actual preparation on site, but coffee, drinks and pre-prepared food available.

- Consolidate both Corowa and Wahgunyah Rowing club launching sites, to modern floating pontoons that will provide safer access to the river for a larger portion of the year and would provide a launching point for kayaks and other non-powered watercraft (non-club members).
- Proposal to create a wharf where houseboats could be moored; this is consistent with other tourism plans already in place as part of the Murray River.
- Extension of river walk experience trails through Rowers Park and associated bushland to link with the existing Corowa wetlands and ultimately Sanger Street.
- Additional pedestrian track along High Street alignment with improved pedestrian connections with northern, central and southern precincts.
- Upgrades to facilities at John Foord Oval including clubrooms, fencing as well as consolidation of netball facilities from Morris Park. This would create a larger netball facility capable of hosting a higher level of competition with modern synthetic surfaces in close proximity to accommodation for visiting competitors.
- By continuing to strengthen the sporting hub around the John Foord Oval precinct, this will also continue to activate the Corowa CBD and ensure many sporting and other events can be held in and around this area. This will avoid the situation in other towns and cities, where there major sporting venues are spread across suburbs and areas, and can dilute the economic stimulation that these activities then create, to nearby businesses, and adding vibrancy and amenity to the Sanger Street area especially.
- Strategic acquisition of private land to provide connection of walking tracks to allow a loop to be established and also an additional oval at John Foord to reduce the load on the heavily used main oval and provide for growth in AFL, AFLW, Auskick and Cricket.

#### Central Precinct

- Recognise potential opportunities for the Corowa Civic Bowls Club to become a venue of choice for future park patrons providing food, beverage and other entertainment services as the closest venue to the park.
- New Corowa Swimming Pool complex, already approved and under construction will provide a FINA standard competition 50m pool and associated 25m pool for warm up and cool down allowing regional competitions to be held at Corowa.
- Home to Civic Bowls Club, Croquet Club and existing synthetic hockey training field  $\frac{3}{4}$  size.

#### Morris Park

- Divide Morris Park into formal sporting precinct west of Hume Street and informal recreation activities on part of Morris Park East of Hume Street.
- Remove and relocate existing netball courts that are in poor condition to John Foord to provide a higher standard netball facility.
- Retain existing cricket oval, and wicket and improve facilities by provision of change-rooms/amenities, to be shared by cricket and athletics clubs in the North Western corner of site.
- Provide standard configuration 400m grass running track and required throwing cages for athletics to be able to host regional sporting events.
- Remove existing tennis courts that are at the end of their useful life and consolidate tennis facilities with access at Corowa Tennis Club courts.



- Provide new basketball courts with 6 rings/back boards per court. Identified through consultation that no public access basketball courts available anywhere in Corowa.
- Provide new pump track for recreation.
- Provide dog off leash area to service south Corowa.

The draft Plan outlines 17 interconnected projects, ranging from major works (Corowa Swimming Pool complex and Ball Park Caravan Park) to other minor projects and range of mid-size projects. As mentioned earlier, some of these are funded and underway, whilst some are funded and yet to commence, and many others in this draft Plan will be dependent upon this consultation and the feedback, along with any further decisions on funding and staging/implementation.

The projects are not all inherently linked to one another in terms of being reliant on one occurring before another etc., and in the main, the Precinct areas outlined could be developed as and when funding becomes apparent without having to wait for other areas to proceed.

It is critical to note that the plan is also visionary, long-term, and in some ways aspirational, and will rely on other funding sources in addition to Council funds. Approvals would also need to be sought including consideration of Flooding impacts. Council has separately received funding to commence on a new Flood Study and plan for Corowa, proceeding over the next few years.

#### Legislative requirements

##### Crown Land Management Act 2016

Under Division 3.6 of the Act Council is required to prepare Plans of Management for all Crown reserves under its control. The plans are due for completion in 2021. The Draft Structure Plan for Corowa Foreshore and Morris Park is defined as Other plans under section 3.41 of this division.

It is recommended that the draft plan be forwarded to the Minister in accordance with section 3.41 (2) of the Act.

##### Agencies Referral

To ensure that all potential projects identified in the plan are considered by relevant State agencies and other stakeholders, it is recommended that comment be sought from a number of agencies and other stakeholders, during this process, including but not limited to:

Bpangerang People/Local Aboriginal Land Council/NSW National Parks and Wildlife Service
Department of Planning, Industry and Environment (Primary Industries)
Department of Planning, Industry and Environment (Biodiversity and Conservation)
Department of Planning, Industry and Environment (Planning)
Transport for NSW (Maritime)
Transport for NSW (Roads)
Environmental Protection Authority
Murray Darling Basin Authority
Natural Resource Access Regulator

Victorian Department of Environment, Land, Water and Planning.
Destination NSW
Destination Riverina Murray (Tourism)
Murray Regional Tourism
Destination Rutherglen
Indigo Shire Council

#### Communication and Engagement Strategy

A Communication and Engagement Strategy has been prepared for the exhibition of this draft Plan. This will include hard copy advertisements, and a large online and social media presence. This includes a video presentation of the key aspects of the Plan and the process to make a submission. Unfortunately due to the restrictions on public gatherings and other social distance requirements, as a result of the COVID-19 pandemic, Council will not be able to host drop in sessions or any public information sessions on this, as would normally be the case.

Despite the COVID-19 restrictions, Council is confident that its strategy will ensure the community and other stakeholders will be suitable notified and given a chance to make comment. This proposed approach, along with the level of prior engagement, pre Covid-19, including with the sporting and other groups, will ensure that there has already been a level of awareness of this project from those most directly involved in this area.

#### Following the Exhibition Process

After Exhibition including agency comments, the plan will be reported back to council with a summary of all submissions and feedback, to recommend the formal adoption, subject to any changes as a result of feedback.

After the formal adoption of a final Plan, Council will consider and determine on the next steps for the Plan, including but not limited to:

- Approvals required
- Funding of the projects.
- Staging and programming of any or all works.

#### Attachments

10.8.1 Draft Structure Plan for Corowa Foreshore and Morris Park

#### Financial Implications

The total cost of the full implementation of this Plan would be in the order of \$30 million dollars. The Corowa Pool (\$10 million – funded) and Ball Park (\$13 million – unfunded) comprise the majority of this expenditure.

Council has undertaken significant investment already into this area, both in completed, underway, and yet to commence projects. Any future projects would be subject to gaining necessary funding, and would follow Capital Expenditure Review processes and other processes before inclusion into a Council budget.

**RECOMMENDED:**

1. THAT Council note the draft Structure Plan for Corowa Foreshore and Morris Park;
2. THAT Council publicly exhibit the draft Structure Plan for Corowa Foreshore and Morris Park, for a period of 28 days, and that it be referred also through this time, to all relevant agencies and other key stakeholders, for comment regarding the plan;
3. THAT Council receive a further report summarising the exhibition phase of the Structure Plan for the Corowa Foreshore and Morris Park, at their July 2020 Council meeting, to consider adopting a final plan;
4. THAT on adopting the final plan, that the plan be forwarded to the Minister in accordance with Section 3.41 of the Crown Land Management Act 2016 for review and adoption; and
5. THAT Council consider a funding and implementation strategy after this process.

186/20FC **RESOLVED** on the motion of Councillors Miegel and Longmire:

1. THAT Council note the draft Structure Plan for Corowa Foreshore and Morris Park;
2. THAT Council publicly exhibit the draft Structure Plan for Corowa Foreshore and Morris Park, for a period of 28 days, and that it be referred also through this time, to all relevant agencies and other key stakeholders, for comment regarding the plan;
3. THAT Council receive a further report summarising the exhibition phase of the Structure Plan for the Corowa Foreshore and Morris Park, at their July 2020 Council meeting, to consider adopting a final plan;
4. THAT on adopting the final plan, that the plan be forwarded to the Minister in accordance with Section 3.41 of the Crown Land Management Act 2016 for review and adoption; and
5. THAT Council consider a funding and implementation strategy after this process.

**S CARMICHAEL**  
**DIRECTOR ENGINEERING SERVICES**

## 11. NOTICES OF MOTION / QUESTIONS WITH NOTICE

### 11.1 NOTICE OF MOTION

Moved by Councillor Thomas:

- 1) THAT Council urgently formally requests a general water security allocation be made available in the 20/21 water year to general water entitlement water licence holders in the Murray Surface Water district; and
- 2) THAT Council supports the West Corurgan Irrigation application to increase access to additional stock and domestic water.

#### ***Background information to support this motion***

Due to the crippling drought, that has affected much of Eastern Australia over the past three years, and complications including the Water Sharing arrangements between NSW, VIC and SA, allocations for NSW Farmers on the Murray system, have been zero % for the last two years.

The promising start to this year's growing season, and inflows into Hume Dam, means that the NSW Government should increase allocations levels to a reasonable level for General security water holders in the Murray Surface Water district.

187/20FC **RESOLVED** on the motion of Councillors Thomas and Wales:

1. THAT Council write to NSW State Water Authorities acknowledging the 3% allocation for general security water entitlement holders, with explanation that further announcements would be most welcome as the growing season progresses for both winter and summer crops within the NSW Murray System.
2. THAT Council supports the West Corurgan Irrigation application to increase access to additional stock and domestic water.

## 12. REPORTS FROM COMMITTEES

### 12.1 NO ITEMS

## 13. REPORTS FROM DELEGATES

### 13.1 VERBAL REPORTS FROM DELEGATES

Verbal reports to be provided by delegates at the meeting.

Councillor Law reported on her attendance at the virtual meetings for the Ageing Well Advisory Committee meeting and the Federation Arts Cultural Advisory Committee meeting.

Councillor Longmire reported on his attendance at the virtual meeting for the Australian Saleyards Executive Committee meeting.

Councillor Thomas reported on her attendance at the virtual meetings for the RRL Advisory Committee, Murray Darling Association Region 1 and 2, and Lonsdale Recreation Reserve Committee Meeting.

Councillor Miegel reported on his attendance at the virtual meeting for Murray Darling Association Region 1 and 2.

**RECOMMENDED** that the verbal reports from delegates be noted.

188/20FC **RESOLVED** on the motion of Councillors Miegel and Whitechurch that the verbal reports from delegates be noted.

## 14. CORRESPONDENCE REQUIRING COUNCIL ACTION/FOR INFORMATION

### 14.1 NSW OFFICE OF LOCAL GOVERNMENT – CIRCULAR 20-14 (20/18341)

Council Circular 20-14 Updated Guidance on Attendance by Councillors and Others at Council and Committee Meetings during the COVID-19 Pandemic dated 27 April 2020. A copy of Circular 20-14 is included with the agenda.

### 14.2 MURRAY DARLING ASSOCIATION (20/18690)

Murray Darling Association Media Release - Local Government Welcomes Interim Inspector - General of Murray Darling Basin Agreement dated 27 April 2020. A copy of the media release is included with the agenda.

### 14.3 MULWALA PROGRESS ASSOCIATION (20/18695)

Letter dated 27 April 2020 from the Mulwala Progress Association asking Council to consider additional staff in Mulwala. A copy of this letter is included with the agenda.

**14.4 NSW FARMERS (20/18852)**

Letter dated 1 May 2020 from the NSW Farmers requesting council consider Land Valuations and Impacts of Local Government Rating. A copy of this letter is included with the agenda.

**RECOMMENDED** that the correspondence as tabled in the May 2020 Business Paper be noted.

Council noted the correspondence but overlooked seeking a resolution to formally note it.

**15. CONFIDENTIAL MATTERS**

**15.1 NO ITEMS**

**16. CONCLUSION OF MEETING**

The meeting closed at 11.40 am.

**CONFIRMED:** 23 June 2020.

**THE MAYOR:** \_\_\_\_\_