



**SNOWY MONARO**  
REGIONAL COUNCIL

# **BUSINESS PAPER**

**PUBLIC EXHIBITION COPY**

**Ordinary Council Meeting**  
**30 November 2016**

## **CONFLICTS OF INTEREST**

A conflict of interest arises when the Administrator or Council staff are influenced, or are seen to be influenced, in carrying out their duties by personal interests. Conflicts of interest can be pecuniary or non-pecuniary in nature.

A pecuniary interest is an interest that a person has in a matter because of a reasonable likelihood or expectation of a financial gain or loss.

A non-pecuniary interest can arise as a result of a private or personal interest, which does not relate to money. Examples include friendship, membership of an association or involvement or interest in an activity.

The Administrator or staff member who considers they may have a conflict of interest should read Council Policy.

The responsibility of determining whether or not the Administrator or Council employee has a pecuniary or non-pecuniary interest in a matter, is the responsibility of that individual. It is not the role of the Administrator or General Manager, or another Council employee to determine whether or not a person may have a conflict of interest.

Should you be unsure as to whether or not you have a conflict of interest you should err on the side of caution and either declare a conflict of interest or, you should seek the advice of the Director General of Local Government.

The contact number for the Director General of Local Government is 4428 4100.

## **COUNCIL CODE OF CONDUCT**

The Council Code of Conduct is a requirement of Section 440 of the Local Government Act 1993, which requires all councils to have a code of conduct to be observed by the Administrator, members of staff and delegates of the Council attending a Council meeting or a meeting of a committee of Council.

The code of conduct sets out the responsibilities of the Administrator and Council employees attending a Council meeting or a meeting of a committee of Council. The code also sets out how complaints against a Council employee, the Administrator or General Manager are to be made.

## **COUNCIL CODE OF MEETING PRACTICE**

The Council Code of Meeting Practice is a requirement of Section 360(3) of the Local Government Act 1993, which requires all councils to have a code of meeting practice. The code of meeting practice is to be observed by the Administrator, members of staff, delegates of the Council and members of the public attending a Council or a meeting of a committee of Council.

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### **Acknowledgement of Owners of Land**

Council wishes to show our respect to the First Custodians of this land the Ngarigo people and their Ancestors past and present who pass on this duty of custodianship of the land to us the current custodians. We are proud to be Australian and celebrate the diverse backgrounds and cultures that make up our Nation – our Land.

**ORDINARY COUNCIL MEETING  
TO BE HELD IN COUNCIL CHAMBERS, 71 CAVEAT STREET, BOMBALA NSW 2623  
ON WEDNESDAY 30 NOVEMBER 2016  
COMMENCING AT 5.30PM**

**BUSINESS PAPER**

- 1. APOLOGIES**
- 2. CITIZENSHIP CEREMONIES**
- 3. PRESENTATIONS**
- 4. PUBLIC FORUM**
- 5. DISCLOSURE OF INTEREST**  
(Declarations also to be made prior to discussions on each item)
- 6. ADOPTION OF MINUTES FROM PREVIOUS COUNCIL MEETING**
  - 6.1 Ordinary Council Meeting held on 26 October 2016
  - 6.2 Closed Session of the Ordinary Council Meeting held on 26 October 2016
- 7. ADMINISTRATOR'S REPORT (IF ANY)**
- 8. DELEGATE'S REPORT**
  - 8.1 Minutes of Joint Local Representative Committee Meeting Held Tuesday 25 October 2016 4
  - 8.2 Minutes of the Country Mayors Association of NSW - 4 November 2016 12
  - 8.3 Minutes of the Administrator Delegations Meeting held 21 October 2016 38
  - 8.4 Minutes of the Administrator Delegations Meeting held 7 November 2016 44
  - 8.5 Minutes of the Administrator Delegations Meeting held 18 November 2016 56
- 9. ADOPTION OF COMMITTEE MINUTES/RECOMMENDATIONS**
  - 9.1 Representative Committee Meeting held 26 October 2016 65
  - 9.2 Minutes of the Local Representative Committee Bombala - 2 November 2016 70
  - 9.3 Minutes LRC Cooma 8 November 2016 79
  - 9.4 Minutes of the Local Representative Committee- Snowy River held on 9 November 2016 92
- 10. CORPORATE BUSINESS - KEY DIRECTION 1. SUSTAINING OUR ENVIRONMENT FOR LIFE**
  - 10.1 SMRC 172 - Fleet Management of Plant/Equipment Including Motor Vehicles 103

<b>11. CORPORATE BUSINESS - KEY DIRECTION 2. EXPANDING CONNECTIONS WITHIN THE REGION AND BEYOND</b>	
11.1 Proposal for Road Name off Burra Road - Edworthy Road	107
<b>12. CORPORATE BUSINESS - KEY DIRECTION 3. STRENGTHENING OUR LOCAL ECONOMY</b>	
12.1 Bombala and Delegate Mainstreet Redevelopment	109
<b>13. CORPORATE BUSINESS - KEY DIRECTION 4. CREATING SAFER, HEALTHIER AND THRIVING COMMUNITY</b>	
13.1 External Committee Minutes - Snowy Mountains Neighbourhood Centre Oct 2017.	116
<b>14. CORPORATE BUSINESS - KEY DIRECTION 5. ENHANCING OUR HEALTHY, ACTIVE LIFESTYLE</b>	
Nil	
<b>15. CORPORATE BUSINESS - KEY DIRECTION 6. MANAGING DEVELOPMENT AND SERVICE DELIVERY TO RETAIN THE THINGS WE VALUE</b>	
15.1 Proposal for Crown Road Name off Peak View Road - Darmody Road	121
15.2 Upgrades to Delegate Water Supply and Replacement of Bombala STP	123
15.3 MA2016/0002 Deletion of Requirement for Barry Way Exit for Highview Estate Subdivision	126
15.4 DA0132/2016 Shed and Office Space for Commerical Use	137
15.5 Bombala Water Treatment Plant Operation and Maintenance improvements	147
15.6 Response to Submissions to DA104/2016 20 Lot Subdivision Jerrara Drive East Jindabyne	151
<b>16. CORPORATE BUSINESS - KEY DIRECTION 7. PROVIDING EFFECTIVE CIVIC LEADERSHIP AND CITIZEN PARTICIPATION</b>	
16.1 Asset Management Assessment of Snowy Monaro Regional Council - Final Report - November 2016	197
16.2 IT Resourcing Review - Final Report - November 2016	200
16.3 Motor Vehicle Leasback and Private Use Policy	202
16.4 Monthly Funds Management Report - October 2016	206
16.5 Quaterly Budget Review Statement - 30 September 2016	211
16.6 Refer to Audit - 2016 Financial Statements - Former Snowy River Shire Council	225
16.7 Services Review Project - Recommendations from Baseline Service Reviews	227
<b>17. REPORTS BY GENERAL MANAGER</b>	
Nil	
<b>18. NOTICE OF MOTION</b>	
<b>19. MOTIONS OF URGENCY</b>	
Nil	

**20. QUESTIONS TAKEN ON NOTICE**

**21. STRATEGIC OVERVIEW**

**22. CONFIDENTIAL MATTERS ..... 230**

**22.1 Tender Evaluation and award of Tender for the Construction of Septage and Sludge Ponds at the Jindabyne Sewerage Treatment Plant.**

*Item 22.1 is confidential in accordance with s10(A)(2)(di) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.*

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**8.1 MINUTES OF JOINT LOCAL REPRESENTATIVE COMMITTEE MEETING HELD TUESDAY 25  
OCTOBER 2016**

Record No:

Author: Acting Executive Assistant to the Administrator

Attachments: 1. Minutes of the Joint Local Representative Committee Meeting  
Held Tuesday 25 October 2016 [↓](#)

**EXECUTIVE SUMMARY**

The Joint Snowy Monaro Local Representative Committee met on Tuesday 25 October 2016 via videoconferencing from their respective offices. The minutes are presented for Council's information.

**RECOMMENDATION**

THAT the minutes of the Local Representative Committee – Joint Meeting held on 25 October 2016 are confirmed as a true and accurate record of proceedings and that the recommendations and actions contained therein be adopted; subject to an amendment to dot point 5.10 be corrected to reflect the comments made as those from Bob Frost.

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**SNOWY MONARO**  
REGIONAL COUNCIL

# **MINUTES**

**Local Representative Committee - Joint Meeting**  
**25 October 2016**

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**LOCAL REPRESENTATIVE COMMITTEE – JOINT MEETING  
TO BE HELD AT SNOWY MONARO REGIONAL COUNCIL**

**ON TUESDAY 25 OCTOBER 2016  
COMMENCING AT 5.30PM**

**MINUTES**

- 1. OPENING OF THE MEETING**
- 2. APOLOGIES**
- 3. CONFIRMATION OF PREVIOUS MINUTES (28 SEPTEMBER 2016) AND MATTERS ARISING**
  - 3.1 Minutes of the Joint Local Representative Committee (LRC) held 28 September 2016
- 4. REPORTS ON PRIORITY ACTIONS**
  - 4.1 Updates from LRC members
- 5. REPORTS AND ADVICE ON LOCAL VIEWS AND EMERGING ISSUES**
  - 5.1 Outcomes of Community Consultation – Bombala/Delegate Streetscapes
  - 5.2 Outcomes of Community Consultation – Waste Meetings
  - 5.3 Outcomes of Jindabyne Connect Meeting – Held 20 October 2016
  - 5.4 Signage Options
- 6. REVIEW OF RELEVANT MEETING ACTIONS OR FOLLOW UP REQUIREMENTS**
- 7. NEXT MEETING**



MINUTES OF THE JOINT LOCAL REPRESENTATIVE COMMITTEE MEETING OF SNOWY MONARO REGIONAL COUNCIL HELD ON TUESDAY 25 OCTOBER 2016

**MINUTES OF THE JOINT LOCAL REPRESENTATIVE COMMITTEE MEETING HELD AT SNOWY MONARO REGIONAL COUNCIL**

**ON TUESDAY, 25 OCTOBER 2016  
COMMENCING AT 5.32PM**

**PRESENT:** Dean Lynch, Administrator  
Joseph Vescio, General Manager,  
John Cahill, LRC Chairperson Snowy River  
Peter Beer, LRC Member  
John Shumack, LRC Member  
Rogan Corbett, LRC Chairperson Cooma  
Angela Ingram, LRC Member  
Craig Mitchell, LRC Member  
Gabrielle Rea, LRC Member  
Robin Guthrie, Manager Corporate/Governance  
Sandra McEwan, Personal Assistant to the Director Service Support  
Katherine Miners, Executive Assistant to the Administrator

**1. OPENING OF THE MEETING**

The Chair opened the meeting at 5.32pm.

**2. APOLOGIES**

Apologies for the meeting were received from Bob Frost, Snowy River LRC member, Winston Phillips, Cooma LRC member, Steve Goodyer, Bombala LRC Chairperson, Paul Perkins, Snowy River LRC member, Diane Hampshire, Bombala LRC member and Erin Donnelly, Secretary Council and Committees.

**3. CONFIRMATION OF PREVIOUS MINUTES AND MATTERS ARISING**

3.1 Minutes of the Joint Local Representative Committee (LRC) held 28 September 2016

**RECOMMENDATION**

THAT the minutes of the Local Representative Committee – Joint Meeting held on 28 September 2016 are confirmed as a true and accurate record of proceedings and that the recommendations and actions contained therein be adopted; subject to an amendment to dot point 5.10 be corrected to reflect the comments made as those from Bob Frost.

**Moved Rogan Corbett**

**Seconded Craig Mitchell**

Joe Vescio arrived at 5.42pm.

MINUTES OF THE JOINT LOCAL REPRESENTATIVE COMMITTEE MEETING OF SNOWY MONARO  
REGIONAL COUNCIL HELD ON TUESDAY 25 OCTOBER 2016

**4. REPORTS ON PRIORITY ACTIONS**

**4.1 Angela Ingram**

Mrs Ingram advised that waste charges are the biggest issue currently in the area.

Administrator Lynch stated that people with multiple DPs should go to Council to discuss reductions. Members were advised that 6 public meetings in the former Cooma-Monaro area have been held. Issues around waste management fees as adopted by the Administrator can be discussed with council staff.

Mrs Ingram requested that LRCs be provided with milestones and key steps during the administration period, and would like an overarching document that gives basic information on assets, financial resources, infrastructure and changes to services so that LRC members can accurately answer questions from the community in a transparent and informative manner.

All members agreed that they would like a document prepared.

The Administrator advised that the Delivery and Operational Plan will require input from LRC members shortly.

The Administrator and General Manager will provide a plan that includes information on rates, key milestones etc.

The General Manager advised that a services review will shortly be circulated but will not form part of the change management plan.

**4.2 John Cahill**

Mr Cahill feels that these decisions regarding tendering and awarding of contracts should be discussed with LRC members before such decisions are adopted.

The Administrator agreed to discuss and show the latest confidential report to Mr Cahill.

Planting of 10 poplar trees in Berridale has not proceeded this year and the community are wondering when they will be planted.

The General Manager confirmed he will ask staff to prioritise the tree planting.

Mr Cahill expressed concerns about organisational details for the L'Etape event and believes that detailed notes about what needs to be done should be sent to Council.

The Administrator advised that he met with one of the organisers and confirmed he was happy with how they were handling preparations. Gary Shakespeare has previously advised that staff are going to beautify the town.

**4.3 Peter Beer**

Mr Beer has noticed that the community is still not understanding how the rating system is working and how they are being assessed.

The General Manager confirmed that people on boundaries will still receive two separate rates notices.

Mr Beer advised that he attended the Neighbourhood Centre meeting. Mr Beer asked for an update as to the new proposed library.

MINUTES OF THE JOINT LOCAL REPRESENTATIVE COMMITTEE MEETING OF SNOWY MONARO  
REGIONAL COUNCIL HELD ON TUESDAY 25 OCTOBER 2016

The General Manager advised that the former Snowy River Shire Council resolved not to proceed because costs would rise to much.

Mr Beer advised that there are rising statistics of drug and alcohol use in the area and asked if Council would be prepared to back support services in the region.

The Administrator advised that Council could lobby for the community but is not in a position to take on such services.

The Administrator will call a meeting with Angela Ingram to attend.

**4.4 John Shumack**

Mr Shumack asked for an update on the money available for the Jindabyne Beautification Plan. The community has expressed concerns about the weeds, grass and signs.

The Administrator advised that he would follow this up.

Mr Shumack would also like to see the reports of the Administrator's Delegations Meetings and would like to see a budget.

**4.5 Gabrielle Rea**

The community is expressing concerns about the Cathcart Hall as they have missed out on opportunities to fundraise and feel that there has been no communication from Council. They are also getting frustrated about the state of the footbridges over the Bombala River.

The Administrator advised that staff have been directed fix the bridges. Peter Sullivan has confirmed that the money for repairs will be coming, however the person that is in control of the disaster relief is extremely busy at this time.

The General Manager confirmed that he will follow up with the builder who is doing works on the Hall.

**4.6 Rogan Corbett**

Community members are raising questions about the SMEC site and would like to see it retained for the community.

The Administrator confirmed that he has spoken to SMEC and has sent them a letter of in-principle support and has not received any response to date. The Administrator will advise when he has received a response.

The community has also been complaining about the greenwaste charges.

The Administrator advised that Greenwaste fees to be removed for caged trailer loads as long as limbs are no larger than 300mm in diameter.

Mr Corbett advised that there is a group coming through the area on Friday for a re-enactment of the southern cross rally. They would like to borrow road signage from Council and will put this into writing for Linda Nicholson.

The centre of the Vale/Sharp Street roundabout is a disgrace – people cannot see safety signs and requests that upkeep be completed prior to the ITU Championships.

MINUTES OF THE JOINT LOCAL REPRESENTATIVE COMMITTEE MEETING OF SNOWY MONARO  
REGIONAL COUNCIL HELD ON TUESDAY 25 OCTOBER 2016

The Administrator advised that he has adopted in his Administrator's Delegations meeting for staff to develop checklists for major events.

Mr Corbett asked for an update of the Tourism Committee.

The Administrator advised that there is still interest for a Tourism Committee in Bombala and will be a sub-committee of the chamber. TSM is still overarching in Jindabyne and no one else is interested.

Mr Corbett would like to see the Nimmitabel Bell issue revisited and believes that the decision has been a problem for the community.

The Administrator advised that a public meeting will be held that he has been asked to Chair, that he will not Chair.

## **5. REPORTS AND ADVICE ON LOCAL VIEWS AND EMERGING ISSUES**

### **5.1 Outcomes of Community Consultation – Bombala/Delegate Streetscapes**

Council has received many submissions regarding the streetscapes – the funding will come out of the \$14million pool. The LRC members will be required to look at the plans and they will be delivered in three years. The submissions will go back to the consultants and will be prioritised. The public meetings went very well.

### **5.2 Outcomes of Community Consultation – Waste Meetings**

The community is still concerned about this. People have been advised that they need to recycle more. After Christmas Council will hold public meetings regarding the Bombala and Delegate waste facilities. Both of these landfills need to be brought up to current standards but will not be closed.

### **5.3 Outcomes of Jindabyne Connect Meeting – Held 20 October 2016**

The second meeting was held and went really well. The next meeting is scheduled for the end of November and everyone is invited to attend. Mr Shumack confirmed that Jindabyne Connect is well worth attending.

### **5.4 Signage Options**

Peter Sheppard has created various designs for town entrance signage options. The designs fit on the existing Snowy River Shire Council signage and the existing rock plinths will be used. The boundary signs will not be removed but will be used for advertising the region or upcoming events. The Aboriginal community has requested that the custodians be acknowledged but did not require specific names.

The current signs will have stick-on covers placed on them before the ITU and L'Etape events for consistency.

The Administrator will speak to Chambers, Progress Associations, LRC members and other key people prior to adopting the new signage.

MINUTES OF THE JOINT LOCAL REPRESENTATIVE COMMITTEE MEETING OF SNOWY MONARO  
REGIONAL COUNCIL HELD ON TUESDAY 25 OCTOBER 2016

Rock will be placed where there are no plinths and all signs will be a standard size, probably in Perspex.

Pushback has been received with the tag lines 'Where Australia Peaks', 'Big Trout Country', 'Boulder Country' and 'Australia's Platypus Country'.

All members agreed that they are happy for limited community consultation to take place and to have the signs produced soon. All members are generally happy with the suggested tag lines, colours and styles. Ms Rea suggested that a more neutral colour be used to reflect aboriginal culture, rather than bright green. Mr Cahill advised that the Berridale community possibly would not like the tagline 'Boulder Country'.

Peter Sheppard will provide an updated signage concept based on feedback.

Mr Shumack expressed disappointment in the Council motto and requests that wording is chosen more carefully.

The Administrator also advised that he will follow up with the election promise of \$400,000 from Fiona Nash.

**6. REVIEW OF RELEVANT MEETING ACTIONS OR FOLLOW UP REQUIREMENTS**

- The Administrator and General Manager will provide a plan that includes information on rates, key milestones etc
- The General Manager confirmed he will ask staff to prioritise the tree planting
- The Administrator advised that he would follow up the Jindabyne Beautification Plan
- The General Manager confirmed that he will follow up with the builder who is doing works on the Cathcart Hall
- Mr Lynch will advise when he has received a response from SMEC
- The Administrator will follow up on the Bombala Tourism Committee
- The Administrator to call a meeting with Angela Ingram and Peter Beer regarding the drug/alcohol issue
- The Administrator will organise meetings with key stakeholders in the community to discuss signage options
- The Administrator will follow up with Fiona Nash regarding the funding agreement
- The Administrator is to have a meeting with Snowy River LRC members
- The Administrator is to discuss the confidential report regarding tendering and contracts with John Cahill

**7. NEXT MEETING**

The next meeting is to be held in about a month's time, with the date to be decided.

The meeting was formally closed at 7.20pm

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## 8.2 MINUTES OF THE COUNTRY MAYORS ASSOCIATION OF NSW - 4 NOVEMBER 2016

Record No:

Author: Acting Executive Assistant to the Administrator - Katherine Miners, Mayor

Attachments:

1. Country Mayors Association Annual General Meeting Minutes - 4 November 2016 [↓](#)
2. Country Mayors Association Meeting Minutes - 4 November 2016 [↓](#)
3. Country Mayors Association of NSW - Presentation 4 November 2016 [↓](#)

### EXECUTIVE SUMMARY

The Country Mayors Association of New South Wales met on Friday 4 November 2016 in the Jubilee Room, Parliament House, Sydney. The minutes are presented for Council's information.

### RECOMMENDATION

That the Minutes of the meeting of the Country Mayors Association of New South Wales held on 4 November 2016 are confirmed as a true and accurate record of proceedings and the recommendations therein be adopted.

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## Country Mayors Association of NEW SOUTH WALES

Chairperson: Cr Katrina Humphries  
PO Box 420 Moree NSW 2400  
02 6757 3222  
ABN 92 803 490 533

### AGM MINUTES

#### ANNUAL GENERAL MEETING

FRIDAY, 4 NOVEMBER 2016, JUBILEE ROOM, PARLIAMENT HOUSE, SYDNEY

The meeting opened at 10.10 a.m.

#### 1. ATTENDANCE:

Albury City Council, Cr Kevin Mack, Mayor  
Albury City Council, Mr Frank Zaknich, General Manager  
Armidale Dumaresq Council, Mr Greg Meyers, Acting General Manager  
Bega Valley Shire Council, Cr Kristy McBain, Mayor  
Bland Shire Council, Cr Tony Lord, Mayor  
Bland Shire Council, Mr Ray Smith, General Manager  
Carrathool Shire Council, Cr Peter Laird, Mayor  
Carrathool Shire Council, Cr Darryl Jardine, Deputy Mayor  
Coolamon Shire Council, Cr John Seymour, Mayor  
Coolamon Shire Council, Mr Tony Donoghue, General Manager  
Coonamble Shire Council, Cr Michael Webb, Mayor  
Eurobodalla Shire Council, Cr Liz Innes, Mayor  
Federation Council, Mr Patrick Bourke, Chairman LRC  
Forbes Shire Council, Mr Danny Green, General Manager  
Griffith City Council, Cr John Dal Broi, Mayor  
Griffith City Council, Mr Brett Stonestreet, General Manager  
Gunnedah Shire Council, Cr Jamie Chaffey, Mayor  
Hilltops Council, Ms Wendy Tuckerman, Administrator  
Inverell Shire Council, Cr Paul Harmon, Mayor  
Kempsey Shire Council, Cr Liz Campbell, Mayor  
Moree Plains Shire Council, Cr Katrina Humphries, Mayor  
Narrabri Shire Council, Cr Catherine Redding, Mayor  
Oberon Council, Cr Kathy Sajowitz, Mayor  
Oberon Council, Mr Garry Wallace, General Manager  
Parkes Shire Council, Cr Barbara Newton, Deputy Mayor  
Shoalhaven City Council, Cr Amanda Findley, Mayor  
Shoalhaven City Council, Mr Russell Pigg, General Manager  
Snowy Monaro Regional Council, Mr Dean Lynch, Administrator

Tamworth Regional Council, Cr Col Murray, Mayor  
Tamworth Regional Council, Mr Paul Bennett, General Manager  
Temora Shire Council, Mr Gary Lavelle, General Manager  
Tenterfield Shire Council, Cr Peter Petty, Mayor  
Uralla Shire Council, Cr Michael Pearce, Mayor  
Wagga Wagga City Council, Cr Greg Conkey, Mayor  
Wagga Wagga City Council, Cr Rod Kendall  
Walcha Council, Cr Eric Noakes, Mayor

**APOLOGIES:**

As read

**2. ADOPTION OF MINUTES OF PREVIOUS MEETING:**

RESOLVED that the minutes of the Annual General Meeting held on 5 November 2015 be accepted as a true and accurate record (Uralla Shire Council / Tamworth Regional Council).

**3. Chairman's Report**

Cr Rod Kendall read his Chairman's report to the meeting

RESOLVED That the Chairman's report be received and noted (Wagga Wagga City Council / Tamworth Regional Council)

**4. FINANCIAL REPORT**

RESOLVED That the financial reports for the 2015/16 year as tabled be accepted (Moree Plains Shire Council / Inverell Shire Council)

**5. Election of Office Bearers**

**5.1 Returning Officer**

RESOLVED That the returning Officer for the conduct of the elections be Mr Allan Burgess (Griffith City Council / Shoalhaven City Council)

**5.2 Chairman**

The Returning Officer advised that he had received two nominations in writing. Cr Katrina Humphries, Mayor, Moree Plains Shire Council, was nominated by Narrabri Shire Council and Coonamble Shire Council, and Cr Kevin Mack, Mayor, Albury City Council, was nominated by himself and Griffith City Council. The Returning Officer called for any further nominations for the position of Chairperson. No other nominations were received.

**5.3 Method of Election**

RESOLVED That the election proceed by Ordinary Ballot (Tenterfield Shire Council / Griffith City Council)



Following the counting of the votes the Returning Officer declared Cr Katrina Humphries elected Chairman for the 2016/17 year

#### **5.4 Ballot Papers**

RESOLVED That the ballot papers for the election of Chairman be destroyed (Inverell Shire Council / Warrumbungle Shire Council)

The meeting adjourned at 10.55am to allow the General Meeting to re-convene and re-convened at 12.06pm

#### **5.5 Vice Chairman**

The Returning Officer advised that he had received one nomination in writing. Cr Michael Pearce, Mayor, Uralla Shire Council was nominated by Inverell Shire Council and Tenterfield Shire Council. The Returning Officer called for any further nominations for the position of Vice Chairperson. A further nomination was received. Cr Kevin Mack, Mayor, Albury City Council was nominated by himself and Griffith City Council

#### **5.6 Method of Election**

RESOLVED That the election proceed by open voting (Bega Valley Shire Council / Albury City Council)

Following the counting of the votes the Returning Officer declared Cr Michael Pearce elected Vice Chairman for the 2016/17 year

#### **5.4 Secretary/Public Officer**

RESOLVED That Mr Lester Rodgers General Manager, Moree Plains Shire Council, be appointed Secretary/Public Officer (Hilltops Council / Narrabri Shire Council)

#### **5.5 Executive**

RESOLVED That the Mayors of the following Councils form the Executive of the Association for the 2016/17 year

- Albury City Council
- Bega Valley Shire Council
- Coonamble Shire Council
- Inverell Shire Council
- Moree Plains Shire Council
- Narrabri Shire Council
- Tenterfield Shire Council
- Uralla Shire Council

(Tamworth Regional Council / Griffith City Council)

**6. SETTING OF ANNUAL MEMBERSHIP FEES**

RESOLVED That the fees for the 2016/17 year remain at \$750 for Councils with a population of 10,000 and over, and Councils with a population of less than 10,000 paying 75% \$562.50 (Tamworth Regional Council / Inverell Shire Council)

**8. Secretariat**

RESOLVED That Allan Burgess trading as Alkanat Consulting be appointed the Secretariat (Bland Shire Council / Coonamble Shire Council)

**8. Meeting dates for 2016**

RESOLVED that the meeting dates for 2017 be 10 March, 16 June, 11 August and 3 November (Tenterfield Shire Council / Uralla Shire Council)

There being no further business the meeting closed at 12.16 pm.

Cr Katrina Humphries  
Chair – Country Mayor's Association of NSW



# Country Mayors Association of NEW SOUTH WALES

Chairperson: Cr Katrina Humphries  
PO Box 420 Moree NSW 2400  
02 6757 3222  
ABN 92 803 490 533

## MINUTES

### GENERAL MEETING

FRIDAY, 4 NOVEMBER 2016, JUBILEE ROOM, PARLIAMENT HOUSE, SYDNEY

The meeting opened at 9.30 a.m.

**1. ATTENDANCE:**

Albury City Council, Cr Kevin Mack, Mayor  
Albury City Council, Mr Frank Zaknich, General Manager  
Armidale Dumaresq Council, Mr Greg Meyers, Acting General Manager  
Bega Valley Shire Council, Cr Kristy McBain, Mayor  
Bland Shire Council, Cr Tony Lord, Mayor  
Bland Shire Council, Mr Ray Smith, General Manager  
Carrathool Shire Council, Cr Peter Laird, Mayor  
Carrathool Shire Council, Cr Darryl Jardine, Deputy Mayor  
Coolamon Shire Council, Cr John Seymour, Mayor  
Coolamon Shire Council, Mr Tony Donoghue, General Manager  
Coonamble Shire Council, Cr Michael Webb, Mayor  
Eurobodalla Shire Council, Cr Liz Innes, Mayor  
Federation Council, Mr Patrick Bourke, Chairman LRC  
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Griffith City Council, Mr Brett Stonestreet, General Manager  
Gunnedah Shire Council, Cr Jamie Chaffey, Mayor  
Hilltops Council, Ms Wendy Tuckerman, Administrator  
Inverell Shire Council, Cr Paul Harmon, Mayor  
Kempsey Shire Council, Cr Liz Campbell, Mayor  
Moree Plains Shire Council, Cr Katrina Humphries, Mayor  
Narrabri Shire Council, Cr Catherine Redding, Mayor  
Oberon Council, Cr Kathy Sajowitz, Mayor  
Oberon Council, Mr Garry Wallace, General Manager  
Parkes Shire Council, Cr Barbara Newton, Deputy Mayor  
Shoalhaven City Council, Cr Amanda Findley, Mayor  
Shoalhaven City Council, Mr Russell Pigg, General Manager  
Snowy Monaro Regional Council, Mr Dean Lynch, Administrator  
Tamworth Regional Council, Cr Col Murray, Mayor

Tamworth Regional Council, Mr Paul Bennett, General Manager  
Temora Shire Council, Mr Gary Lavelle, General Manager  
Tenterfield Shire Council, Cr Peter Petty, Mayor  
Uralla Shire Council, Cr Michael Pearce, Mayor  
Wagga Wagga City Council, Cr Greg Conkey, Mayor  
Wagga Wagga City Council, Cr Rod Kendal  
Walcha Council, Cr Eric Noakes, Mayor

**APOLOGIES:**

As submitted

**SPECIAL GUESTS:**

Mr Justin Bear, Bluemont Pty Ltd  
Mr Gary White, Chief Planner, Department of Planning

**2. ADOPTION OF MINUTES OF PREVIOUS MEETING:**

RESOLVED that the minutes of the General Meeting held on 12 August 2016 be accepted as a true and accurate record (Tamworth Regional Council / Inverell Council).

**3. Matters Arising from the Minutes**

NIL

**4. Membership**

RESOLVED That Tenterfield Shire Council be admitted as a member of the Association (Moree Plains Shire Council / Albury City Council)

**5. Presentation**

**Mr Justin Bear, Bluemont Pty Ltd**

Sandbagging is the old method of containing flooding but it takes a lot of time and effort particularly when there is a shortage of labour to undertake the work. There are a range of products on the market principally from overseas that can replace sandbagging and be more time efficient such as water filled barriers, barriers that form part of the road surface or driveways which can be activated automatically in time of flood, footplates, rock bags, and high volume watering pumps. The use of these systems are dependent on factors such as water height, deployment surface, lead time, people and resources and water velocity. Justin gave a practical demonstration of some of the products.

**6. CORRESPONDENCE**

Outward

- (a) Mr Dean Lynch, Administrator, Snowy Monaro regional Council, advising that Snowy Monaro Regional was admitted as a member of the Association
- (b) Cr Kathy Sajowitz, Mayor, Oberon Shire Council, advising that Oberon shire Council was admitted as a member of the Association

- (c) The Hon Jillian Skinner MP, Minister for Health, thanking her for her presentation on the 12 August 2016
- (d) Mr Mike Tom, NSW Department of Education, thanking him for his presentation on the 12 August 2016
- (e) Mr Daryl Macguire MP, Member for Wagga Wagga, thanking him for arranging the Jubilee Room, Parliament House, as our meeting venue

Inward

- (a) Mr Peter Bailey, Foundation for Regional Development, advising that the Minister for Regional Development, Local Government, Territories and Regional Communications, Senator Fiona Nash will be speaking at a Foundation lunch in Sydney on 20 March 2017

NOTED

**7. FINANCIAL REPORT**

RESOLVED That the financial reports for the last quarter were tabled and accepted (Albury City Council / Tenterfield Shire Council)

The Meeting was adjourned at 10.10am to allow the AGM to proceed and re-convened at 10.55am

**8. PRESENTATION**

**MR GARY WHITE, CHIEF PLANNER, DEPARTMENT OF PLANNING**

Australia's population is \$24 million and in NSW 40% of the States population lives in regional areas. \$138 billion is produced in areas outside of Sydney. The State Government is developing Regional Plans to cover the whole State. Some have already been developed such as the Hunter, the Illawarra and North Coast, some are in the draft stages and some are yet to commence. The Government has responded to submissions prior to adopting Regional Plans. Town Planning is about equity in opportunity and sustainable development. There is a need to develop capacity in the regions. Major Regional Centres need to be strengthened to take advantage of opportunities particularly in Asia which has a growing middle class. Regions should take advantage of their locations and be strategic about what they want in the future. There is a good relationship between the Departments regional planners and council planners. The Government is looking at clearing away red tape to make it easier for some developments to proceed.

**7. General Business**

- (a) National Stronger Regions Fund. Local Government needs to have input into new programs. The Association to invite Senator Fiona Nash or a staff member to present at the March meeting
- (b) Restart NSW Program. Yass are having difficulty getting a high priority water scheme approved because it is being assessed under another program. If a project has priority in one program it cannot get priority in another program. Yass to supply more information
- (c) Murray Darling Basin Plan. The Report review to be released on 22 November

There being no further business the meeting closed at 12.06pm

CR Katrina Humphries  
Chair – Country Mayor’s Association of NSW

## Country Mayors Association of NEW SOUTH WALES

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Justin Bear  
Arnaud Diemont

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**BLUEMONT**  
PTY LTD  
FIRE FLOOD PREPARE

## Before & After: Adopting Efficient Capability





## Before & After: Adopting Efficient Capability

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## How Many?

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# The Daily Advertiser

## Wagga frantic sandbagging

Ashleigh Gleeson. 6 Mar 2012, 10:51 p.m.

A call was put out on local radio for people to help with sandbagging at SES headquarters and there were more than 400 people lending a shovel.

Kane Gavel started working as early as 2am and said more than 20,000 sandbags had been **filled** by 9am.

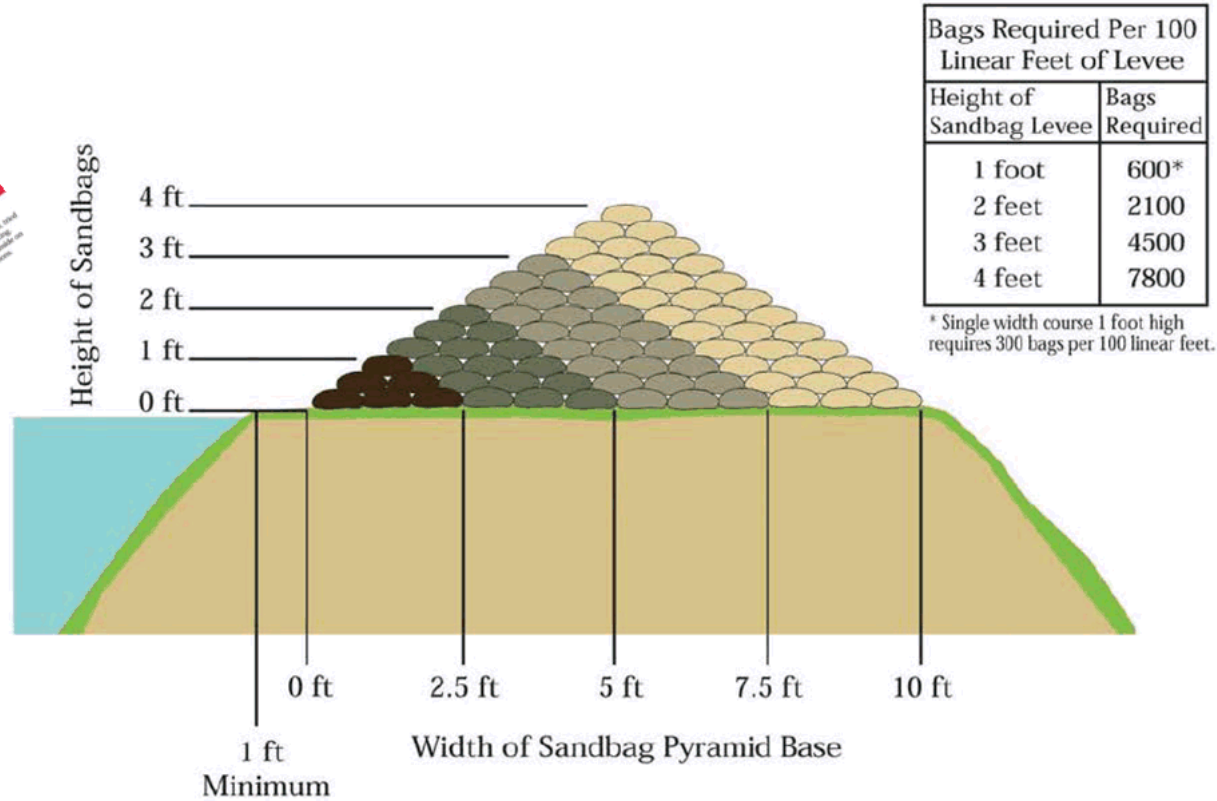
He said these would be going to the shops on Baylis Street which risked becoming inundated from levee breaches.

"They came in from all directions with shovels and just started getting to work," he said.

"We're now down to shovelling clay because the quarries are becoming empty."

## US Army Corp Engineers Sandbagging Techniques

### TYPICAL PYRAMID SANDBAG PLACEMENT



## How Much Work for What Outcome

---

“started working as early as 2am and said more than 20,000 sandbags had been **filled** by 9am.”

Not transported, not deployed, simply **filled**.

7 Hours, 400 people, 20,000 sandbags.

2,857 bags / hour for 400 people

7.2 bags per person per hour.

Bags Required Per 100 Linear Feet of Levee	
Height of Sandbag Levee	Bags Required
1 foot	600*
2 feet	2100
3 feet	4500
4 feet	7800

\* Single width course 1 foot high requires 300 bags per 100 linear feet.

100' = 30m. 1' = 300mm / 30cm

2100 bags = 30m, 600mm high

20,000 bags











= 9.5 units of 2100 bags

= 285 metres

Perimeter 1x football field is 300m

## Using Technology

### Flood Prevention

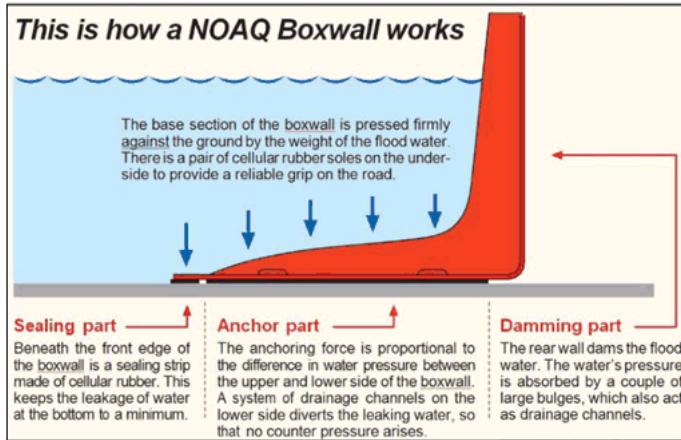
 <p><b>Mobile High Volume Flood Pumps</b></p>	 <p><b>Mobile Flood Barriers (tubes)</b></p>	 <p><b>Mobile Flood Barriers (tubes)</b></p>	 <p><b>Mobile Flood Barriers (fold-out fence)</b></p>	 <p><b>Flood Barriers for your HOME</b></p>
 <p><b>Mobile Flood Barriers (fold-out)</b></p>	 <p><b>Mobile Flood Barriers (fence)</b></p>	 <p><b>Mobile Flood Barriers (box)</b></p>	 <p><b>Mobile Flood Barriers (fold out stand up)</b></p>	 <p><b>Automatic Flood Barrier</b></p>

## Using Technology: Water filled type - Mobile

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## Using Technology: Water on foot plate type - Mobile



## Using Technology: Automatic Permanent - No People, No Power



**BLUEMONT**  
PTY LTD  
FIRE FLOOD PREPARE



## Which one do I choose?

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- Water height
- Deployment surface
- Lead time
- People & resources
- Water velocity

## Dewatering – Hytrans High Volume Water Pumps

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## Dewatering – Hytrans High Volume Water Pumps



## Kyowa Rock Bags – Scour & Erosion Mitigation


























## Kyowa Rock Bags – Scour & Erosion Mitigation

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## Thank you

 Flood Prevention

  Mobile High Volume Flood Pumps	  Mobile Flood Barriers (tubes)	  Mobile Flood Barriers (tubes)	  Mobile Flood Barriers (fold-out fence)	  Flood Barriers for your HOME	  Rock Bag Filter Units
  Mobile Flood Barriers (fold-out)	  Mobile Flood Barriers (fence)	  Mobile Flood Barriers (box)	  Mobile Flood Barriers (fold out stand up)	  Automatic Flood Barrier	

Justin Bear

Arnaud Diemont



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### 8.3 MINUTES OF THE ADMINISTRATOR DELEGATIONS MEETING HELD 21 OCTOBER 2016

Record No:

Responsible Officer: General Manager

Author: Secretary Council & Committees

Attachments: 1. Minutes - Administrator Delegations Meeting held 21 October  
2016 [↓](#)

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#### EXECUTIVE SUMMARY

The Administrator considered a number of reports and exercised his Delegation on 21 October 2016 in Head Office, 81 Commissioner Street, Cooma.

#### OFFICER'S RECOMMENDATION

That Council receive and note the minutes the minutes of the Administrator Delegations meeting, held 21 October 2016 and confirm the adopted recommendations approved by the Administrator in accordance with *Section 226 dot point one (1) or two (2) of the Local Government Act*.





**SNOWY MONARO**  
REGIONAL COUNCIL

# **Minutes**

**Administrator Delegations Meeting**

**21 October 2016**

**ADMINISTRATOR DELEGATIONS MEETING**  
**HELD IN HEAD OFFICE, 81 COMMISSIONER STREET, COOMA NSW 2630**  
**ON FRIDAY 21 OCTOBER 2016**

<b>MINUTES</b>
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Notes:

<b>1.</b>	<b>OPENING OF THE MEETING.....</b>	<b>2</b>
<b>2.</b>	<b>DECLARATIONS OF PECUNIARY INTERESTS/CONFLICT OF INTEREST.....</b>	<b>2</b>
	2.1 General Manager.....	2
<b>3.</b>	<b>CONFIDENTIAL MATTERS.....</b>	<b>2</b>
	3.1 Recommendation of Preferred Corporate Software Vendor .....	2
<b>4.</b>	<b>REPORT FROM CONFIDENTIAL SESSION .....</b>	<b>3</b>
	4.1 Recommendation of Preferred Corporate Software Vendor .....	3
<b>5.</b>	<b>ADMINISTRATOR'S REPORT (IF ANY).....</b>	<b>3</b>
	5.1 Sale of the General Managers House.....	3
	5.2 Boco Rock Wind Farm Community Fund .....	3

**MINUTES OF THE ADMINISTRATOR DELEGATIONS MEETING  
HELD IN HEAD OFFICE, 81 COMMISSIONER STREET, COOMA NSW 2630**

**ON FRIDAY, 21 OCTOBER 2016  
COMMENCING AT 9.00AM**

**PRESENT:** Administrator Dean Lynch  
**Staff:** Joe Vescio, General Manager  
Erin Donnelly, Secretary Council and Committees

**1. OPENING OF THE MEETING**

The Administrator opened the meeting at 9.53AM

**2. DECLARATIONS OF PECUNIARY INTERESTS/CONFLICT OF INTEREST**

**2.1 GENERAL MANAGER**

General Manager Joseph Vescio declared an interest in Item 3.1 as he has a conflict of interest in this item due to “knows employees from both vendors, for over 35 years, however I am not involved in the decision making process”. The General Manager remained in the meeting and did not take part in discussion or voting on this item.

**3. CONFIDENTIAL MATTERS**

**COMMITTEE RECOMMENDATION**

**58/16**

1. THAT pursuant to Section 10A subsections 2 & 3 and Section 10B of the Local Government Act, 1993 (as amended) the following items on the agenda for the Ordinary Council meeting be dealt with in Closed Session for the reasons specified below:  
**3.1 Recommendation of Preferred Corporate Software Vendor**  
Item 3.1 is confidential in accordance with s10(A)(2)(c) of the Local Government Act because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.
2. The press and public be excluded from the proceedings of the Council in Closed Session on the basis that these items are considered to be of a confidential nature.
3. That the Minutes and Business Papers including any reports, correspondence, documentation or information relating to such matter be treated as confidential and be withheld from access by the press and public, until such time as the Council resolves that the reason for confidentiality has passed or become irrelevant.
4. That the resolutions made by the Council in Closed Session be recorded in the Minutes of the Council Meeting.
5. That upon this recommendation being moved and seconded, the Chairperson invite representations from the public as to whether this part of the meeting should be closed to consider the nominated item.

**Approved by Administrator Lynch**

**Note 1: Confidential Session of Committee**

At 9.55 am the meeting went into closed session.

**Note 2: Resumption of Open Committee Meeting**

At 10.02 am the Closed Session ended and the Administrator Delegation's meeting continued in Open Session.

**4. REPORT FROM CONFIDENTIAL SESSION**

**4.1 RECOMMENDATION OF PREFERRED CORPORATE SOFTWARE VENDOR**

**COMMITTEE RECOMMENDATION**

**59/16**

That Council

- A. Adopt the recommendation of the Client Reference Group;
- B. Advise both vendors of the current position;
- C. Engage iPlatinum to assist in the contract negotiations process;
- D. Commence contract negotiations with the preferred vendor;
- E. A suitably qualified lawyer be engaged to draw up and review the contract;
- F. That this decision remain confidential until such time as negotiations are finalised;
- G. A further report be presented to the Administrator once a final contract position and price has been agreed with the preferred vendor;
- H. Obtain quotes from suitable contractors to provide project management services for the implementation; and
- I. Receive a report regarding further on-going training post implementation either in-house or contract.

**Approved by Administrator Lynch**

**5. ADMINISTRATOR'S REPORT (IF ANY)**

**5.1 SALE OF THE GENERAL MANAGERS HOUSE**

**COMMITTEE RECOMMENDATION**

**60/16**

That a report be brought to the Administrator regarding the potential sale of the former General Managers house in Bombala.

**Approved by Administrator Lynch**

**5.2 BOCO ROCK WIND FARM COMMUNITY FUND**

**COMMITTEE RECOMMENDATION**

**61/16**

That a report be brought to the Administrator on the Boco Rock Wind Farm Community Fund, that includes a review of the Terms of Reference, for the former Bombala Council and Cooma Monaro Shire Council.

**Approved by Administrator Lynch**

There being no further business the Administrator declared the meeting closed at 10.15am

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CHAIRPERSON

The above minutes of the Administrator Delegations Meeting of Snowy Monaro Regional Council held on 21 October 2016 were confirmed by Council at a duly convened meeting on 30 November 2016 at which meeting the signature hereon was subscribed.

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**8.4 MINUTES OF THE ADMINISTRATOR DELEGATIONS MEETING HELD 7 NOVEMBER 2016**

Record No:

Responsible Officer: General Manager

Author: Secretary Council & Committees

Attachments: 1. Minutes - Administrator Delegations Meeting held 7 November  
2016 [↓](#)

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**EXECUTIVE SUMMARY**

The Administrator considered a number of reports and exercised his Delegation on 7 November 2016 in Head Office, 81 Commissioner Street, Cooma.

**OFFICER'S RECOMMENDATION**

That Council receive and note the minutes the minutes of the Administrator Delegations meeting, held 7 November 2016 and confirm the adopted recommendations approved by the Administrator in accordance with *Section 226 dot point one (1) or two (2) of the Local Government Act*.



**SNOWY MONARO**  
REGIONAL COUNCIL

# **Minutes**

**Administrator Delegations Meeting**

**7 November 2016**

**ADMINISTRATOR DELEGATIONS MEETING**  
**HELD IN HEAD OFFICE, 81 COMMISSIONER STREET, COOMA NSW 2630**  
**ON MONDAY 7 NOVEMBER 2016**

<b>MINUTES</b>
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Notes:

<b>1.</b>	<b>OPENING OF THE MEETING.....</b>	<b>3</b>
<b>2.</b>	<b>DECLARATIONS OF PECUNIARY INTERESTS/CONFLICT OF INTEREST.....</b>	<b>3</b>
	Nil	
<b>3.</b>	<b>CONFIDENTIAL MATTERS.....</b>	<b>3</b>
	22.1 Water and Wastewater Developer Servicing Charges .....	3
<b>4.</b>	<b>REPORT FROM CONFIDENTIAL SESSION .....</b>	<b>4</b>
	4.1 Water and Wastewater Developer Servicing Charges .....	4
<b>4.</b>	<b>CORPORATE BUSINESS - KEY DIRECTION 1. SUSTAINING OUR ENVIRONMENT FOR LIFE .....</b>	<b>5</b>
	4.1 Purchase of weed mapping software to ensure Council meets its Biosecurity Information System requirements .....	5
<b>5.</b>	<b>CORPORATE BUSINESS - KEY DIRECTION 2. EXPANDING CONNECTIONS WITHIN THE REGION AND BEYOND .....</b>	<b>6</b>
	5.1 Proposal to Licence BP Australia and Centrel Pty Ltd to Traverse Lot 6 DP 882988 and Lot 2 DP 529023 for Egress from the BP Service Station in Jindabyne.....	6
<b>6.</b>	<b>CORPORATE BUSINESS - KEY DIRECTION 3. STRENGTHENING OUR LOCAL ECONOMY .....</b>	<b>6</b>
<b>7.</b>	<b>CORPORATE BUSINESS - KEY DIRECTION 4. CREATING SAFER, HEALTHIER AND THRIVING COMMUNITY.....</b>	<b>7</b>
	7.1 Sponsorship of Awards for Local Schools End of Year Presentations.....	7
<b>8.</b>	<b>CORPORATE BUSINESS - KEY DIRECTION 5. ENHANCING OUR HEALTHY, ACTIVE LIFESTYLE .....</b>	<b>8</b>
	8.1 Swimming Lessons for Berridale Outdoor Swimming Pool.....	8
<b>9.</b>	<b>CORPORATE BUSINESS - KEY DIRECTION 6. MANAGING DEVELOPMENT AND SERVICE DELIVERY TO RETAIN THE THINGS WE VALUE.....</b>	<b>9</b>
<b>10.</b>	<b>CORPORATE BUSINESS - KEY DIRECTION 7. PROVIDING EFFECTIVE CIVIC LEADERSHIP AND CITIZEN PARTICIPATION.....</b>	<b>9</b>
	10.1 Endorsement of Customer Service Charter Public Exhibition.....	9



**11. ADMINISTRATOR'S REPROT (IF ANY)..... 9**

11.1 Gold Anniversary of the Southern Cross Rally re-run .....9

**MINUTES OF THE ADMINISTRATOR DELEGATIONS MEETING  
HELD IN HEAD OFFICE, 81 COMMISSIONER STREET, COOMA NSW 2630**

**ON MONDAY, 7 NOVEMBER 2016  
COMMENCING AT 9.00AM**

**PRESENT:** Administrator Dean Lynch  
**Staff:** Dennis Trezise, Assistant General Manager  
Linda Nicholson, Deputy Director Service Delivery  
Erin Donnelly, Secretary Council and Committees

**1. OPENING OF THE MEETING**

The Administrator opened the meeting at 10.28AM

**2. DECLARATIONS OF PECUNIARY INTERESTS/CONFLICT OF INTEREST**

Nil

**Note 1: Suspension of Business Agenda Items**

That Confidential Matters Item 11.1 Water and Wastewater Developer Servicing Charges on the agenda be considered as the next item of business.

**3. CONFIDENTIAL MATTERS**

**COMMITTEE RECOMMENDATION**

**66/16**

1. THAT pursuant to Section 10A subsections 2 & 3 and Section 10B of the Local Government Act, 1993 (as amended) the following items on the agenda for the Ordinary Council meeting be dealt with in Closed Session for the reasons specified below:

**3.1 Water and Wastewater Developer Servicing Charges**

Item 3.1 is confidential in accordance with s10(A)(2)(dii) of the Local Government Act because it contains information that would, if disclosed, confer a commercial advantage on a competitor of the council and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

2. The press and public be excluded from the proceedings of the Council in Closed Session on the basis that these items are considered to be of a confidential nature.
3. That the Minutes and Business Papers including any reports, correspondence, documentation or information relating to such matter be treated as confidential and be withheld from access by the press and public, until such time as the Council resolves that the reason for confidentiality has passed or become irrelevant.
4. That the resolutions made by the Council in Closed Session be recorded in the Minutes of the Council Meeting.
5. That upon this recommendation being moved and seconded, the Chairperson invite representations from the public as to whether this part of the meeting should be closed to consider the nominated item.

**Approved by Administrator Lynch**

**Note 2: Confidential Session of Committee**

At 10.29 am the meeting was closed.

**Note 3: Resumption of Open Committee Meeting**

At 10.50 am the Closed Session ended and the Administrator Delegations meeting continued in Open Session.

**4. REPORT FROM CONFIDENTIAL SESSION**

**4.1 WATER AND WASTEWATER DEVELOPER SERVICING CHARGES**

**COMMITTEE RECOMMENDATION**

**67/16**

That Council set the Water and Wastewater Developer Servicing Plan contribution rates to the following reductions of the current fee:

1. Bombala – Water 0% , Wastewater 0% (remains as is)
2. Delegate – Water 0% , Wastewater 0% (remains as is)
3. Cooma – Water 30% , Wastewater 50%
4. Jindabyne - Water 0% , Wastewater 0% (remains as is)
5. East Jindabyne - Water 0% (remains as is) , Wastewater 30%
6. Tyrolean Village - Water 10% , Wastewater 10%
7. Berridale - Water 30% , Wastewater 30%
8. Kalkite - Water 30% , Wastewater 30%
9. Willow Bay - Water 0% , Wastewater 0% (remains as is)
10. Adaminaby - Water 50% , Wastewater 0% (remains as is)

Effective 7 November 2016 until the date of adoption of the new SMRC Developer Servicing Plan for Water and Wastewater, with the following exceptions:

- A. This reduction is not applicable for development areas that are currently bound by a Deed of Agreement, or other legal agreement, that relates to the payment of Section 64 contribution fees.

**Approved by Administrator Lynch**

**Note 4: Attendance of Deputy Director Service Delivery**

Deputy Director Service Delivery left the meeting at 10.52am during Item 3.1 Water and Wastewater Developer Service Charges and was absent for the duration of the meeting.

#### **4. CORPORATE BUSINESS - KEY DIRECTION 1. SUSTAINING OUR ENVIRONMENT FOR LIFE**

##### **4.1 PURCHASE OF WEED MAPPING SOFTWARE TO ENSURE COUNCIL MEETS ITS BIOSECURITY INFORMATION SYSTEM REQUIREMENTS**

Record No:

Responsible Officer:	Director Service Planning
Author:	Noxious Weeds Officer
Key Direction:	1. Sustaining Our Environment for Life
Delivery Plan Strategy:	DP1.5 Continue to control and promote the eradication of Noxious Weeds and invasive species on Rural and Urbane Lands within the Snowy River Shire through education, inspections and enforcement.
Operational Plan Action:	OP1.14 Provide a Vegetation Management Program/Unit that achieves Regional Weed Strategies and statutory requirements.  Administrator Delegation at its meeting on 07 October 2016 resolved that the matter be deferred to the meeting to be held on 11 November 2016.
Attachments:	Nil
Cost Centre	WO761.20.638
Project	Weed mapping software upgrade
Further Operational Plan Actions:	N/A

#### **EXECUTIVE SUMMARY**

To update Council on the purchase of weed mapping software necessary to meet its Biosecurity Information System requirements as directed by NSW Department of Primary Industries.

The following officer's recommendation is submitted for Council's consideration.

#### **COMMITTEE RECOMMENDATION**

**68/16**

That Council notes the purchase of weed mapping software (chartis Technology) that meets its Statwide Biosecurity Information System requirements.

**Approved by Administrator Lynch**

## 5. CORPORATE BUSINESS - KEY DIRECTION 2. EXPANDING CONNECTIONS WITHIN THE REGION AND BEYOND

### 5.1 PROPOSAL TO LICENCE BP AUSTRALIA AND CENTREL PTY LTD TO TRAVERSE LOT 6 DP 882988 AND LOT 2 DP 529023 FOR EGRESS FROM THE BP SERVICE STATION IN JINDABYNE

Record No:

Responsible Officer:	Director Service Delivery
Author:	Property Officer
Key Direction:	2. Expanding Connections Within the Shire and Beyond
Delivery Plan Strategy:	DP2.3 Continually monitor and improve traffic management throughout the Shire.
Operational Plan Action:	OP2.6 Investigation into the use of appropriate Traffic Management measures as an aid to increase road safety throughout the Shire.
Attachments:	1. Tanker Egress from BP Service Station in Jindabyne Cost Centre 1610 – Parks and Gardens
Project	There is no identified project.
Further Operational Plan Actions:	

#### EXECUTIVE SUMMARY

In order to provide a controlled environment for the egress of fuel tankers from the BP Service Station in Jindabyne, Council and Snowy Hydro have negotiated the terms of a licence agreement which permits fuel tankers to exit the BP Service Station at the rear of the building, traversing lot 6 DP 882988 and lot 2 DP 529023 which are owned by Snowy Hydro and administered by Council under the terms of a Head Lease for the Jindabyne lake foreshore.

The following officer's recommendation is submitted for Council's consideration.

#### COMMITTEE RECOMMENDATION

69/16

That Council

- A. Approve the Licence Agreement between Snowy Hydro, Council, BP Australia Pty Limited and Centrel Pty Limited to facilitate the egress by fuel tankers over Lot 6 DP 882988 and Lot 2 DP 529023.
- B. Authorise the General Manager to execute the Licence Agreement on behalf of Council.
- C. Notify Rydges Horizon Resort of the outcome.

**Approved by Administrator Lynch**

## 6. CORPORATE BUSINESS - KEY DIRECTION 3. STRENGTHENING OUR LOCAL ECONOMY

## **7. CORPORATE BUSINESS - KEY DIRECTION 4. CREATING SAFER, HEALTHIER AND THRIVING COMMUNITY**

### **7.1 SPONSORSHIP OF AWARDS FOR LOCAL SCHOOLS END OF YEAR PRESENTATIONS**

Record No:

Responsible Officer:	Acting Executive Assistant
Author:	Acting Executive Assistant
Key Direction:	4. Creating a Safer, Healthier and Thriving Community
Delivery Plan Strategy:	DP4.2 Support activities, events and celebrations that promote cultural diversity and inclusiveness.
Operational Plan Action:	OP4.10 Promote and provide operational assistance to enhance and encourage events and tourism.
Attachments:	Nil Cost Centre3020 - 63161 Organisational Donations Schools
Project	
Further Operational Plan Actions:	

#### **EXECUTIVE SUMMARY**

Council has received requests from many local schools for a donation towards their respective Awards Nights.

The schools within the former Cooma Monaro Council and Bombala Council areas have approval by the former Councils and budget for schools in the former Council area for end of year presentation awards.

The Former Snowy River Shire has the budget for such donations and had not yet formally approved this yearly sponsorship donation. This report seeks confirmation of the annual donation for schools formerly receiving donations from SRSC.

The following officer's recommendation is submitted for Council's consideration.

#### **COMMITTEE RECOMMENDATION**

**70/16**

That Council

A. Approve the donations totalling \$1,200 to the schools in the former Council as listed below:

I. Adaminaby Public School	\$150
II. Berridale Public School	\$150
III. Dalgety Public School	\$150
IV. Jindabyne Central School	\$150
V. Monaro High School	\$150
VI. Snowy Mountains Christian School	\$150
VII. Snowy Mountains Grammar School	\$150
VIII. St Patrick's Parish School	\$150

B. To consider the 2017/2018 Financial year budget for Snowy Monaro Regional Council for End of Year Award Presentations with option 1 being Snowy Monaro Regional Councils adopted policy as per below:

- Donate \$100 to each school **total \$2,000**

**Approved by Administrator Lynch**

## **8. CORPORATE BUSINESS - KEY DIRECTION 5. ENHANCING OUR HEALTHY, ACTIVE LIFESTYLE**

### **8.1 SWIMMING LESSONS FOR BERRIDALE OUTDOOR SWIMMING POOL**

Record No:

Responsible Officer: Director Service Delivery  
Author: Asset Manager  
Key Direction: 5. Enhancing Our Healthy, Active Lifestyle  
Delivery Plan Strategy: DP5.2 Upgrade and maintain current investments in sporting, recreation and fitness facilities.  
Operational Plan Action: OP5.3 Maintain Council swimming pools to comply with statutory reporting requirements on water quality and pool operations.  
Attachments: 1. Email from Michelle Thomas Swimming Lessons at Berridale Swimming Pool Cost Centre 1710 Swimming Pools

Project

Further Operational Plan Actions:

### **EXECUTIVE SUMMARY**

Michelle Thomas from Michelle's Swim School, has offered her services to run swimming lessons and a squad session on a Monday and Thursday afternoon during the summer season at Berridale Outdoor Swimming Pool.

The following officer's recommendation is submitted for Council's consideration.

### **COMMITTEE RECOMMENDATION**

**71/16**

That Council

- A. Approves the use of Berridale Outdoor Swimming Pool for the running of swimming lessons and coaching sessions by Michelle's Swim School on a Monday and Thursday afternoon during the 2016-2017 Summer Season.

**Approved by Administrator Lynch**

**9. CORPORATE BUSINESS - KEY DIRECTION 6. MANAGING DEVELOPMENT AND SERVICE DELIVERY TO RETAIN THE THINGS WE VALUE**

**10. CORPORATE BUSINESS - KEY DIRECTION 7. PROVIDING EFFECTIVE CIVIC LEADERSHIP AND CITIZEN PARTICIPATION**

**10.1 ENDORSEMENT OF CUSTOMER SERVICE CHARTER PUBLIC EXHIBITION**

Record No:

Responsible Officer:	Director Service Support
Author:	Governance Officer
Key Direction:	7. Providing Effective Civic Leadership and Citizen Participation
Delivery Plan Strategy:	DP7.11 Provision of Customer Service by Council employees
Operational Plan Action:	OP7.29 Provide customer service centres throughout the Snowy Monaro Regional Council area that meets the communities and Councils standards and needs, outlined in Councils Customer Service Charter.
Attachments:	1. SMRC Customer Service Charter
Cost Centre	
Project	Customer Service
Further Operational Plan Actions:	

**EXECUTIVE SUMMARY**

Council's Communications Working Group has developed a draft Customer Service Charter for the Snowy Monaro Regional Council. The draft charter has completed public exhibition for a period of 28 days, whereby no submissions were received and is now presented to Council for adoption.

The following officer's recommendation is submitted for Council's consideration.

**COMMITTEE RECOMMENDATION**

**72/16**

That Council adopt the draft Customer Service Charter.

**Approved by Administrator Lynch**

**11. ADMINISTRATOR'S REPORT (IF ANY)**

**10.1 GOLD ANNIVERSARY SOUTHERN CROSS RALLY RERUN**

**COMMITTEE RECOMMENDATION**

**73/16**

That Council donate an amount equal to the cost of the hire of traffic signs to the Monaro Historic Automobile Club for the Gold Anniversary Southern Cross Rally Rerun.

**Approved by Administrator Lynch**



There being no further business the Administrator declared the meeting closed at 11.06am

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CHAIRPERSON

The above minutes of the Administrator Delegations Meeting of Snowy Monaro Regional Council held on 4 November 2016 were confirmed by Council at a duly convened meeting on 11 November 2016 at which meeting the signature hereon was subscribed.

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**8.5 MINUTES OF THE ADMINISTRATOR DELEGATIONS MEETING HELD 18 NOVEMBER 2016**

Record No:

Responsible Officer: General Manager

Author: Secretary Council & Committees

Attachments: 1. Minutes - Administrator Delegations Meeting held 18  
November [↓](#)

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**EXECUTIVE SUMMARY**

The Administrator considered a number of reports and exercised his Delegation on 18 November 2016 in Head Office, 81 Commissioner Street, Cooma.

**OFFICER'S RECOMMENDATION**

That Council receive and note the minutes the minutes of the Administrator Delegations meeting, held 18 November 2016 and confirm the adopted recommendations approved by the Administrator in accordance with *Section 226 dot point one (1) or two (2) of the Local Government Act*.



**SNOWY MONARO**  
REGIONAL COUNCIL

# **Minutes**

**Administrator Delegations Meeting**

**18 November 2016**

**ADMINISTRATOR DELEGATIONS MEETING  
HELD IN HEAD OFFICE, 81 COMMISSIONER STREET, COOMA NSW 2630**

**ON FRIDAY 18 NOVEMBER 2016**

**MINUTES**

Notes:

<b>1.</b>	<b>OPENING OF THE MEETING.....</b>	<b>3</b>
<b>2.</b>	<b>DECLARATIONS OF PECUNIARY INTERESTS/CONFLICT OF INTEREST.....</b>	<b>3</b>
	Nil	
<b>3.</b>	<b>CORPORATE BUSINESS - KEY DIRECTION 1. SUSTAINING OUR ENVIRONMENT FOR LIFE .....</b>	<b>3</b>
<b>4.</b>	<b>CORPORATE BUSINESS - KEY DIRECTION 2. EXPANDING CONNECTIONS WITHIN THE REGION AND BEYOND .....</b>	<b>3</b>
<b>5.</b>	<b>CORPORATE BUSINESS - KEY DIRECTION 3. STRENGTHENING OUR LOCAL ECONOMY .....</b>	<b>3</b>
<b>6.</b>	<b>CORPORATE BUSINESS - KEY DIRECTION 4. CREATING SAFER, HEALTHIER AND THRIVING COMMUNITY.....</b>	<b>3</b>
<b>7.</b>	<b>CORPORATE BUSINESS - KEY DIRECTION 5. ENHANCING OUR HEALTHY, ACTIVE LIFESTYLE .....</b>	<b>3</b>
<b>8.</b>	<b>CORPORATE BUSINESS - KEY DIRECTION 6. MANAGING DEVELOPMENT AND SERVICE DELIVERY TO RETAIN THE THINGS WE VALUE.....</b>	<b>3</b>
<b>9.</b>	<b>CORPORATE BUSINESS - KEY DIRECTION 7. PROVIDING EFFECTIVE CIVIC LEADERSHIP AND CITIZEN PARTICIPATION.....</b>	<b>4</b>
9.1	Annual Code of Conduct Complaints Statistics Report .....	4
<b>10.</b>	<b>ADMINISTRATOR'S REPORT (IF ANY).....</b>	<b>5</b>
10.1	Maintenance Budget for Bomabala Properties .....	5
<b>11.</b>	<b>CONFIDENTIAL MATTERS.....</b>	<b>5</b>
11.1	Standard form licence agreement for easement to construct a storm water dissapter to complete stormwater and capping upgrade works at jindabyne landfill .....	5
11.2	Storm Water upgrade works.....	5
<b>12.</b>	<b>REPORT FROM CONFIDENTIAL SESSION .....</b>	<b>6</b>
11.1	Standard form licence agreement for easement to construct a storm water dissapter to complete stormwater and capping upgrade works at jindabyne landfill.....	6

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11.2 Storm Water upgrade works .....6

**MINUTES OF THE ADMINISTRATOR DELEGATIONS MEETING  
HELD IN HEAD OFFICE, 81 COMMISSIONER STREET, COOMA NSW 2630**

**ON FRIDAY, 18 NOVEMBER 2016  
COMMENCING AT 9.00AM**

**PRESENT:** Administrator Dean Lynch  
**Staff:** Joe Vescio, General Manager  
Erin Donnelly, Secretary Council and Committees

**1. OPENING OF THE MEETING**

The Administrator opened the meeting at 9.39AM

**2. DECLARATIONS OF PECUNIARY INTERESTS/CONFLICT OF INTEREST**

Nil

**3. CORPORATE BUSINESS - KEY DIRECTION 1. SUSTAINING OUR ENVIRONMENT FOR LIFE**

**4. CORPORATE BUSINESS - KEY DIRECTION 2. EXPANDING CONNECTIONS WITHIN THE REGION AND BEYOND**

**5. CORPORATE BUSINESS - KEY DIRECTION 3. STRENGTHENING OUR LOCAL ECONOMY**

**6. CORPORATE BUSINESS - KEY DIRECTION 4. CREATING SAFER, HEALTHIER AND THRIVING COMMUNITY**

**7. CORPORATE BUSINESS - KEY DIRECTION 5. ENHANCING OUR HEALTHY, ACTIVE LIFESTYLE**

**8. CORPORATE BUSINESS - KEY DIRECTION 6. MANAGING DEVELOPMENT AND SERVICE DELIVERY TO RETAIN THE THINGS WE VALUE**

## 9. CORPORATE BUSINESS - KEY DIRECTION 7. PROVIDING EFFECTIVE CIVIC LEADERSHIP AND CITIZEN PARTICIPATION

### 9.1 ANNUAL CODE OF CONDUCT COMPLAINTS STATISTICS REPORT

Record No:

Responsible Officer:	Director Service Support
Author:	Manager Corporate/Governance
Key Direction:	7. Providing Effective Civic Leadership and Citizen Participation
Delivery Plan Strategy:	DP7.1 Ensure that legislative obligations are met throughout all Council departments.
Operational Plan Action:	OP7.2 Completion of reporting requirements in accordance with legislation.  Administrator Delegation at its meeting on 11 November 2016 resolved that the matter be deferred to the meeting to be held on 18 November 2016.
Attachments:	<ol style="list-style-type: none"><li>1. Code of Conduct Complaints Report - Former Bombala Council</li><li>2. Code of Conduct Complaints Report - Former Cooma-Monaro Shire Council</li><li>3. Code of Conduct Complaints Report - Former Snowy River Shire Council</li><li>4. Code of Conduct Complaints Report - Snowy Monaro Regional Council</li></ol>
Cost Centre	Governance
Project	Annual Code of Conduct Complaints Statistics
Further Operational Plan Actions:	

### EXECUTIVE SUMMARY

Under the Model Code of Conduct Procedures (Clause 12.1 and 12.2) each Council's Complaints Co-ordinator must, within three months of the end of September each year, report on a range of complaints statistics to the Council and to the Office of Local Government.

The following officer's recommendation is submitted for Council's consideration.

#### COMMITTEE RECOMMENDATION

80/16

That Council

- A. Receive and note the Code of Conduct Statistics Report for the former Bombala Council, Snowy River Shire Council and Cooma-Monaro Shire Council for the period 1 September 2015 to 12 May 2016 and for Snowy Monaro Regional Council for the period 13 May 2016 to 31 August 2016; and
- B. Forwarded the reports to the Office of Local Government.

**Approved by Administrator Lynch**

## 10. ADMINISTRATOR'S REPORT (IF ANY)

### 10.1 MAINTENANCE BUDGET FOR BOMBALA PROPERTIES

#### RECOMMENDATION

81/16

That the General Manager allocate a suitable budget for the ground and house maintenance of council's Queen Street and Sandy Crossing properties in Bombala.

**Approved by Administrator Lynch**

## 11. CONFIDENTIAL MATTERS

#### COMMITTEE RECOMMENDATION

82/16

1. THAT pursuant to Section 10A subsections 2 & 3 and Section 10B of the Local Government Act, 1993 (as amended) the following items on the agenda for the Ordinary Council meeting be dealt with in Closed Session for the reasons specified below:
  - 11.1 Standard form licence agreement for easement to construct a storm water dissipater to complete stormwater and capping upgrade works at Jindabyne landfill**

Item 11.1 is confidential in accordance with s10(A)(2)(c) of the Local Government Act because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business, (di) of the Local Government Act because it contains , commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it, (dii) of the Local Government Act because it contains , information that would, if disclosed, confer a commercial advantage on a competitor of the council, (diii) of the Local Government Act because it contains , information that would, if disclosed, reveal a trade secret and (f) of the Local Government Act because it contains and details of systems and/or arrangements that have been implemented to protect council, councillors, staff and Council property and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.
  - 11.2 Storm Water upgrade works**

Item 11.2 is confidential in accordance with s10(A)(2)(c) of the Local Government Act because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business, (di) of the Local Government Act because it contains , commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it, (dii) of the Local Government Act because it contains , information that would, if disclosed, confer a commercial advantage on a competitor of the council and (diii) of the Local Government Act because it contains and information that would, if disclosed, reveal a trade secret and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.
2. The press and public be excluded from the proceedings of the Council in Closed Session on the basis that these items are considered to be of a confidential nature.
3. That the Minutes and Business Papers including any reports, correspondence, documentation or information relating to such matter be treated as confidential and be withheld from access by the press and public, until such time as the Council resolves that the reason for confidentiality has passed or become irrelevant.
4. That the resolutions made by the Council in Closed Session be recorded in the Minutes of the Council Meeting.



5. That upon this recommendation being moved and seconded, the Chairperson invite representations from the public as to whether this part of the meeting should be closed to consider the nominated item.

**Approved by Administrator Lynch**

**Note 1: Confidential Session of Committee**

At 9.44am the meeting was closed.

**Note 2: Resumption of Open Committee Meeting**

At 9.50am the Closed Session ended and the meeting continued in Open Session.

## 12. REPORT FROM CONFIDENTIAL SESSION

### 11.1 STANDARD FORM LICENCE AGREEMENT FOR EASEMENT TO CONSTRUCT A STORM WATER DISSIPATER TO COMPLETE STORMWATER AND CAPPING UPGRADE WORKS AT JINDABYNE LANDFILL

**COMMITTEE RECOMMENDATION**

**83/16**

That Council

- A. Approve the proposal to enter into a licence agreement with Snowy Hydro for the easements for the amount of \$1.00/ pa payable on demand;
- B. Approve the draft licence attached to this report; and
- C. Authorise the General Manager (and Administrator if the licence is to be signed under seal) to execute the licence agreement (under Council seal if applicable) on behalf of Council.

**Approved by Administrator Lynch**

### 11.2 STORM WATER UPGRADE WORKS

**COMMITTEE RECOMMENDATION**

**84/16**

That Council

- Receive and note the progress report on Jindabyne Landfill Stormwater and Upgrade Works to comply with EPA guidelines and reduce risk associated with the handling of waste; and
- Approve an additional budget of \$312,000 to complete the work to be funded from Non Domestic Waste Management Reserve.

**Approved by Administrator Lynch**

There being no further business the Administrator declared the meeting closed at 9.50am

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CHAIRPERSON

The above minutes of the Administrator Delegations Meeting of Snowy Monaro Regional Council held on 18 November 2016 were confirmed by Council at a duly convened meeting on 25 November 2016 at which meeting the signature hereon was subscribed.

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## 9.1 REPRESENTATIVE COMMITTEE MEETING HELD 26 OCTOBER 2016

Record No:

Responsible Officer: Assistant General Manager

Author: Facility Manager

Attachments: 1. Representative Committee Meeting Minutes 26th October 2016 [↓](#)

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2. Budget Report SRHC Representative Committee [↓](#)

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### EXECUTIVE SUMMARY

The Representative Committee Snowy River Health Centre met on 26<sup>th</sup> October 2016 in Snowy River Health Centre, Sister Passmore Room. The minutes are presented for Council's information.

### OFFICER'S RECOMMENDATION

That the Minutes of the meeting of the Snowy River Health Centre Representative Committee held on 26<sup>th</sup> October 2016 are confirmed as a true and accurate record of proceedings.

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**Representative Committee Meeting**

**Meeting Minutes**

Meeting Number: 6	Meeting Date: 26.10.16
Meeting Time: 8am – 9am	Meeting venue: Sister Passmore Room Snowy River Health Centre

**1. Welcome and Opening**

Attending: Bruce Hodges, Liz Bellingham, Marty Timmins, Renee Pirozzi, Vicki Mattiazzo, Monique Ingram, Peter Beer

**2. Apologies:** Cath Newman

**3. Minutes of previous meeting**

Read and accepted with date changes to dot points 6 & 8

**4. Business arising from previous minutes**

Nil

**5. Chairs report**

**6. General Business**

6.1 Update on amalgamations and changes to this committee

LB explained about the Council amalgamations and the effect it had on committees that report to Council, such as this one. We now have Peter Beer confirmed as our Council representative. The last RC meeting was in February and has now resumed and will be held quarterly. LB to update the current Terms of Reference to reflect the Council name and reporting requirements.

6.2 LB and the Committee thanked RP for her work in the position of Chair for the last 12 months. VM was elected as the new Chair. The Committee welcomed VM to the position of Chair.

6.3 Financial report

A budget report and graph up to 30.9.16 was presented by LB. The report was discussed by the group and any queries were answered.

- RP asked for an update of sessional room users. LB advised that sessional room 1 has 100% occupancy as the Chiropractor utilises this space. Sessional room 2 has a number of clinicians using this space and is probably only at 20% occupancy.
- VM advised that she would like to work with LB to identify the clinicians/specialists needed by the community. LB will then explore options to identify and attract possible clinicians – possibly from Canberra or Bega.
- MT asked where the money for the ‘loss’ in budget came from and LB advised that Council currently agrees to make up the difference. LB advised that the projected figures and modelling indicated that in year 5 the SRHC break even. VM commented that if it was not viable to increase rents then this projection may not be met. PB commented that the new Council may have a different opinion in relation to monetary support for the SRHC. Council elections are currently planned for September 2017.

6.4 Health One update

MI gave an update and answered questions in relation to Health One.

- Construction is planned to be completed by March 2017
- There has been some concerns that communication needs to be improved to advise the community about the new Health One. There has recently been communication via radio, print media and Facebook. New signage is arriving on Friday 28<sup>th</sup> October 2016 that will include a Site sign and large A1 internal signage for the SRHC and Bent Street. A data base of email addresses is being compiled and will be used to disseminate information regarding the Health One to the broader local business community. VM asked if the JMP could have some small flyers that contain the same information as the new signage to hand out to patients. MI to investigate a double sided flyer.
- MI advised on what the 'models of care' may look like and also what 'Health One means'. It is acknowledged that the models of care are being developed in consultation with the Jindabyne Medical Practice.
- An increase in community nurse hours from 2 days per week to 5 days per week.
- Integration of IT systems would be investigated as well as a shared Reception
- Care coordination meetings (replacing former Multidisciplinary Team Meetings) have been recently implemented and are working well.
- Tele health would be implemented in the new building
- The Bent Street site will be sold by the LHD.
- Current services from the Bent Street site will provided in the new Health One and services will be integrated with current services provided by all tenants. It was noted by the group that services should be complimentary and not compete with current services offered.

8. Next Meeting – 18<sup>th</sup> January 2017

### Snowy River Branch Operating Performance

For the period ended 30/09/2016

Cost Centre Manager



#### 2320 - Snowy River Health Centre

	2016 Actual	2017 YTD 30/09/2016				2017 Annual Budget	Remaining	
		Actual	Budget	Variance	%		\$	%
<b>Account Group: 4 - Revenue</b>								
410 - User Fees & Charges	99,897	28,996	27,647	1,350	5%	110,586	(81,590)	-74%
420 - Investment Income	595	0	0	0		0	0	
450 - Other Revenues	14,885	3,450	6,826	(3,375)	-49%	27,302	(23,852)	-87%
NA - Not Applicable	0	0	0	0		20,067	(20,067)	-100%
<b>Total Revenue</b>	<b>115,377</b>	<b>32,446</b>	<b>34,472</b>	<b>(2,026)</b>	<b>-6%</b>	<b>157,955</b>	<b>(125,509)</b>	<b>-79%</b>
<b>Account Group: 6 - Expenses</b>								
600 - Employment Costs	59,686	22,153	22,153	0		64,411	42,258	66%
601 - Job Cost Expense	885	437	437	0		0	0	
610 - Materials & Contracts	38,511	7,157	13,727	6,570	48%	54,907	47,750	87%
620 - Other Operating Expenses	42,293	4,244	6,513	2,269	35%	26,051	21,807	84%
625 - Donations and Contributions	843	0	0	0		0	0	
650 - Depreciation	100,743	0	0	0		20,067	20,067	100%
655 - General Asset Expenses	2,922	0	131	131	100%	525	525	100%
680 - Internal Plant Charges	659	0	438	438	100%	1,751	1,751	100%
682 - Internal OH	2,279	0	235	235	100%	939	939	100%
683 - Internal Payroll Charges	22,821	6,905	6,905	0	0%	23,808	16,903	71%
<b>Total Expenses</b>	<b>271,641</b>	<b>40,896</b>	<b>50,538</b>	<b>9,643</b>	<b>19%</b>	<b>192,459</b>	<b>152,001</b>	<b>79%</b>
<b>Net Profit / (Loss)</b>	<b>(156,264)</b>	<b>(8,450)</b>	<b>(16,066)</b>	<b>7,617</b>	<b>47%</b>	<b>(34,504)</b>		

#### Excludes Reserve Transfers and Capital\* Expenses

690 - Transfers - Reserves	(158,972)	0	0	0		0	0	
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Comments	
Line 450 - Budgeted income down for reimbursement of utilities. This may have been invoiced as per Other Operating Expenses and not invoiced/receipted/recieved as yet.	
Line 410 - Rent for permanent and sessional users	
Line 600 - Employment cost have been adjusted as per Council resolution - incorrect figures in original budget	

**Natural Account drilldown for 620 - Other Operating Expenses**

Criteria:

Management Reporting = 620



**Snowy River Branch Operating Performance**

For the period ended 30/09/2016

*Cost Centre Manager*

Traffic Light Thresholds		
\$	&	%
\$10,000		5%

USER ENTRY

**2320 - Snowy River Health Centre**

	2016 Actual	2017 YTD 30/09/2016				2017 Annual Budget	Remaining		Comments
		Actual	Budget	Variance	%		\$	%	
<b>Account Group: 6 - Expenses</b>									
63080 - Communication - Landline Call Costs/Line R	1,949	371	475	104	22%	1,900	1,529	80%	
63081 - Communication - Mobile Call Costs	102	9	15	6	40%	60	51	85%	
63084 - Communication - Data	15,813	3,635	1,825	(1,810)	-99%	7,300	3,665	50%	
63101 - Insurance - Property	10,970	0	3,009	3,009	100%	12,037	12,037	100%	
63196 - Marketing - Advertising Costs	0	0	125	125	100%	500	500	100%	
63243 - Legal - Other Services	0	0	125	125	100%	500	500	100%	
63304 - Consultants - Other	9,450	0	0	0		0	0		
63404 - General - Printing ,Stationary & Office Supp	211	0	25	25	100%	100	100	100%	
63420 - General - Photocopier Costs	2,917	230	835	605	72%	3,339	3,109	93%	
63423 - General - Licence Fees	154	0	79	79	100%	315	315	100%	
63463 - Catering - Staff Amenities	18	0	0	0		0	0		
63613 - IT - Repairs & Maintenance	710	0	0	0		0	0		
	42,293	4,244	6,513	2,269	35%	0	26,051	21,807	84%

[Back](#)

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**9.2 MINUTES OF THE LOCAL REPRESENTATIVE COMMITTEE BOMBALA - 2 NOVEMBER 2016**

Record No:

Responsible Officer: Manager Corporate/Governance

Attachments: 1. Minutes of Local Representative Committee - Bombala - 2  
November 2016 [↓](#)

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**EXECUTIVE SUMMARY**

The Local Representative Committee - Bombala met on 2 November 2016 in Bombala. The Committee's recommendations are presented for Council's consideration and adoption.

**OFFICER'S RECOMMENDATION**

That the recommendations of the meeting of the Local Representative Committee - Bombala held on 2 November 2016 be adopted.

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**SNOWY MONARO**  
REGIONAL COUNCIL

# **Minutes**

**Local Representative Committee - Bombala Meeting**

**2 November 2016**

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**LOCAL REPRESENTATIVE COMMITTEE - BOMBALA MEETING  
HELD IN COUNCIL CHAMBERS, 71 CAVEAT STREET, BOMBALA NSW 2632**

**ON WEDNESDAY 2 NOVEMBER 2016**

**MINUTES**

Notes:

<b>1.</b>	<b>OPENING OF THE MEETING.....</b>	<b>2</b>
<b>2.</b>	<b>APOLOGIES.....</b>	<b>2</b>
<b>3.</b>	<b>CONFIRMATION OF PREVIOUS MINUTES AND MATTERS ARISING .....</b>	<b>2</b>
3.1	LOCAL REPRESENTATIVE COMMITTEE - BOMBALA MEETING 5 OCTOBER 2016.....	2
3.2	BUSINESS ARISING .....	2
<b>4.</b>	<b>REPORTS ON PRIORITY ACTIONS.....</b>	<b>3</b>
<b>5.</b>	<b>REPORTS AND ADVICE ON LOCAL VIEWS &amp; EMERGING ISSUE.....</b>	<b>3</b>
5.1	ST JOSEPH'S PRIMARY SCHOOL .....	3
5.2	TOWN SIGNAGE AND LOGOS .....	4
5.3	TRANSITION PLAN .....	4
5.4	CATHCART HALL .....	4
5.5	CATHCART HISTORIC WALK SIGNS .....	5
5.6	ERROR ON RATE INSTALMENT NOTICES .....	5
5.7	MAINTENANCE ISSUES .....	5
5.8	BOMBALA HOTEL.....	5
<b>6.</b>	<b>PRESENTATION OF MINUTES FROM EXTERNAL COMMITTEES .....</b>	<b>6</b>
<b>7.</b>	<b>SPECIFIC ITEMS VARYING FROM MEETING TO MEETING .....</b>	<b>6</b>
7.1	REPRESENTATIVES FOR REMEMBRANCE DAY CEREMONIES .....	6
7.2	REPRESENTATIVE TO ATTEND BOMBALA BIKE SHOW .....	6
7.3	LRC MEMBER ABSENCES .....	6
7.4	NEWSLETTER ITEMS .....	6
7.5	NEXT COMBINED LRC MEETING .....	7
<b>8.</b>	<b>REVIEW OF RELEVANT MEETING ACTIONS OR FOLLOW UP REQUIREMENTS .....</b>	<b>7</b>
<b>9.</b>	<b>NEXT MEETING.....</b>	<b>7</b>

**MINUTES OF THE LOCAL REPRESENTATIVE COMMITTEE - BOMBALA MEETING  
HELD IN COUNCIL CHAMBERS, 71 CAVEAT STREET, BOMBALA NSW 2632**

**ON WEDNESDAY, 2 NOVEMBER 2016  
COMMENCING AT 6.00PM**

**PRESENT:** Steve Goodyer, LRC Chairperson  
Di Hampshire, LRC Member  
Gabrielle Rea, LRC Member  
Paul Perkins, LRC Member  
Robin Guthrie, Manager Corporate/Governance

**1. OPENING OF THE MEETING**

The Chair opened the meeting at 6.05PM

**2. APOLOGIES**

An apology for the meeting was received from Administrator Dean Lynch and Acting Executive Assistant to the Administrator, Ms Katherine Miners.

**3. CONFIRMATION OF PREVIOUS MINUTES AND MATTERS ARISING**

**3.1 LOCAL REPRESENTATIVE COMMITTEE - BOMBALA MEETING 5 OCTOBER 2016**

**COMMITTEE RECOMMENDATION**

**LRCBO35/16**

THAT the minutes of the Local Representative Committee - Bombala Meeting held on 05 October 2016 are confirmed as a true and accurate record of proceedings.

**Moved Member Hampshire**

**Seconded Member Perkins**

**CARRIED**

**3.2 BUSINESS ARISING**

**FOOTBRIDGES OVER BOMBALA RIVER**

The Chairman advised that an application had been made for Disaster Funding to repair the bridges. However, funding would not be forthcoming if Council repaired the bridges prior to funding being approved.

LRC Members voiced their concerns that the bridges cannot be used by a number of groups and their condition is impacting on the use of the area.

**COMMITTEE RECOMMENDATION**

**LRCBO36/16**

That the LRC Bombala request the Administrator to pursue repairs to the footbridges over the Bombala River so that repairs are carried out as soon as possible.

**Moved Member Hampshire**

**Seconded Member Rea**

**CARRIED**

**BOMBALA HOSPITAL AUXILIARY 80<sup>TH</sup> BIRTHDAY CELEBRATIONS**

Member Hampshire advised that these celebrations had been well attended and that the Certificate presented on behalf of Council was well received.

**RECOMMENDATION LRCBO32/16**

**COMMITTEE RECOMMENDATION**

**LRCBO37/16**

That the LRC Bombala request the Administrator to advise why Recommendation LRCBO32/16 was not adopted.

**Moved Member Hampshire**

**Seconded Member Perkins**

**CARRIED**

**TOURISM COMMITTEE**

Member Perkins advised that this Committee will now meet as a sub-committee of the Bombala Chamber of Commerce.

**COMMUNITY ASSISTANCE GRANTS**

The Chair advised that Section 355 Committees were not funded out of the \$1 million. Applications from Section 355 Committees would be considered for funding from the remaining \$14 million.

**4. REPORTS ON PRIORITY ACTIONS**

Nil.

**5. REPORTS AND ADVICE ON LOCAL VIEWS & EMERGING ISSUE**

**5.1 ST JOSEPH'S PRIMARY SCHOOL**

The Chair advised that he had been approached by representatives from the St Joseph's Primary School located in Queen Street, Bombala, requesting that consideration be given to the construction of a pedestrian crossing to facilitate children crossing from the school to the other side of the road.

**COMMITTEE RECOMMENDATION**

**LRCBO38/16**

That the LRC Bombala request the Administrator to explore options and opportunities to progress the construction of a pedestrian crossing on Queen Street and explore funding options for the removal of a Cyprus tree on the corner of Dickinson and Queen Street that is located in the middle of the bus zone.

**Moved Member Hampshire**

**Seconded Member Perkins**

**CARRIED**

5.2 TOWN SIGNAGE AND LOGOS

The LRC members discussed the new town signage and logos that had been circulated at the combined LRC meeting on 25 October 2016. They were happy to endorse the logo "Australia's Platypus Country" for Bombala.

**COMMITTEE RECOMMENDATION**

**LRCBO39/16**

That the LRC Bombala endorse the designs and logos for the new town entrance signs for towns within the former Bombala Council area.

**Moved Member Hampshire**

**Seconded Member Rea**

**CARRIED**

5.3 TRANSITION PLAN

LRC Member Hampshire advised that she had received an email from LRC Cooma Member Ingram suggesting that LRC members should be informed of this Plan.

LRC Member Hampshire advised that she had emailed Administrator Lynch and suggested that she did not think that this matter was one for LRC members to consider.

5.4 CATHCART HALL

LRC Member Rea advised she has spoken to members of the Section 355 Cathcart Hall committee who were concerned that work had not commenced on the re-roofing of the hall. They had been advised that work would commence on 14 November 2016 and that Deputy Director Planning Services, Mr Grantley Ingram would advise if they could hold events or not. The Committee is concerned because work was to commence some time ago and they have foregone events and therefore missed opportunities for fund raising for the hall. They have also been advised that the project will be managed by Council.

5.5 CATHCART HISTORIC WALK SIGNS

**COMMITTEE RECOMMENDATION**

**LRCBO40/16**

That the LRC Bombala request the Administrator to explore grant funding opportunities for upgrading the historic walk signs in Cathcart.

**Moved Member Rea**

**Seconded Member Hampshire**

**CARRIED**

5.6 ERROR ON RATE INSTALMENT NOTICES

**COMMITTEE RECOMMENDATION**

**LRCBO41/16**

That the LRC Bombala request the Administrator to organise additional media coverage concerning the clerical error on the instalment notices issued to the former Bombala Council area.

**Moved Member Hampshire**

**Seconded Member Perkins**

**CARRIED**

5.7 MAINTENANCE ISSUES

LRC Member Hampshire asked that the River Walk be sprayed for weeds as soon as possible.

LRC Member Hampshire has emailed the General Manager concerning the missing footpath tiles between the Globe Hotel and the Butchers Shop in the main street of Bombala.

LRC Member Hampshire was advised that the arrows on the footpath in Forbes Street, Bombala, outside the pizza shop were there to direct pedestrian traffic due to the issues with the footpath caused by the damage to the Imperial Hotel.

LRC Member Perkins advised that some members of the public considered the pile of mulch at Apex Park to be an eyesore.

The Chair advised that Mrs Campbell had approached him concerning the state of Mila Road. He had been advised that maintenance will be carried out. The Deputy Director will apply to the Fixing Country Roads Program for funds to carry out major repairs.

5.8 BOMBALA HOTEL

LRC Member Perkins asked if any plans were in place to upgrade the Bombala Hotel as it was not a good look at the entrance to the town.

**6. PRESENTATION OF MINUTES FROM EXTERNAL COMMITTEES**

Nil.

## **7. SPECIFIC ITEMS VARYING FROM MEETING TO MEETING**

### **7.1 REPRESENTATIVES FOR REMEMBRANCE DAY CEREMONIES**

LRC Member Hampshire offered to attend the Remembrance Day Ceremony in Delegate and LRC Member Rea offered to attend the Remembrance Day Ceremony in Bombala on behalf of Council.

### **7.2 REPRESENTATIVE TO ATTEND BOMBALA BIKE SHOW**

LRC Members were advised that the Administrator had been invited to attend the Bombala Bike Show and to present a prize on behalf of Council. He has another commitment on that day and requested that a member of the LRC Bombala attend in his place. The Chair advised that he would be happy to represent Council and Administrator Lynch at the Bombala Bike Show to be held on 19 November 2016.

### **7.3 LRC MEMBER ABSENCES**

LRC Chair Steve Goodyer advised that he would be absent from 9 – 17 December 2016.

LRC Member Perkins advised that he would be absent from 9 – 23 November 2016.

### **7.4 NEWSLETTER ITEMS**

The Communications Officer has requested that the LRCs provide an update of their activities in the next Council newsletter. This will be sent out before Christmas and items for inclusion are required by the end of November.

LRC Members requested that a reminder be sent to them regarding this matter.

### **7.5 NEXT COMBINED LRC MEETING**

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LRC Members asked if the Administrator could consider holding the next combined LRC Meeting at Bombala after the next Council Meeting that is scheduled for 30 November, similar to what had occurred at Berridale in October.

## **8. REVIEW OF RELEVANT MEETING ACTIONS OR FOLLOW UP REQUIREMENTS**

Nil.

## **9. NEXT MEETING**

Wednesday, 7 December 2016

There being no further business the Chair declared the meeting closed at 7.20pm.

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CHAIRPERSON

The above minutes of the Local Representative Committee - Bombala Meeting of Snowy River Shire Council held on 2 November 2016 were confirmed by Committee at a duly convened meeting on 7 December 2016 at which meeting the signature hereon was subscribed.

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### 9.3 MINUTES LOCAL REPRESENTATIVE COMMITTEE COOMA HELD 8 NOVEMBER 2016

Record No:

Responsible Officer: Director Service Support

Author: Personal Assistant To Director of Service Support

Attachments: 1. Minutes Local Representative Committee 8 November 2016 [↓](#)

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#### EXECUTIVE SUMMARY

The Local Representative Committee met on 8 November 2016 in Head Office, 81 Commissioner Street, Cooma. The minutes are presented for Council's information and adoption of recommendations.

#### OFFICER'S RECOMMENDATION

That Council receive and note the minutes of the Local Representative Committee – Cooma held on 8 November 2016 and the recommendations contained therein be adopted.

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**SNOWY MONARO**  
REGIONAL COUNCIL

# **Minutes**

**Local Representative Committee - Cooma Meeting**

**8 November 2016**

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**LOCAL REPRESENTATIVE COMMITTEE - COOMA MEETING**  
**HELD IN COMMITTEE ROOM, HEAD OFFICE, 81 COMMISSIONER STREET, COOMA NSW**  
**2630**

**ON TUESDAY 8 NOVEMBER 2016**

<b>MINUTES</b>
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Notes:

<b>1.</b>	<b>OPENING OF THE MEETING.....</b>	<b>3</b>
	1.1 Deputation: Michael Daniel - Monaro Rail Trail.....	3
<b>2.</b>	<b>APOLOGIES.....</b>	<b>4</b>
<b>3.</b>	<b>CONFIRMATION OF PREVIOUS MINUTES AND MATTERS ARISING .....</b>	<b>4</b>
	3.1 Local Representative Committee - Cooma Meeting 4 October 2016 .....	4
<b>4.</b>	<b>REPORTS ON PRIORITY ACTIONS.....</b>	<b>4</b>
<b>5.</b>	<b>REPORTS AND ADVICE ON LOCAL VIEWS &amp; EMERGING ISSUES .....</b>	<b>4</b>
	5.1 Snowy Monaro Regional Council - Transition Plan .....	4
	5.2 SMEC.....	5
	5.3 Waste Fees - Former Bombala Shire .....	5
	5.4 Design of the Toilet - Norris Park .....	5
	5.5 Cooma Showground .....	5
	5.6 Caravan Parking - CBD Cooma.....	6
	5.7 BBQ IN CENTENNIAL PARK COOMA .....	6
	5.8 Visitors Centre - Opening Hours.....	6
	5.9 Closure of Council Offices - Melbourne Cup Day .....	6
	5.10 Boundaries Issue .....	7
	5.11 Weeds.....	7
<b>6.</b>	<b>PRESENTATION OF MINUTES FROM EXTERNAL COMMITTEES .....</b>	<b>7</b>
	6.1 Yamaga Sister City Committee - 5 September 2016 .....	7
	6.2 Australia Day Working Party - 11 October 2016 .....	8
	6.3 Recreational Facilities Committee - 20 October 2016 .....	9
<b>7.</b>	<b>SPECIFIC ITEMS VARYING FROM MEETING TO MEETING .....</b>	<b>10</b>
	7.1 Legacy Lunch .....	10
	7.2 Resolutions - Council Meeting 26 October 2016 .....	10
	7.3 Council Newsletter .....	10

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7.4	New Council Dynamics .....	10
7.5	Joint LRC Meeting - 30 November 2016.....	11
<b>8.</b>	<b>REVIEW OF RELEVANT MEETING ACTIONS OR FOLLOW UP REQUIREMENTS .....</b>	<b>11</b>
<b>9.</b>	<b>NEXT MEETING .....</b>	<b>11</b>

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**MINUTES OF THE LOCAL REPRESENTATIVE COMMITTEE - COOMA MEETING  
HELD IN COMMITTEE ROOM, HEAD OFFICE, 81 COMMISSIONER STREET, COOMA NSW  
2630**

**ON TUESDAY, 8 NOVEMBER 2016  
COMMENCING AT 6.00PM**

**PURPOSE**

*The purpose of the LRC is to provide advice to the Administrator on local views and issues. This includes:*

- *Providing input to the operational plans 2016-17 and 2017-18*
- *Advising on the communication and engagement plan for the community*
- *Providing input to the statement of vision and priorities*
- *Assisting to engage communities and partners in planning for the council.*

**PRESENT:** Angie Ingram, LRC Member  
Craig Mitchell, LRC Member  
Winston Phillips, A/g LRC Chairperson  
Sandra McEwan, LRC Secretariat

**1. OPENING OF THE MEETING**

The LRC Members agreed that Winston Phillips be the A/g Chairperson for the meeting.

The A/g Chair opened the meeting at 6.10PM

Angie Ingram arrived during discussion on the Monaro Rail Trail at 6.20pm

**Note 1: Suspension of business agenda items**

**1.1 DEPUTATION: MICHAEL DANIEL - MONARO RAIL TRAIL**

Michael spoke about the Mission for the Monaro Rail Trail Inc. which is:

*To put the disused Monaro Railway Line to productive use, boosting tourism, the economy and the wellbeing of the region, while preserving the wonderful old buildings, bridges and tunnels that are part of our history.*

The proposed Monaro Rail Trail is a 4-5 day bike ride on 164km of gravel surface rail trail (est. 15,000-25,000 users per year).

Michael advised that the State Government had not passed any legislation yet and were looking at proposals in a case by case basis. He said the rail trail is not an infrastructure project but has economic benefits. He said existing successful projects have had strong local Council support. The Cooma-Chakola Railway Line, if running, would complement the Queanbeyan to Bombala Rail Trail – they could run

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beside each other.

The Rail Trail could be built quickly and cheaply and benefit the local communities. It was noted, however, that bridges over water courses would need some repairs.

LRC members encouraged Michael to re-submit an application for funding from Round 2 of the Community Grants Program.

<b>COMMITTEE RECOMMENDATION</b>	<b>LRCCO30/16</b>
That the State Government consider the Queanbeyan-Bombala Rail Trail as part of the upcoming Canberra-Eden feasibility study.	
<b>Moved Member Mitchell</b>	<b>Seconded Member Ingram</b>
	<b>CARRIED</b>

(Minutes of Deputations from the public are a summary only and do not purport to be a complete transcript of the proceedings).

Michael Daniel left the meeting at 6.44pm.

**Note 2: Recommencement of business agenda items**

The Committee recommenced standing order of business at 6.45pm.

## 2. APOLOGIES

An apology for the meeting was received from Rogan Corbett, Chair LRC Cooma; Dean Lynch, Administrator; Joseph Vescio, General Manager and Katherine Miners, A/g Executive Assistant to the Administrator.

## 3. CONFIRMATION OF PREVIOUS MINUTES AND MATTERS ARISING

### 3.1 LOCAL REPRESENTATIVE COMMITTEE - COOMA MEETING 4 OCTOBER 2016

<b>COMMITTEE RECOMMENDATION</b>	<b>LRCCO31/16</b>
THAT the minutes of the Local Representative Committee - Cooma Meeting held on 04 October 2016 are confirmed as a true and accurate record of proceedings.	
<b>Moved Member Ingram</b>	<b>Seconded Member Mitchell</b>
	<b>CARRIED</b>

## 4. REPORTS ON PRIORITY ACTIONS

Nil

## 5. REPORTS AND ADVICE ON LOCAL VIEWS & EMERGING ISSUES

### 5.1 SNOWY MONARO REGIONAL COUNCIL - TRANSITION PLAN

Angie Ingram commented that the General Manager had sent out the Transition Plan to LRC Members as requested

<b>COMMITTEE RECOMMENDATION</b>	<b>LRCCO32/16</b>
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That LRC Members read the Transition Plan and ask for clarification from the General Manager if necessary.

**Moved Member Ingram**

**Seconded Member Phillips**

**CARRIED**

## 5.2 SMEC

Craig Mitchell reported that the SMEC Site Committee meets weekly and that talks regarding the use of the SMEC site are on-going. He asked if the SMEC Site Committee could become a Section 355 Committee so that secretariat services and a governance structure to manage the site could be provided by Council.

### COMMITTEE RECOMMENDATION

**LRCCO33/16**

That if the SMEC Site Committee satisfies the Guidelines of Section 355 Committees, that LRC Members support the SMEC Site Committee being considered as a Section 355 Committee of Council.

**Moved Member Mitchell**

**Seconded Member Ingram**

**CARRIED**

## 5.3 WASTE FEES - FORMER BOMBALA SHIRE

Angie Ingram reported that there is some confusion regarding waste fees in the former Bombala Shire community. She also commented that several community members have multiple assessments and that she has advised them to go into Council to discuss waste fee options.

### COMMITTEE RECOMMENDATION

**LRCCO34/16**

That clarification regarding waste fees in the former Bombala Shire area be widely communicated.

**Moved Member Ingram**

**Seconded Member Mitchell**

**CARRIED**

## 5.4 DESIGN OF THE TOILET - NORRIS PARK

Angie Ingram reported that the community would like the design of the toilet in Norris Park revisited.

### COMMITTEE RECOMMENDATION

**LRCCO35/16**

That the design of the toilet in Norris Park be revisited, taking into consideration community input and the aesthetics of the park.

**Moved Member Ingram**

**Seconded Member Mitchell**

**CARRIED**

## 5.5 COOMA SHOWGROUND

Angie Ingram advised that the Lions Club had contacted her regarding an agreement between the Lions Club and Council. The Lions Club repaired the gate and did the landscaping, but Council has not removed the poplar trees at the showground. The Lions Club would like to remind Council of its obligation.

### COMMITTEE RECOMMENDATION

**LRCCO36/16**

That Council fulfill its obligation to the Lions Club and remove the poplar trees at the Cooma

Showground.

**Moved Member Ingram**

**Seconded Member Mitchell**

**CARRIED**

### 5.6 CARAVAN PARKING - CBD COOMA

Angie Ingram reported that visitors would like to see more caravan parking close to the CBD in Cooma.

#### COMMITTEE RECOMMENDATION

**LRCCO37/16**

That Council reconsider options for caravan parking close to the CBD in Cooma including Soho Street (Bunkhouse Motel section) and the car park at the rear of the Alpine Hotel.

That Council approve additional signage indicating where caravan parking is located within Cooma.

**Moved Member Ingram**

**Seconded Member Mitchell**

**CARRIED**

### 5.7 BBQ IN CENTENNIAL PARK COOMA

Angie Ingram commented that a BBQ in Centennial Park, similar to the one in Norris Park, would enhance usage of the park by locals and visitors.

#### COMMITTEE RECOMMENDATION

**LRCCO38/16**

That Council consider installing a BBQ in Centennial Park in order to enhance usage of the park by locals and visitors.

**Moved Member Ingram**

**Seconded Member Mitchell**

**CARRIED**

### 5.8 VISITORS CENTRE - OPENING HOURS

Angie Ingram asked if the opening hours of the Visitors Centre could be reviewed. She commented that the Visitors Centre closed at the usual 3.00pm on Friday 4 November even though there were a lot of visitors in Cooma taking part in the Snowy Ride and National Busking Competition events.

#### COMMITTEE RECOMMENDATION

**LRCCO39/16**

That Council conduct an ongoing review of the opening hours of the Visitors Centre, with a view to targeted opening hours before and during tourism events.

**Moved Member Ingram**

**Seconded Member Mitchell**

**CARRIED**

### 5.9 CLOSURE OF COUNCIL OFFICES - MELBOURNE CUP DAY

Angie Ingram reported that the community was not happy with the closure of the Council offices from 1.00pm on Melbourne Cup Day.

#### COMMITTEE RECOMMENDATION

**LRCCO40/16**

That the Administrator note that the LRC Members expressed concern about the fact that Council Offices and the Visitors Centre were closed from 1.00pm on Melbourne Cup Day and this concern represents the views of the community.

**Moved Member Ingram**

**Seconded Member Mitchell**

**CARRIED**



### 5.10 BOUNDARIES ISSUE

Angie Ingram reported that property owners were of the opinion that we are now one shire and they are now disappointed to find out that we are not, as the boundary issue continues.

<b>COMMITTEE RECOMMENDATION</b>	<b>LRCCO41/16</b>
That the LRC Members ask Council to provide documentation that identifies the decision around the 4 year timeframe before the former Council boundaries are removed.	
<b>Moved Member Ingram</b>	<b>Seconded Member Mitchell</b>
<b>CARRIED</b>	

### 5.11 WEEDS

Winston Phillips commented that weeds, in particular Love Grass, was the biggest environmental issue for the area and that the new Council needs to make the control of it a priority. He reiterated the importance of the Regional Weeds Committee meeting, being held on 30 November at 2.00pm with a field day preceding it in the morning.

<b>COMMITTEE RECOMMENDATION</b>	<b>LRCCO42/16</b>
That the new Council consider the control of weeds, and in particular Love Grass, a priority.	
<b>Moved Member Phillips</b>	<b>Seconded Member Ingram</b>
<b>CARRIED</b>	

## 6. PRESENTATION OF MINUTES FROM EXTERNAL COMMITTEES

### 6.1 YAMAGA SISTER CITY COMMITTEE - 5 SEPTEMBER 2016

Record No:

Responsible Officer: Director Service Support  
Author: Personal Assistant To Director of Service Support  
Key Direction: 7. Providing Effective Civic Leadership and Citizen Participation  
Delivery Plan Strategy: DP7.2 Council's leadership is based on ethics and integrity to enable informed and appropriate decisions in the community's best interest  
Operational Plan Action: OP7.5 Provide timely, accurate and relevant information to Council to enable informed decision making.  
Attachments: 1. Minutes Yamaga Sister City Committee - 5 September 2016 Cost Centre Project  
Further Operational Plan Actions:

### EXECUTIVE SUMMARY

The Minutes of the Yamaga Sister City Committee meeting held on 5 September 2016 are presented for information, with no recommendations for Council.

Angie Ingram reported that the Yamaga Delegation was visiting Cooma this week. Some of the activities on the program for the week included a Civic Reception hosted by Council, gift presentation at the Lions

Club meeting, BBQ and school visits. A longer term student exchange program is a hope for the future.

The Lions Club also held a special ceremony in which they planted a Weeping Japanese Maple to symbolise the Sister City relationship. They are also hoping to develop a cultural exchange program for the youth of Yamaga and Cooma.

Angie commended Cooma tourism and the community, who have been stunning and outdone themselves in welcoming the visitors!

The following officer's recommendation is submitted for Council's consideration.

**COMMITTEE RECOMMENDATION**

**LRCCO43/16**

That Council receive and note the information in the Minutes of the Yamaga Sister City Committee meeting held on 5 September 2016.

That Council be proactive in supporting the Lions Club project to develop the ongoing cultural exchange between Yamaga City and Cooma.

**Moved Member Ingram**

**Seconded Member Mitchell**

**CARRIED**

**6.2 AUSTRALIA DAY WORKING PARTY - 11 OCTOBER 2016**

Record No:

Responsible Officer: Director Service Support

Author: Personal Assistant To Director of Service Support

Key Direction: 7. Providing Effective Civic Leadership and Citizen Participation

Delivery Plan Strategy: DP7.2 Council's leadership is based on ethics and integrity to enable informed and appropriate decisions in the community's best interest.

Operational Plan Action: OP7.6 Provide timely, accurate and relevant information to Council to enable informed decision making.

Attachments: 1. Minutes Australia Day Working Party - 11 October 2016 Cost Centre Project

Further Operational Plan Actions:

**EXECUTIVE SUMMARY**

The Minutes of the Australia Day Working Party meeting held on 11 October 2016 are presented for information, with no recommendations for Council.

Sandra McEwan reported that arrangements for Australia Day January 2017 are progressing well. The LRC members expressed disappointment that the Australia Day Dinner to honour the local AOs, AMs and OAMs was not going ahead.

The following officer's recommendation is submitted for Council's consideration.

**COMMITTEE RECOMMENDATION****LRCCO44/16**

That Council receive and note the information in the Minutes of the Australia Day Working Party meeting held on 11 October 2016.

**Moved Member Mitchell****Seconded Member Phillips****CARRIED****6.3 RECREATIONAL FACILITIES COMMITTEE - 20 OCTOBER 2016**

Record No:

Responsible Officer: Director Service Support

Author: Personal Assistant To Director of Service Support

Key Direction: 7. Providing Effective Civic Leadership and Citizen Participation

Delivery Plan Strategy: DP7.2 Council's leadership is based on ethics and integrity to enable informed and appropriate decisions in the community's best interest.

Operational Plan Action: OP7.6 Provide timely, accurate and relevant information to Council to enable informed decision making.

Attachments: 1. Minutes Recreational Facilities Committee - 20 October 2016 Cost Centre Project

Further Operational Plan Actions:

**EXECUTIVE SUMMARY**

The Minutes of the Recreational Facilities Committee meeting held on 20 October 2016 are presented for information, with no recommendations for Council.

The following officer's recommendation is submitted for Council's consideration.

**COMMITTEE RECOMMENDATION****LRCCO45/16**

That Council receive and note the information in the Minutes of the Recreational Facilities Committee meeting held on 20 October 2016.

**Moved Member Phillips****Seconded Member Mitchell****CARRIED****7. SPECIFIC ITEMS VARYING FROM MEETING TO MEETING****7.1 LEGACY LUNCH**

Winston Phillips reported that he represented the Administrator at a Legacy Lunch at the Ex-Services Club on 6 November 2016. He said the local cadet unit received an award for being the best unit in the state

## 7.2 RESOLUTIONS - COUNCIL MEETING 26 OCTOBER 2016

### LRCCO23/16 – Not Adopted

*That council review its assets across the new region and consider selling under-utilised or superseded property assets to gain funding to acquire the SMEC site as a strategic asset.*

### LRCCO29/16 – Not Adopted

*That the Yamaga Council be presented with a gift comprising of the book “Monaro in Pictures” and a suitable photograph of the Monaro by Charles Davis.*

Angie reported that an alternative photograph was presented to the Yamaga Council.

#### COMMITTEE RECOMMENDATION

LRCCO46/16

That the Administrator provide the LRC Members with clarification as to why LRCCO23/16 was not adopted.

Moved Member Mitchell

Seconded Member Ingram

CARRIED

## 7.3 COUNCIL NEWSLETTER

The Digital Media Officer emailed information regarding the Council Newsletter to the LRC Secretariat and asked if LRC Members would like to write an article for the next edition in December. The LRC Members felt that they would be better equipped to write the article for a later edition

## 7.4 NEW COUNCIL DYNAMICS

Some discussion followed regarding the dynamics of the new Council and in particular the vacuum created by not having town Mayors; what community representation would look like in the new Council; and given the size of the new Council, how the elected Councillors are going to represent and engage with the community.

#### COMMITTEE RECOMMENDATION

LRCCO47/16

That the LRC Members ask for a process to be identified to ensure that an appropriate representation from across the shire is put forward at the next election.

Moved Member Ingram

Seconded Member Mitchell

CARRIED

## 7.5 JOINT LRC MEETING - 30 NOVEMBER 2016

The LRC Members confirmed they were available to attend the Joint LRC meeting to be held on 30 November 2016 in Bombala.

## 8. REVIEW OF RELEVANT MEETING ACTIONS OR FOLLOW UP REQUIREMENTS

Nil.

## 9. NEXT MEETING

Tuesday, 6 December 2016 at 6.00pm.

There being no further business the Chair declared the meeting closed at 8.45pm

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CHAIRPERSON

The above minutes of the Local Representative Committee - Cooma Meeting of Snowy Monaro Regional Council held on 8 November 2016 were confirmed by Committee at a duly convened meeting on 6 December 2016 at which meeting the signature hereon was subscribed.

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**9.4 MINUTES OF THE LOCAL REPRESENTATIVE COMMITTEE- SNOWY RIVER HELD ON 9  
NOVEMBER 2016**

Record No:

Responsible Officer: General Manager

Author: Secretary Council & Committees

Attachments: 1. Minutes - Snowy River Local Representative Committee  
meeting held 9 November 2016 [↓](#)

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**EXECUTIVE SUMMARY**

The Local Representative Committee - Snowy River met on 9 November 2016 in the Razorback Office, Jindabyne. The minutes are presented for Council's information.

**OFFICER'S RECOMMENDATION**

That Council receive and note the minutes of the Local Representative Committee – Snowy River held on 9 November 2016 and the recommendations contained therein be adopted.



**SNOWY MONARO**  
REGIONAL COUNCIL

# **Minutes**

**Local Representative Committee - Snowy River  
Meeting**

**9 November 2016**

**LOCAL REPRESENTATIVE COMMITTEE - SNOWY RIVER MEETING  
HELD IN COUNCIL CHAMBERS, 2 MYACK STREET, BERRIDALE NSW 2628**

**ON WEDNESDAY 9 NOVEMBER 2016**

**MINUTES**

Notes:

<b>1.</b>	<b>OPENING OF THE MEETING.....</b>	<b>3</b>
<b>2.</b>	<b>APOLOGIES.....</b>	<b>3</b>
<b>3.</b>	<b>CONFIRMATION OF PREVIOUS MINUTES AND MATTERS ARISING .....</b>	<b>3</b>
3.1	Minutes of the Joint Local Representative Committee held 25 October 2016 .....	3
3.2	Process for Minutes Coming to the Local Representative Committee (LRC).....	4
<b>4.</b>	<b>REPORTS ON PRIORITY ACTIONS.....</b>	<b>4</b>
4.1	Neighbourhood Centre.....	4
4.2	Aitcheson House.....	4
4.3	Dalgety Showground Committee .....	4
4.4	Regional Command Meeting.....	4
<b>5.</b>	<b>REPORTS AND ADVICE ON LOCAL VIEWS &amp; EMERGING ISSUES .....</b>	<b>5</b>
5.1	L'Etape .....	5
5.2	Jindabyne Town Centre Toilets .....	5
5.3	Public Amenities in Jindabyne .....	5
5.4	Joint Local Representative Committee Meetings .....	5
5.5	Role of LRC Members .....	5
5.6	Spring Hill Road Development .....	6
<b>6.</b>	<b>PRESENTATION OF MINUTES FROM EXTERNAL COMMITTEES .....</b>	<b>6</b>
6.1	Minutes of Section 355 Committee for Dalgety Showground General Meeting held on 16 September 2016.....	6
6.2	Minutes of the Jindabyne Shared Trail Section 355 Committee Meeting Held 22 June 2016.....	7
<b>7.</b>	<b>SPECIFIC ITEMS VARYING FROM MEETING TO MEETING .....</b>	<b>8</b>
7.1	Nomination for Membership to Section 355 Committee of Council .....	8
<b>8.</b>	<b>REVIEW OF RELEVANT MEETING ACTIONS OR FOLLOW UP REQUIREMENTS .....</b>	<b>9</b>



9.4 MINUTES OF THE LOCAL REPRESENTATIVE COMMITTEE- SNOWY RIVER HELD ON 9 NOVEMBER 2016

ATTACHMENT 1 MINUTES - SNOWY RIVER LOCAL REPRESENTATIVE COMMITTEE MEETING HELD 9 NOVEMBER 2016

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8.1	South East Arts Board.....	9
9.	<b>NEXT MEETING.....</b>	<b>9</b>

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**MINUTES OF THE LOCAL REPRESENTATIVE COMMITTEE - SNOWY RIVER MEETING  
HELD IN COUNCIL CHAMBERS, 2 MYACK STREET, BERRIDALE NSW 2628**

**ON WEDNESDAY, 9 NOVEMBER 2016  
COMMENCING AT 4.00PM**

**PRESENT:** Peter Beer, LRC Member  
Bob Frost, LRC Member  
John Shumack, LRC Member  
Erin Donnelly, Secretary Council and Committees  
Dean Lynch, Administrator  
Katherine Miners, Acting Executive Assistant to the Administrator  
Donna Smith, Tourism manager

**Note 1: Chair of Meeting**

At 4.15pm Bob Frost assumed the chair for the duration of this meeting.

**1. OPENING OF THE MEETING**

The Chair opened the meeting at 4.15PM

**2. APOLOGIES**

An apology for the meeting was received from John Cahill and Joe Vescio.

**3. CONFIRMATION OF PREVIOUS MINUTES AND MATTERS ARISING**

**3.1 MINUTES OF THE JOINT LOCAL REPRESENTATIVE COMMITTEE HELD 25 OCTOBER 2016**

Record No:

Responsible Officer: General Manager  
Author: Secretary Council & Committees  
Key Direction: 7. Providing Effective Civic Leadership and Citizen Participation  
Delivery Plan Strategy: DP7.2 Council's leadership is based on ethics and integrity to enable informed and appropriate decisions in the community's best interest.  
Operational Plan Action: OP7.6 Provide timely, accurate and relevant information to Council to enable informed decision making.  
Attachments: 1. Minutes - Joint Local Representative Committee meeting held 25 October 2016  
Cost Centre

Project

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Further Operational Plan Actions:

### **EXECUTIVE SUMMARY**

The three Local Representative Committees of Cooma, Bombala and Snowy River met at a joint meeting on Tuesday, 25 October 2016 via video conference.

The following officer's recommendation is submitted for Council's consideration.

Snowy River Local Representative Committee did not confirm the minutes of the Joint Local Representative Committee meeting held 25 October 2016.

### **3.2 PROCESS FOR MINUTES COMING TO THE LOCAL REPRESENTATIVE COMMITTEE (LRC)**

John Shumack questioned the process of minutes coming to the LRC.

Members discussed the minutes being presented to the committee and questioned this process as they have been adopted at Council prior to the next LRC meeting.

## **4. REPORTS ON PRIORITY ACTIONS**

### **4.1 NEIGHBOURHOOD CENTRE**

Peter Beer informed the committee he attended the Neighbourhood Centre meeting. The Neighbourhood Centre will be in contact with the Administrator to seek assistance with upgrading the centre and library.

### **4.2 AITCHESON HOUSE**

Peter Beer attended the recent Aitcheson House Committee meeting, the committee are compiling information on future projects.

### **4.3 DALGETY SHOWGROUND COMMITTEE**

Peter Beer attended the Dalgety Showground Committee meeting. The minutes have been presented to this meeting.

### **4.4 REGIONAL COMMAND MEETING**

Peter Beer attended a recent Regional Command meeting in Queanbeyan. The committee have suggested not to make any changes until September 2017. The committee discussed holding an Ice forum in Jindabyne, the vandalism in residential areas of Cooma. The number of drug and alcohol incidents in Jindabyne, reviewing the crime management plan and the number of police stationed at Bombala (one). Mr Beer reported the Snowy Ride went well with no deaths.

## 5. REPORTS AND ADVICE ON LOCAL VIEWS & EMERGING ISSUES

### 5.1 L'ETAPE

Bob Frost informed the committee planning for the event is going well. There are some minor repairs and planning to be finalised around Jindabyne. Mr Frost reported the town is excited about the event.

#### Note 3: Confidential Information

The Administrator received confidential information from Mr Frost. The Administrator noted this will be filed as a confidential record of council.

### 5.2 JINDABYNE TOWN CENTRE TOILETS

John Shumack raised the plan for the toilets in the Jindabyne Town Centre. When the plan was originally released, Mr Shumack's advice to council was to not knock down the toilet block.

#### COMMITTEE RECOMMENDATION

LRCR1/16

That council

- A. Progress with the Jindabyne Town Centre toilet block plans; and
- B. Recognise the need for an alternative set of toilets before the toilet block is knocked down.

Moved Mr Frost

Seconded Mr Shumack

CARRIED

### 5.3 PUBLIC AMENITIES IN JINDABYNE

Bob Frost raised the condition of the roads, parking and public toilets in Jindabyne over the weekend. With the Trout Festival and Snowy Ride events held over the weekend, Mr Frost questioned why the roads and car parks weren't graded or the toilets cleaned.

#### COMMITTEE RECOMMENDATION

LRCR2/16

The Administrator provide a report to the Snowy River Local Representative Committee on cleaning public facilities in Jindabyne.

Moved Mr Beer

Seconded Mr Shumack

CARRIED

### 5.4 JOINT LOCAL REPRESENTATIVE COMMITTEE MEETINGS

The Administrator suggested the joint meetings could be held as a casual event, to promote discussion between the three committees. The Administrator informed the committee Bombala have offered to host the next joint meeting after Council on Wednesday, 30 November.

### 5.5 ROLE OF LRC MEMBERS

The Administrator reminded the committee of their role and responsibilities as a Local Representative Committee member. Members were reminded they are to be the spokesperson for the local

communities.

The Administrator is happy to meet with the members.

## 5.6 SPRING HILL ROAD ECO TOURISM DEVELOPMENT

Bob Frost reminded the Administrator of ongoing concerns regarding Spring Hill Road Eco Tourism Development. In addition the road crew activities in grading rural gravel roads such as Big Yard and Gullies have returned an excellent result.

## 6. PRESENTATION OF MINUTES FROM EXTERNAL COMMITTEES

### 6.1 MINUTES OF SECTION 355 COMMITTEE FOR DALGETY SHOWGROUND GENERAL MEETING HELD ON 16 SEPTEMBER 2016

Record No:

Responsible Officer:	Director Service Delivery
Author:	Asset Manager
Key Direction:	4. Creating a Safer, Healthier and Thriving Community
Delivery Plan Strategy:	DP4.5 Support the availability of volunteering opportunities and build capacity.
Operational Plan Action:	OP4.19 Support volunteer groups (Section 355) with technical knowledge, administration support and guidance.
Attachments:	<ol style="list-style-type: none"><li>1. Meeting Minutes of Section 355 Committee for Dalgety Showground held on 16 September 2016</li><li>2. Dalgety Showground location and plan for construction of new shed Cost Centre 1555 Dalgety Showground Buildings 1620 Dalgety Sporting Fields</li></ol>

Project

Further Operational Plan Actions:

### EXECUTIVE SUMMARY

A copy of the Meeting Minutes from the Section 355 Committee for Dalgety Showground held on 16 September 2016 is attached for Council's consideration and adoption of the recommendations.

The following officer's recommendation is submitted for Council's consideration.

### COMMITTEE RECOMMENDATION

LRCSR3/16

That Council

- A. Receive and note the minutes of the Section 355 Committee Meeting for the Dalgety Showground for 16 September 2016.
- B. Approve Dalgety Show Society to submit a Development Application for the construction of a new shed at Dalgety Showground as per Recommendation DS 01/16.
- C. Approve the naming of the Dalgety Showground Pavilion to the Charlie Roberson Pavilion as per

9.4 MINUTES OF THE LOCAL REPRESENTATIVE COMMITTEE- SNOWY RIVER HELD ON 9 NOVEMBER 2016

ATTACHMENT 1 MINUTES - SNOWY RIVER LOCAL REPRESENTATIVE COMMITTEE MEETING HELD 9 NOVEMBER 2016

Page 100

Recommendation DS 02/16.

- D. Approve the renaming of the Section 355 Committee for Dalgety Showground to Section 355 Committee for Dalgety Sport, Recreation and Showgrounds as per Recommendation DS 03/16.

**Moved Mr Shumack**

**Seconded Mr Beer**

**CARRIED**

**Note 4: Attendance of Administrator Lynch**

Administrator Lynch departed the meeting at 4.50pm during Item 6.1 Minutes of Section 355 Committee for Dalgety Showground General Meeting held on 16 September 2016 for the duration of the meeting.

**Note 5: Attendance of Acting Executive Assistant to the Administrator**

The Acting Executive Assistant to the Administrator departed the meeting at 4.50pm during Item 6.1 Minutes of Section 355 Committee for Dalgety Showground General Meeting held on 16 September 2016 for the duration of the meeting.

**Note 6: Attendance of Tourism Manager**

Tourism Manager departed the meeting at 4.50pm during Item 6.1 Minutes of Section 355 Committee for Dalgety Showground General Meeting held on 16 September 2016 for the duration of the meeting.

**6.2 MINUTES OF THE JINDABYNE SHARED TRAIL SECTION 355 COMMITTEE MEETING HELD 22 JUNE 2016**

Record No:

Responsible Officer: Director Service Support  
Author: Governance Officer  
Key Direction: 4. Creating a Safer, Healthier and Thriving Community  
Delivery Plan Strategy: DP4.5 Support the availability of volunteering opportunities and build capacity.  
Operational Plan Action: OP4.9 Support volunteer groups (Section 355) with technical knowledge, administration support and guidance.  
Attachments: 1. 25 October 2016 Jindabyne Shared Trail Section 355 Committee Minutes  
Cost Centre  
Project  
Further Operational Plan Actions:

**EXECUTIVE SUMMARY**

A copy of the minutes from the Jindabyne Shared Trail Section 355 Committee meeting held on 25 October 2016 is attached for Council's consideration and adoption.

The following officer's recommendation is submitted for Council's consideration.

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**COMMITTEE RECOMMENDATION**

**LRCR4/16**

That the Local Representative Committee receive and note the minutes from the Jindabyne Shared Trail Section 355 Committee held on the 25 October 2016.

**Moved Mr Shumack**

**Seconded Mr Beer**

**CARRIED**

**7. SPECIFIC ITEMS VARYING FROM MEETING TO MEETING**

**7.1 NOMINATION FOR MEMBERSHIP TO SECTION 355 COMMITTEE OF COUNCIL**

Record No:

Responsible Officer: Director Service Support  
Author: Governance Officer  
Key Direction: 4. Creating a Safer, Healthier and Thriving Community  
Delivery Plan Strategy: DP4.5 Support the availability of volunteering opportunities and build capacity.  
Operational Plan Action: OP4.9 Support volunteer groups (Section 355) with technical knowledge, administration support and guidance.  
Attachments: 1. Nomination of Rosemary Stewart-Beards to Jindabyne Beautification S355 Committee  
Cost Centre  
Project  
Further Operational Plan Actions: OP7.34 Support and encourage public engagement methods which invite comment from community and informs the decision making.

**EXECUTIVE SUMMARY**

Council calls for nominations to fill the vacant positions available on Councils Section 355 Committees (s355). Each committee has positions for up to seven members of the public. Advertisements are placed on Council's website, Facebook page and in the Shire Wire.

The following officer's recommendation is submitted for Council's consideration.

**COMMITTEE RECOMMENDATION**

**LRCR5/16**

That Council

- A. Accept the resignation of Peter Williams from the Jindabyne Beautification s355 committee;
- B. Acknowledge and consider the potential for a conflict of interest from nominees prior to appointing members to Council's s355 committees; and
- C. Consider the appointment of the nominated person, Rosemary Stewart-Beardsley, as a member to

Council's Jindabyne Beautification s355 Committee.

**Moved Mr Beer**

**Seconded Mr Shumack**

**CARRIED**

## **8. REVIEW OF RELEVANT MEETING ACTIONS OR FOLLOW UP REQUIREMENTS**

### **8.1 SOUTH EAST ARTS BOARD**

John Shumack attended the South East Arts quarterly board meeting, and informed the committee the minutes will come through shortly.

## **9. NEXT MEETING**

Wednesday, 14 December 2016, Berridale.

There being no further business the Chair declared the meeting closed at 5.00pm

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CHAIRPERSON

The above minutes of the Local Representative Committee - Snowy River Meeting of Snowy River Shire Council held on 9 November 2016 were confirmed by Committee at a duly convened meeting on 14 December 2016 at which meeting the signature hereon was subscribed.



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## 10.1 SMRC 172 - FLEET MANAGEMENT OF PLANT/EQUIPMENT INCLUDING MOTOR VEHICLES

Record No:

Responsible Officer:	Director Service Delivery
Author:	Deputy Director Service Delivery
Key Direction:	1. Sustaining Our Environment for Life
Delivery Plan Strategy:	DP1.6 Ensure Council services, facilities and land holdings achieve best practice for sustainability.
Operational Plan Action:	OP1.22 Ensure Council has a safe reliable, sustainable and cost effective assets through the effective management of Facilities, Infrastructure, Plant, Motor Vehicle and Equipment Assets.
Attachments:	1. SMRC 172 - Fleet Management of Plant/Equipment Including Motor Vehicles <a href="#">↓</a> Cost Centre
Project	
Further Operational Plan Actions:	

### EXECUTIVE SUMMARY

Fleet Management practices impact directly on the core business of Council and appropriate fleet management is required to achieve our strategic service delivery objectives. This Fleet Management Policy provides the objectives and principles to achieve this.

The following officer's recommendation is submitted for Council's consideration.

#### OFFICER'S RECOMMENDATION

That Council adopt SRMC 172 – Fleet Management of Plant/Equipment Including Motor Vehicles.

### BACKGROUND

The Fleet Management Policy was developed to provide guidance to staff on the objectives and principals of Fleet Management for the Snowy Monaro Regional Council.

Council is committed to implementing a systematic fleet management methodology in order to apply appropriate fleet management best practices across all areas of Council. This includes ensuring that fleet assets are planned, created, operated, maintained, renewed and disposed of in accordance with Council's priorities for service delivery.

### QUADRUPLE BOTTOM LINE REPORTING

#### 1. Social

Sound Management of council's fleet assets ensure they are sustainable for future use.

#### 2. Environmental

Effective management of Fleet assets reduces the negative impact on the environment.

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**3. Economic**

Good Fleet Management practices compliment financial management.

**4. Civic Leadership**

Proactively managing Council's Fleet Assets in an economically and environmentally friendly manner.

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<b>Title of Policy</b>	<b>SMRC 172 – Fleet Management of Plant/Equipment Including Motor Vehicles</b>		
<b>Responsible Department</b>	All Areas	<b>Document Register ID</b>	250.2016.172.1
<b>Policy Owner</b>	Fleet & Procurement Manager	<b>Review Date</b>	Date
<b>Date of Council Meeting</b>	Date Approved	<b>Resolution Number</b>	Number
<b>Legislation, Australian Standards, Code of Practice</b>	Work Health and Safety Act 2011 + Regulation 2011. RMS Traffic Regulations Local Government (State) Award 2014		
<b>Aim</b>	To support procedures to maximise Councils fleet asset value and ensure the allocation of vehicles to staff including private use is well managed.		

## 1. Introduction

Snowy Monaro Regional Council maintains a mixed fleet to ensure all operational requirements are well managed in an efficient, cost effective and safe manner.

## 2. Policy Statement

Council is committed to the following objectives

- The identification and management of risk for all plant.
- Managing the operation of all plant.
- Establish preventative maintenance schedules that as a minimum comply with manufacturer requirements and maximise asset value and minimise downtime.
- Establish plant replacement schedules to maximise asset value and minimise capital costs.
- Establish plant hire rates to ensure adequate funding for a ten year replacement program.
- Develop a process to identify plant requirements across the organisation.
- Develop a transparent acquisition process that meets organisational and legislative needs.
- Develop a disposal process for Council fleet assets.

### Documentation

Fleet Management of Plant/Equipment including Cars Procedure

Plant and Tool Safety Procedure

Motor Vehicle Leaseback Agreement Terms and Conditions

Vehicle/Plant Replacement Request

**Variation**

Council reserves the right to review, vary or revoke this policy and should be reviewed periodically to ensure it is relevant and appropriate.

DRAFT

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## 11.1 PROPOSAL FOR ROAD NAME OFF BURRA ROAD - EDWORTHY ROAD

Record No:

Responsible Officer:	Director Service Delivery
Author:	Deputy Director Service Delivery
Key Direction:	2. Expanding Connections Within the Shire and Beyond
Delivery Plan Strategy:	DP2.3 Continually monitor and improve traffic management throughout the Shire.
Operational Plan Action:	OP2.6 Investigation into the use of appropriate Traffic Management measures as an aid to increase road safety throughout the Shire.
Attachments:	NilCost Centre Allocation of a crew to place a road sign once gazetted.
Project	Naming of a Road as Edworthy Road.
Further Operational Plan Actions:	

### EXECUTIVE SUMMARY

Council received a request to name a road that comes off Burra Road, Michelago. The applicant of the name arrived at the name from the original road plan, surveyed 10 August 1891, for the unnamed road reserve, which made reference to the road giving access to former owners, the Edworthy property.

The following officer's recommendation is submitted for Council's consideration.

#### OFFICER'S RECOMMENDATION

That Council commences the public exhibition of the name "Edworthy Road" to formalise and gazette the road name.

### BACKGROUND

Council received a request to name a road that comes off Burra Road, Michelago. The applicant of the name arrived at the name from the original road plan, surveyed 10 August 1891, for the unnamed road reserve, which made reference to the road giving access to former owners, the Edworthy property.

A letter was sent to all owners with access to the road reserve on 17 October 2016 seeking any objections or approval of the proposed name, up to 4 November 2016.

No objections were received regarding the proposed Edworthy Road name.

This report is to seek Council's endorsement to publically exhibit the name and barring no objections, have the road name gazetted and sign-posted at the appropriate time.

The first 1.4 km is within Council's road reserve, the remainder is in Crown road reserve. There is a mis-alignment with aerial photos and the road reserve boundary, but it has been verified by a surveyor to lie within the confines of the respective road reserves.

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Council has notified the relevant owners along the road that Council will reactively maintain the Council road access (approx 1.6km). The road itself is marked as a minor access road, and is not on a scheduled maintenance roster, but Council will respond to requests to grade, or improve the road when and where it deteriorates.

## **QUADRUPLE BOTTOM LINE REPORTING**

### **1. Social**

Provide consistent road naming for road in the Council region.

### **2. Environmental**

No impact.

### **3. Economic**

Minimal Impact.

### **4. Civic Leadership**

In accordance with Council's Road Naming Procedure.

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## 12.1 BOMBALA AND DELEGATE MAINSTREET REDEVELOPMENT

Record No:

Responsible Officer:	Director Service Planning
Author:	Deputy Director Service Planning
Key Direction:	3. Strengthening Our Local Economy
Delivery Plan Strategy:	DP3.2 Take full advantage of the unique assets and character of our towns and villages.
Operational Plan Action:	OP3.3 Develop facilities and amenities to encourage increased visitor numbers and duration of stay throughout the Region.
Attachments:	<ol style="list-style-type: none"><li>1. Bombala Streetscape Submissions (<i>Under Separate Cover</i>) <a href="#">⇨</a></li><li>2. Bombala Streetscape Table Notes (<i>Under Separate Cover</i>) <a href="#">⇨</a></li><li>3. Delegate Streetscape Submissions (<i>Under Separate Cover</i>) <a href="#">⇨</a></li><li>4. Delegate Streetscape Table Notes (<i>Under Separate Cover</i>) <a href="#">⇨</a></li></ol>
Cost Centre	N/A
Project	
Further Operational Plan Actions:	N/A

### EXECUTIVE SUMMARY

Bombala Council previously engaged the services of Scape Design to undertake development planning for a redevelopment of the Bombala and Delegate commercial centers. Public meetings were held and the supported projects together with a priority list has been developed. Council now need to advise the consultants of the community consultation outcome in order for the final plans to be prepared.

The following officer's recommendation is submitted for Council's consideration.

#### OFFICER'S RECOMMENDATION

##### Bombala:

- A. That the following elements of the Bombala Masterplan be referred back to Scape Design for inclusion in the final version of the plans:
- The truck route linking Mahratta Street to Bright Street including a roundabout at the intersection of Bright and Maybe Street,
  - The redevelopment of the Therry Square area incorporating acquisition of private land as is necessary to provide public car parking, supply vehicle access to retail premises, all abilities playground, 2 short term heavy vehicle parking bays and incorporating pedestrian access via the Butcher's Lane and the Forbes Street footpath.
  - The provision of public toilets in Maybe Street adjacent to 146 Maybe Street
  - The upgrade of Maybe Street between Forbes and Caveat Street including reverse in angle parking, three pedestrian route crossings, a roundabout at the intersection of Caveat
-

Street, upgraded roadside blisters to facilitate public seating and new lighting.

- A proposed new weir increasing the standing water level by 2.0 m across the Bombala River immediately upstream of the truck route crossing, subject to approval by the appropriate agencies and further Council investigation.
- A Platypus themed Park area incorporating a viewing platform adjacent to the existing swimming pool car park.

B. That the following projects be further progressed to final design and detailed estimate:

- The truck route linking Mahratta Street to Bright Street including a roundabout at the intersection of Bright and Maybe Street,
- The provision of public toilets in Maybe Street adjacent to 146 Maybe Street

C. That Council commences negotiations with affected land owners to acquire by subdivision and purchase, or by compulsory means, of sufficient area of the following land to meet the redevelopment objectives of Therry Square:

Lot 2 DP 745636  
Lot 1 DP 745636  
Lot 61 DP 806024  
Lot 1 DP 627022  
Lot 2 DP 734233  
Lot 3 DP 734233  
Lot 1 DP 159772  
Lot 2 DP 159772  
Lot 4 DP 1155110  
Lot 1 DP 1155110

### Delegate

D. That the following elements of the Delegate Masterplan be referred back to Scape Design for inclusion in the final version of the plans:

- The provision of a heavy vehicle turning/parking area on Lots 8,9 and 10 Section 13 DP 758346, Lot 1 and 2 DP 133000, Lot 294 DP 756837
- The parking proposed to the rear of the Delegate Hotel is not supported (SK 03). It is considered that sufficient car parking will be provided by on street parking in Bombala Street.
- The proposed garden (item 8 SK03) is seen as important in linking the truck parking area to the main street and provides an opportunity for an alfresco dining experience adjacent to the café.
- Parallel parking is not supported, The existing system of angled nose in parking should be retained with the constriction of the blisters and pedestrian refuges identified in the proposal.
- The space around the cenotaph requires consideration to adequately manage



pedestrian and vehicle use including a shared pedestrian/light vehicle zone to facilitate access to the area for the frail and disabled and to be the subject of a further detailed landscape plan.

- The area to the front of the School of Arts is identified as a significant ceremonial and heritage area and to be the subject of a further detailed landscape plan.

E. That the following projects be further progressed to final design and detailed estimate:

- Storm water drainage system adjacent to the Memorial Park,
- Assessment of road pavements and surfaces in Victoria Parade and Bombala Street
- Assessment of footpath conditions and extent of network including provision of disabled access
- The provision of a heavy vehicle turning/parking area on Lots 8,9 and 10 Section 13 DP 758346, Lot 1 and 2 DP 133000, Lot 294 DP 756837

F. That Council commences negotiations with affected land owners to acquire by subdivision and purchase, or by compulsory means, of sufficient area of the following land to meet the redevelopment objectives of a heavy vehicle turning/parking area:

- Lots 8,9 and 10 Section 13 DP 758346, Lot 1 and 2 DP 133000, Lot 294 DP 756837

G. That the following elements be the subject of further consideration:

- A review of signage across the township and approaches,

## **BACKGROUND**

### **Bombala**

Responses from the break out groups at the public meeting together with written submissions were tabulated around the common themes/elements that emerged. Elements that received two or more submissions have been included in the tabulations. A list of single item responses is being compiled for future reference. From this tabulation the submissions were weighted with individual submissions weighed as 1 and group and table responses weighted as 6. The tallied responses and rankings are detailed below. Seven submissions also included a ranking for various elements. These are also included in the table for reference. Also included is the extract from the raw tally compilation spreadsheet.

It is noted that there is a close association between the weighted tally rankings and submission rankings. This provides some validity to the weighted methodology used. The individual submission rankings were used to differentiate the weighted rankings where equal scores occurred.

It is clear that the Maybe Street Toilets and the Truck Route are highly ranked from the consultation process. As these two projects will not require any substantial additional community consultation or design iteration it is proposed that these projects be immediately promoted to final design and detailed estimate.

The development of the land to the rear of the shops “Therry Square” obtained the highest weighted response. The acquisition of the land (see plan below) associated is seen as a key process in delivering this project element as defined by the consultation process. Should Council desire to deliver this project as described it is necessary to commit to the acquisition of this land as a single area. If a different approach is under consideration a review of the objectives of this land will need to be undertaken. It is noted that an informal verbal submission was received against the acquisition of the land from an existing landowner.



Approximate extent of land proposed to be acquired for the “Therry Square” project.

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12.1 BOMBALA AND DELEGATE MAINSTREET REDEVELOPMENT

Element	Net Support	Net Support	Weighted	Weighted	RANK by Individual
	Individual	Group	Responses, TOTAL	Responses, RANK	Submissions *
Toilet in Maybe Street	5	6	41	3	3
Truck Route	5	6	41	2	1
Therry Square	7	6	43	1	4
All abilities park	7	4	31	5	
Maybe Street Upgrade Works	3	4	27	6	2
Platypus Place	1	2	13		
Weir	3	6	39	4	5
Truck Park Young Street			0		
Truck park Rail	4		4		
Building upgrades	3	3	21		
Public Art	1	2	13		
2hr parking CBD	2		2		
Street stall hut	1	1	7		
RV Park n dump	2	1	8		
Bright Roundabout	1	4	25	7	
Caveat Roundabout		4	24	8	
VIC in CBD	2	1	8		6
Lighting upgrades	3		3		7
Move Council depot for park	2		2		
Alfresco location and tenure	2		2		
Improved signage	3		3		
Forward Parking	-3	-2	-15		
* Results indicate rank where provided by individual submissions					

Table of responses for Bombala.

12.1 BOMBALA AND DELEGATE MAINSTREET REDEVELOPMENT

Element	Net Support Individual	Ind Yes tally	Group Priority	Rank by Submn	Net Support Group	Group YES tally	Group weight		6 Rank by weighted responses
							Walk	6	
							Yes		
Toilet in Maybe Street	5	11111	14322	3	6	111111	1	41	3
Truck Route	5	111011	311111141	1	6	111111	1	41	2
Therry Square	7	1111111	532424	4	6	111111	1	43	1
All abilities park	7	1111111	5		4	1111	1	31	5
Maybe st Works	3	111	223133313	2	4	1111	1	27	6
Platypus Place	1	1	6		2	11		13	
weir	3	111	4235	5	6	111111	1	39	4
Truck park Young		0					1	0	
Truck park Rail	4	1111						4	
Building upgrades	3	111	42		3	111	1	21	
Public Art	1	1	74		2	11		13	
2hr parking CBD	2	11						2	
Street stall hut	1	1			1	1	1	7	
RV Park n dump	2	11			1	1	1	8	
Bright Roundabout	1	1			4	110111	1	25	7
Caveat Roundabout					4	1111	1	24	8
VIC in CBD	2	11		7	1	1		8	
Lighting upgrades	3	111		7				3	
Move Council depot for park	2	11						2	
Alfresco location and tenure	2	11						2	
Improved signage	3	111						3	
Foward Park	-3	100100001				-2 0-0	-	-15	

Raw tally table for Bombala responses.

### Delegate

There is a strong view supporting the upgrades of existing infrastructure such as street pavements, surfaces, drainage and footpaths. These elements have been included in the recommendations for investigation but it is noted that much of this work could be considered business as usual for Council. The master planning process should be concerned with future vision and direction, the remaining recommendations attempt to capture the main elements of this vision.

The matter of heavy vehicles in the main street drew strong views at the public meeting albeit from only a couple of speakers who expressed the view that there were no issues of concern. The views expressed to staff both in the group sessions on the night and in subsequent interactions indicate strong concerns around heavy vehicles in Bombala Street. These views are supported anecdotally by Council Staff. Unfortunately it appears that this discussion was suppressed at Delegate due to the strong views expressed in the public forum of the community meeting.

The current route used by heavy vehicles from Victoria wishing to stop at the hotel or café or use the truck parking area in front of the Memorial Park impacts on 36 residential properties. The proposal would impact on 10 residential properties. It is noted that this analysis does not assess

vehicle impacts on other routes however presently it is understood that the vast majority of heavy vehicles are those from Victoria using the Lower Bendoc road.

Similar to Bombala's Therry Square, a clear direction is required from Council in regard to the truck parking/turning area in Victoria Parade and the associated heavy vehicle route. This component has implications for many of the other elements under consideration including street pavements and surfaces, parking, drainage works, treatment of Memorial Park, Cenotaph upgrade and School of Arts forecourt works.

The rankings from the tallied submissions are:

1. Truck Park/turning area in Victoria Parade,
2. Signage review
3. School of Arts forecourt development
4. Cenotaph upgrade
5. Drainage improvements.

Given the small number of submissions the tally table has not been included for Delegate. A list of single item submissions is being compiled for future reference.

## **QUADRUPLE BOTTOM LINE REPORTING**

### **1. Social**

Elements in this realm appear positive. The projects all build value into existing spatial networks and make a positive contribution to social integrity and wellbeing.

### **2. Environmental**

Significant upsides should be anticipated by adoption of the recommendations.

### **3. Economic**

The increased capture of non-target transients and the establishment of new revenue sensitive commercial enterprises will impact positively here.

### **4. Civic Leadership**

The projects combine all realms of civic government and importantly promote innovation, deliver internal growth and also provide a catalyst for enhancing community engagement and the public good.

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### **13.1 EXTERNAL COMMITTEE MINUTES - SNOWY MOUNTAINS NEIGHBOURHOOD CENTRE OCT 2017.**

Responsible Officer:	Director Service Planning
Author:	Community Development Officer
Key Direction:	4. Creating a Safer, Healthier and Thriving Community
Delivery Plan Strategy:	DP4.5 Support the availability of volunteering opportunities and build capacity.
Operational Plan Action:	OP4.21 Support the sustainable development of the Snowy Mountains Neighbourhood Centre.
Attachments:	1. Snowy Mountains Neighbourhood Centre - Minutes - Oct 2016 <a href="#">↓</a>
Cost Centre	2420
Project	Snowy Mountains Neighbourhood Centre
Further Operational Plan Actions:	

#### **EXECUTIVE SUMMARY**

Please find attached the October minutes for the Snowy Mountains Neighbourhood Centre (SMNC) located in Jindabyne.

The Centre works with children and families, young people and seniors, Indigenous peoples, the cultural and linguistically diverse, those experiencing hardship or mental illness, people with a disability and anyone else that walks through their door.

Along with Council, the Centre's Management Committee believe, that a strong community is inclusive, celebrates diversity and works hard to ensure everyone enjoys a sense of belonging. With minimal services or community space located in or around the township of Jindabyne, the SMNC offers the local community much needed basic services.

Council offers no funding to the Centre, but they do utilise a small Council owned space to operate out of. Council has been an active advocate of and advisor to the Centre since it opened its doors ten years ago. Note their resolution to form a subcommittee to identify a pathway for the provision of a larger community facility in Jindabyne.

The following officer's recommendation is submitted for Council's consideration.

#### **OFFICER'S RECOMMENDATION**

That Council receive and note the information in the report, containing the Snowy Mountains Neighbourhood Centre Minutes from October 2016.

## **BACKGROUND**

The Snowy Mountains Neighbourhood Centre is located in Snowy River Ave, Jindabyne. It exists to bring people together, build community capacity and facilitate participation. They link residents, winter staff and visitors to opportunities and relevant services.

The Centre is funded by the Department of Social Services (DSS) to operate 12 hours days per week, paying for a Centre Coordinator until June 2017. The Centre is able to open for 3 day a week using volunteer staff. After this date, future funding to operate is unknown.

*What they do best:*

- Lobbying for improved and increases social services for our community.
- Assisting those in need with the cost of transport, phone bills and clothing through the Community Support Program.
- Training for local volunteers to identify others in crisis, listen and make referrals. A space for the group 'Action for Suicide Awareness and Prevention' (ASAP) to meet and deliver programs.
- Support and a space to meet for the Community Drug Action Team.
- A safe place and a coordinated urgent assistance and referral to homeless individuals.
- Providing a welcome kit for new community members.
- Providing a community space for local user groups including the Snowy Youth Council and Jindy Jive (Under 5yrs).
- Coordinating a Winter Welcome with other local businesses to assist our temporary community members, and helping post season with staff whose job doesn't work out as expected.
- Local library resources available to the community.
- Several laptops and wifi available free for anyone to use.
- Office space and facilities like photocopying and printing available at minimal cost.

## **QUADRUPLE BOTTOM LINE REPORTING:**

### **1. Social**

The Snowy Mountains Neighbourhood Centre (SMNC) advocates to improve access to health and social services within our community, provides referral to existing services, and promotes fairness in the distribution of resources to those most in need. Run using mostly volunteers, the Centre builds the capacity of the community to identify and meet its own needs.

### **2. Environmental**

There are no known negative environmental impacts arising from this work.

### **3. Economic**

Through a MOU between Snowy Monaro Regional Council and SMNC, the staff and volunteers are able to use the small premises at the National Parks and Wildlife building in Jindabyne rent-free; however, SMNC in turn supports the delivery of a small library services without charge to Council. Maintenance costs have been minimal to date.

#### **4. Civic Leadership**

Collaborative arrangements with SMNC strengthen the establishment and promotion of a range of community groups and volunteering opportunities in the Region. Snowy Mountains Neighbourhood Centre provides a governance structure and logistical support that supports the continued growth of community-based activities. The relationship demonstrates Council's leadership using a partnership and advisory approach. In addition, it demonstrates Council's collaboration with the community on initiatives aimed to increase the wellbeing of our residents. Subsequently, they build on the positive reputation of Council in the community.





## MEETING MINUTES

### Snowy Mountains Neighbourhood Centre Management Committee Meeting 24<sup>th</sup> October 2016

Meeting opened at 4.50pm

#### 1. Attendance

Committee present – Neen, Neil, Toni, Noel, Clair, Rosemary, Beth  
Others – Helen, Meghan, Peter.

#### 2. Call for additional agenda items (general business)

- Jindabyne Connect

#### 3. Previous minutes

It is proposed that the minutes of the 26<sup>th</sup> September 2016 meeting be moved as a true and accurate record:

*Moved: Noel/Second Neil. Carried*

#### 4. Business arising from previous minutes

- 10<sup>th</sup> anniversary acknowledgement. The motion was that this be combined with the AGM to be held on December 12<sup>th</sup> 2016. Moved Neil Second Noel Passed unanimously
- Life membership. The matter of a selection process was discussed. The motion was: *that a nomination sub-committee be formed. Moved Toni/ Second Clair. Carried.* The members of the sub-committee will be: Toni, Neil, Helen and Meghan (as SMRC rep).

#### 5. Treasurer's report

Toni gave a verbal report on the Neighbourhood Centre's finances. There is a balance of c.\$11,000. Toni will send out a written report.

*Moved Toni/ Second Noel. Carried*

#### 6. Coordinator's report

Main points:

- Since the last meeting more locals have used the Centre.
- The new flag works well – thanks you to Clair and her husband.
- 2 new volunteers
- NPWS had installed a security light over the exterior door of the Centre. The NPWS have committed to resolve some problems in relation to the timer/motion sensor.
- SMNC received a certificate of thanks from the 2016 Census Director for the work done in helping the homeless and visitors fill out the census forms.
- Helen proposed a formal letter of thanks be sent to Eric Partell for his pro bono auditing of the books and suggested that SMNC send him a small token of gratitude. It was proposed that a \$50 Mitre 10 gift voucher be purchased. *Moved Noel/Second Clair Carried*



- Seven people did the 1<sup>st</sup> Aid course. Three spare places remain – Neil and Rosemary expressed interest. A third participant will be found.
- Helen expressed concern about the current level of the library service being offered to the Centre. Numerous complaints had been received about the very limited range of books being sent from MRL as well as the constant recycling of the same titles. Helen said that not only were another 500 per month required, but also that the range of genre be greatly extended so as to cater for a much wider readership. Meghan and Peter offered to liaise with the Head Librarian to achieve a more satisfactory service.

*Moved Clair/Second Rosemary Carried*

#### 7. General business.

- Neil suggested that two members of the committee attend the next meeting of Jindabyne Connect. Agreed unanimously. He and Beth will go to the JC meeting on 24/11/2016 at Rydges Hotel.
- 10<sup>th</sup> anniversary celebrations. Toni mentioned that she had bought helium balloons for the 10<sup>th</sup> anniversary celebrations. Beth will send out invitations to both the combined event and AGM. Suggested invitees included both the Federal and State MPs, The SMRC Administrator and Interim General Manager, President of Lions, CWA, Heads of the local schools, Chambers of Commerce, Bruce Marshall, CEOs of Perisher and Thredbo.
- Stronger Communities Fund. The SMNC application for funding was not successful. Neil spoke about the application. Rosemary presented two tables of the Centre's usage and visitation statistics and suggested these might be included in an application to the second round of the Stronger Communities Fund which Neil will prepare with help from Rosemary and Noel.
- NPWSVC Christmas markets on 08/12/2016: Discussion about a SMNC presence will be held over to the November meeting.
- Future Neighbourhood/Library/Community Centre/Technology Hub. Peter gave an in-depth presentation about the urgent need for such a facility in Jindabyne which is only exacerbated by the nature of the influx of winter tourists every year. The issues that need to be addressed are multifaceted but include: a) Increased provision of community health and social support services, delivered from the new community health centre and a neighbourhood centre respectively and b); a community facility that provides people of all ages and background with a safe place to spend time. This would be a mix of a neighbourhood centre, learning centre, technology hub, etc. This facility would provide referral services and play a pivotal role in prevention of "issues" such as drug and alcohol abuse.

The following resolution was put to the meeting: *That a subcommittee be formed to identify and develop a pathway for the provision of a larger community facility to include a Neighbourhood Centre for the provision of and expansion of the current services offered; a library more in keeping with the ever-expanding population of the Jindabyne district to include a technology hub and community centre. Moved Toni/Second Neen Carried*

A subcommittee of interested committee and liaison members will meet at the Centre on Wednesday November 2 at 3pm.

Next meeting – **Monday 28 November at 4.30pm** at Snowy Mountains Neighbourhood Centre

Meeting closed at 6.15pm

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## 15.1 PROPOSAL FOR CROWN ROAD NAME OFF PEAK VIEW ROAD - DARMODY ROAD

Responsible Officer:	Director Service Delivery
Author:	Deputy Director Service Delivery
Key Direction:	2. Expanding Connections Within the Shire and Beyond
Delivery Plan Strategy:	DP2.3 Continually monitor and improve traffic management throughout the Shire.
Operational Plan Action:	OP2.6 Investigation into the use of appropriate Traffic Management measures as an aid to increase road safety throughout the Shire.
Attachments:	Nil
Cost Centre	Allocation of a crew to place a road sign once gazetted.
Project	Naming of a Crown Road as Darmody Road.
Further Operational Plan Actions:	

### EXECUTIVE SUMMARY

Council received a request to name a crown road that comes off Peak View Road, Numeralla. The applicant of the name reviewed Council's current list of road names as per the Road Naming Procedure, and has decided upon the name "Darmody Road".

The following officer's recommendation is submitted for Council's consideration.

#### OFFICER'S RECOMMENDATION

That Council commences the public exhibition of the name "Darmody Road" to formalise and gazette the road name.

### BACKGROUND

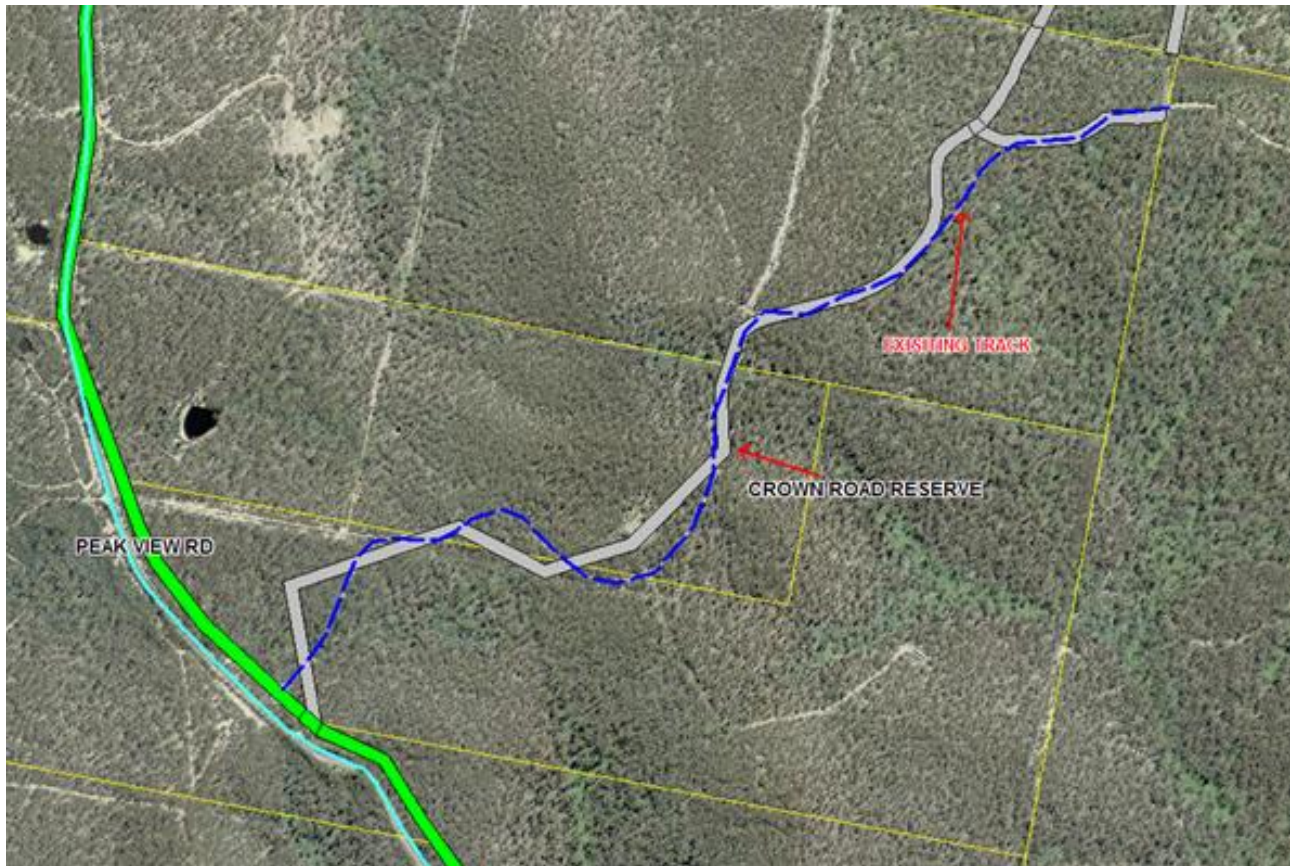
Council received a request to name a crown road that comes off Peak View Road, Numeralla. The applicant of the name reviewed Council's current list of road names as per the Road Naming Procedure, and has decided upon the name "Darmody Road".

Councillor Tom Darmody was President of the former Monaro Shire Council in 1949. He was born and lived in the locality of this crown road region.

A letter was sent to all owners along the crown road on 12 September 2016 seeking any objections or approval of the proposed name, up to 4 October 2016. The Crown Lands Department was also included in the notification period.

No objections were received regarding the proposed Darmody Road name.

This report is to seek Council's endorsement to publically exhibit the name and barring no objections, have the road name gazetted and sign-posted at the appropriate time.



#### QUADRUPLE BOTTOM LINE REPORTING

##### 1. Social

Provide consistent road naming for road in the Council region.

##### 2. Environmental

No impact

##### 3. Economic

Minimal Impact

##### 4. Civic Leadership

In accordance with Council Road Naming Procedure.

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## 15.2 UPGRADES TO DELEGATE WATER SUPPLY AND REPLACEMENT OF BOMBALA STP

Responsible Officer:	Director Service Delivery
Author:	Manager Water & Waste Services
Key Direction:	1. Sustaining Our Environment for Life
Delivery Plan Strategy:	DP1.2 Ensure Council's Water and Sewer operational practices improve and enhance water quality.
Operational Plan Action:	OP1.8 Carry out priority capital works on sewerage infrastructure as per the IWCM.
Attachments:	<ol style="list-style-type: none"><li>1. Minutes of meeting with Regulatory Authorities (<i>Under Separate Cover</i>) ⇒</li><li>2. DPI Water - S60 Approval for water and sewer treatment works (<i>Under Separate Cover</i>) ⇒</li><li>3. Letter from EPA with conditions for the upgrade of the Bombala STP (<i>Under Separate Cover</i>) ⇒</li><li>4. PP_Delegate Water Supply WTP Project (<i>Under Separate Cover</i>) ⇒</li><li>5. PP_ Bombala STP Renewal (<i>Under Separate Cover</i>) ⇒</li></ol>
Cost Centre	2150 (Sewer Treatment) and 2050 (Water Treatment)
Project	Replacement of Bombala STP and Upgrades to Delegate Water Supply
Further Operational Plan Actions:	OP 6.9 Implement Water and Sewer Capital Works Program

### EXECUTIVE SUMMARY

#### Delegate Water Supply

The Delegate water supply was constructed in 1957 and have unmetered water connections to the residents.

To meet the requirements of the Public Health Act 2010 and Associated Regulation 2012, a Drinking Water Quality Management Plan was drawn up. During this process, water quality issues were identified and as advised by NSW Health, the Delegate Water Supply was declared non potable in March 2013 and remains so currently.

As part of a grant application, an economic appraisal was conducted by Public Works in July 2014 for the options to upgrade the Delegate water supply scheme.

#### Bombala STP

The Bombala STP which is a trickling filter plant was commissioned in 1969. The STP is currently the subject of numerous odour complaints from the community, operational concerns from NSW DPI Water and environmental concerns by the NSW EPA. There are also significant safety (WHS) issues at the current plant relating to walkways, handrails and trip hazards around the site as well as wiring and switchboard components.

Two options were discussed with the EPA (upgrade or renew) and a letter has been received from the EPA with advice on the options that were discussed. On evaluating the upgrade option, the conditions for assessment of the water quality of the receiving body, is very onerous and unlikely to produce overall benefit. Hence the only option would be to replace the trickling filter with a treatment plant using modern technology that will be able to produce effluent quality that will comply with the pollutant levels required by the EPA.

The following officer's recommendation is submitted for Council's consideration.

#### **OFFICER'S RECOMMENDATION**

That Council receive and note the information in the report on

1. The estimated cost of the upgrades to the water supply system in Delegate as follows:
  - Stage 1 - \$604,925
  - Stage 2 - \$631,000
2. The estimated cost of the replacement of the Bombala Sewage Treatment Plant as follows:
  - Stage 1 - \$250,000
  - Stage 2 - \$400,000
  - Stage 3 - \$4,000,000

That Council approve the following:

1. To write to the Minister seeking funding options for the construction of the above project/s
2. Proceed with the preliminary work on the projects which includes the concept study and an EIS for the Bombala STP
3. Proceed on the metering of the properties in Delegate, replacing of the rising main and the concept design for the WTP.
4. That the funding for stage 1 of Delegate Water Treatment Plant project be allocated from the water reserves and the funding for stages 1 and 2 of the Bombala STP be allocated from the sewer reserves of the previous Bombala Council.

#### **BACKGROUND**

On 22 July 2016, Council Officers held a meeting with officers from the EPA, DPI Water and NSW Health to determine the relevant requirements for the upgrades of the Delegate Water supply and the Bombala Sewage Treatment Plant (STP).

Council wrote to the EPA and DPI Water requesting them to confirm their requirements for the upgrades for the 2 plants. Their responses are included in the attachments. The S60 approval process flow chart is also in the attachments.

Since the meeting, work commenced on the collection of data and land surveys were undertaken as these are required for the concept studies and design work. A key problem that has been identified is the absence of water meters in Delegate resulting in excessive water usage and unreliable data for the sizing of the treatment units. The installation of water meters will be the primary requirement and has been assigned to Stage 1 of the project along with the replacement of the corroded rising main. The condition of the rising main needs to be ascertained and the cost

estimate for replacing the rising main is based on replacement of approximately 300m of 200mm diameter rising main.

The Manager Water and Wastewater also spoke to DPI water on funding options and was informed that the funding under the Country towns program was closed and no further funding is available. We were however, advised to write to the Minister to seek funding for these vital infrastructure projects.

The project costs and the staging of the projects have been outlined in the project summary reports attached

## **QUADRUPLE BOTTOM LINE REPORTING**

### **1. Social**

The availability of clean drinking water that meets Australian Drinking Water guidelines and sewerage services with environmentally compliant treatment and disposal of sewer is vital for the social wellbeing of the community.

### **2. Environmental**

All environmental controls shall be addressed in project specific REFs or EIS depending on the scale of the project.

### **3. Economic**

These two major upgrades will require substantial funding and different funding sources are to be investigated including former Bombala Shire Council's Water and Sewer reserves.

### **4. Civic Leadership**

Council needs to ensure that the communities that are provided with water and sewerage services have water supply that meet the drinking water quality standards and the sewerage treatment does not have any adverse effects on the environment.

**15.3 MA2016/0002 DELETION OF REQUIREMENT FOR BARRY WAY EXIT FOR HIGHVIEW ESTATE SUBDIVISION**

Record No:

- Responsible Officer: Director Service Delivery
- Author: Manager Development Assessment
- Key Direction: 6. Managing Development and Service Delivery to Retain the Things We Value
- Delivery Plan Strategy: DP6.10 Ensure that Council’s policy, land use planning, development assessment enhance liveability.
- Operational Plan Action: OP 6.29 Ensure development assessment is undertaken in accordance with adopted Local Environmental Plans, Development Control Plans, Council Policy and State and Federal legislation.
- Attachments:
1. Draft Modified Conditions of Consent MA2016/0002 (*Under Separate Cover*) ⇨
  2. Proposed restaging and lot layout plan (*Under Separate Cover*) ⇨
  3. Applicant justification for removal of Barry Way Intersection (*Under Separate Cover*) ⇨
  4. Further modifications requested by Applicant (*Under Separate Cover*) ⇨
  5. Review of Intersection Requirement (*Under Separate Cover*) ⇨
  6. Plan showing all stages in the subdivision (*Under Separate Cover*) ⇨
  7. Application Form (*Under Separate Cover*) ⇨

Further Operational Plan Actions:

Applicant Number:	MA2016/0002
Applicant:	Coast Plan Consulting
Owner:	Village Style Retirement Services Pty Ltd and Wytown Pty Ltd
DA Registered:	15/3/16
Property Description:	Lots 11 & 12 DP1216242 and Lot 32 DP1118132
Property Number:	107740
Zone:	RU1 and
Current Use:	Partially developed residential subdivision
Approved Use:	Residential Subdivision 224 lots
Modification Proposed	<ul style="list-style-type: none"> <li>• Change to staging and lot layout for stages, 6, 7 and 8</li> <li>• Creation of a ‘development lot’ for the further development for the purposes of seniors housing.</li> </ul>



	<ul style="list-style-type: none"><li>• Deletion of Condition 58 which requires the construction of an intersection between the Barry Way and Jillamatong Street prior to stage 6.</li><li>• Inclusion of the construction of a new sewer pump station to service proposed lots within the development.</li></ul>
Permitted in Zone:	Yes
Recommendation:	That the modification be approved as submitted with the exception that condition 58 not be deleted but amended to require the implementation of the intersection at a later stage and changes to conditions as necessary to facilitate the amendment.

## EXECUTIVE SUMMARY

The purpose of this report is to seek Council's approval to modify DA0079/2007 in which approval was granted for a 207 lot residential subdivision known as Highview Estate. This will be the ninth modification to the original approval and seeks to amend the staging of the proposal, modify the layout of the allotments, the removal of a condition requiring an alternative access for the development to the Barry Way, the inclusion of the option of constructing a new sewer pump station to service the further stages, and the creation of a development lot that is proposed to be used for a seniors living development.

The restaging of the development and the modification of the allotment layout provide for a better subdivision layout and incorporate larger road widths than that which was original required.

The applicant provided a contemporary traffic study undertaken in 2015 that investigated the necessity for the intersection to the Barry Way and whether the existing intersection points and local roads would be adequate for the development. The recommendation from that study was that the development could be serviced by the existing road network and did not require a new intersection. Council's Development Engineer reviewed the submitted traffic study and raised concerns with the full deletion of the intersection. As such as a compromise the intersection will not be required until the commencement of stage 7A.

It is recommended that the application be approved subject to the attached draft amended conditions of consent.

## RECOMMENDATION

That

A. Pursuant to section 96(2) of the *Environmental Planning and Assessment Act 1979 (as amended)* it is recommended that MA2016/0002 requesting the following amendments:

- (a) Change to staging and lot layout for stages, 6, 7 and 8
- (b) Creation of a 'development lot' for the further development for the purposes of seniors housing.
- (c) Amendment of condition 58 requiring construction of an intersection between the Barry Way and Jillamatong Street prior to release of the subdivision certificate for stage 7A.
- (d) Inclusion of the construction of a new sewer pump station to service proposed lots within the development.

to DA0079/2007 (being a staged 224 lot subdivision) on Lots 11 & 12 DP1216242 and Lot 32 DP1118132 be approved subject to amended conditions attached.

B. Accept the applicants proposal for street names Alice Street, Abbott Street and Rawson Street

## BACKGROUND

DA0079/2007 was an approval for the staged subdivision of 207 residential lots described as 'Highview Estate', Jillamatong Street, Jindabyne. The subdivision was to occur over 12 stages. The approval has been modified nine times mostly relating to the splitting of stages. MOD0022/2009 increased the number of lots to be subdivided from 207 to 224 as it reduced in size a number of the lots along Twynam Street.

To date four and a half stages have been completed. The current proposed modification seeks to further amend the staging of the subdivision and layout of the 224 allotments. The modification and associated lot changes will reduce the total number of lots from 224 to 216. The stages affected by the modification are 6, 7 and 8. The stages will be further divided as follows:

- Stage 6A which 4 allotments (being the seniors living development lot and proposed lots 12-14)
- Stage 6B which will include 11 allotments (being proposed lots 1-11)
- Stage 7A which will include 9 allotments (proposed lots 15-23)
- Stage 7B which will include 14 allotments (proposed lots 24-37)
- Stage 7C which will include 13 allotments (proposed lots 38-47)
- Stage 8 which will include 7 allotments (proposed lots 51-57)

This modification does not approve the use of the large development lot for seniors housing as this will need to be subject to a separate DA. The modification merely seeks to amend the lot layout to allow for a large development lot.

The revised lot layout will include nine (9) lots proposed to be developed within land zoned RU1 where the minimum lot size for the construction of a dwelling house is 40hectares. Currently the land on which the lots will encroach is approved for the construction of a seniors living development approved in 2012. This land was to be used an access road which is now not required if the Barry Way intersection is removed. The applicant has applied for this encroachment into the adjoining zone under the provisions of clause 5.3 of the Snowy River LEP 2013 which allows uses that are not permitted in one zone being allowed if they are within 50m of the zone boundary. In this case it is considered acceptable to allow the lots to be redesigned to take in this area of land that is not to be used now for infrastructure purposes. The proposal does not increase the lot numbers but allows for a more rational subdivision pattern.

The revised lot layout is based on the removal of the intersection between the Barry Way and the extension of Jillamatong Street required by the original subdivision. The applicant is proposing to remove the condition that requires the intersection as they believe that there is no need to this additional exit point for the development. The modified application was accompanied by a traffic study which specifically looked at the need for the intersection. This contemporary study was carried out in Winter 2015 and referenced the original study carried out at the time of the 2007 DA.

The report from SECA Solutions concluded that:

*“Based upon the surveys of the current traffic flows and the traffic movements associated with the balance of the lots to be developer at Highview estate, it is considered that the intersection of Barry Way and Reedys Cutting Road will continue to have adequate capacity to cater for the additional demands associated with the remainder of the development of Highview Estate without the need to construct the intersection of Barry Way and Road 6 (Jillamatong Street). Based on this assessment it is therefore concluded that the existing Condition No 58, referred to above could be modified to remove the requirements to construction the intersection of Barry Way and Road 6 of Highview Estate.”*

The proposal has been referred to Councils Development Engineer and his comments are included below.

The revised lot layout relocates internal roads and provides for them to be wider in keeping with the specifications of Jillamatong Street rather than the narrow widths permitted in Twynam Street.

The proposal also seeks to rename a number of roads within the subdivision and these have been included in the recommendation above.

Figure 1 - Current approved lot layout and Barry Way exit



Figure 2 - Proposed amended layout with Barry Way exit removed

**Previous Amendments:**

- MOD0067/2007 Modification to Stage 2
- MOD0003/2008 Modification of Conditions 55 & 57
- MOD0016/2008 Modification to Conditions 71 and 73
- MOD0022/2009 Modification for decrease in Lot sizes
- MOD0013/2010 Modification to Condition No 5
- MOD0011/2012 Modification to Stage 4 (Stages 4a, 4b & 4c)
- MOD0028/2014 Modify Stage 4C lot layout & increase lot sizes to 850m<sup>2</sup>
- MOD0001/2016 Amend layout & provide a layout for Stage 8

**Comments from Development Engineer**

Review of the necessity of Condition 58 – Barry Way Intersection Construction (Stage 6).

As discussed above, the Applicant has submitted a traffic report by Seca Solutions (SS) to provide an assessment of the intersection capacity of two intersections. SS has reviewed and provided an assessment of the intersection capacity of Reedys Cutting Road and Barry Way using the Sidra modelling analysis. SS has also provided an assessment of the intersection of Gippsland Street and Reedys Cutting Road without using the Sidra Program and without taking a traffic survey.

The capacity of Gippsland Street, particularly along the narrow lower section has not been considered and no traffic survey in Gippsland Street or at the intersection of Jillamatong Street and Gippsland Street has been undertaken. The concern is that Gippsland Street can become more

congested and dangerous, particularly in the narrow section if the proposed intersection of Barry Way and the future extension of Jillamatong Street is not constructed. It is reasonable to expect that dominant routes during winter will be to the snow resorts as indicated by SS but also along Gippsland Street to the shops, restaurants and pubs.

The traffic survey at the intersection of Gippsland Street and Reedy Cutting Road was taken only on one weekend (22-23 August 2016). It is likely that the peak weekend will coincide with the school holiday periods of the various States and Territories. At times during the peak periods, queuing can be observed in Barry Way from the Roundabout to the Sport and Recreation Facility near Leesville.

SS used advice that the development at Highview is approximately 30% complete and occupied. Only Stages 3, 4a and 4b of Highview Estate were completed during the time that the traffic analysis was undertaken, equating to 51 lots. Of those lots, 20 are vacant or have uncompleted dwellings constructed. Based on the DA approval of 205 lots, only 15% of the development has been completed which will directly contribute towards the generation of traffic.

It is unclear whether any allowance for additional traffic generated from dual occupancies or an increase of up to 15 occupants per dwelling for holiday letting has been taken into consideration.

#### Recommendation

The proposal to remove the requirement to construct a new intersection at Jillamatong Street and Barry Way should not be based solely on the modelled intersection capacity of Reedy Cutting Road and Barry Way and an assessment of the intersection capacity of Jillamatong Street and Gippsland Street as there are other areas in the road network that may be severely impacted.

The outcome of the Sidra modelling is unreliable and is inconclusive when considering how the data was determined.

The condition of consent requiring the construction of a new intersection at Jillamatong St and Barry Way should be retained but as a compromise, amended to allow for the development of stage 6 but constructed prior to the release of the subdivision certificate for stage 7A.

#### **ASSESSMENT**

The application has been assessed against the provisions of the following documents:

<b>State Environment Planning Policies (SEPPs)</b>	None specifically relevant, SEPP Housing for Seniors or People with a Disability 2004 will be relevant to the assessment of the Seniors Housing development proposed within the development lot.
<b>Local Environmental Plan (LEP) (including draft LEPs)</b>	Snowy River LEP 2013.
<b>Development Control Plans</b>	Snowy River DCP 2013

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**SECTION 96(2) - ASSESSMENT**

In order to amend a development application under S96(2) of the Environmental Planning and Assessment Act 1979 Council must be satisfied that:

- The development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified.

*The development is considered to be substantially the same as that which was approved as it is a residential subdivision with lots of a size meeting the requirements of the Snowy River LEP 2013. Changes to the sewer servicing and the deletion of the Barry Way exit are considered infrastructure issues that relate to the operation of the subdivision but do not change its function in any way being that it is still a subdivision for the purposes of residential accommodation.*

- Consultation has occurred with the relevant Minister, public authority or approval body (within the meaning of Division 5) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and

*There were no conditions to be amended that required the concurrence of any Minister, public authority or approval body (within the meaning of Division 5).*

- The application has been notified in accordance with a relevant development control plan :

*The application was not required to be notified*

- Any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be have been considered.

*Not applicable*

Council must also take into consideration the matters referred to in section 79C (1) as are of relevance to the development the subject of the application, a summary of this assessment is shown below.

**SECTION 79C**

Section 79C and EP&A Act Checklist

<p><b>The suitability of the site for the development:</b></p>	<p>The site is generally suitable for development.</p>
<p><b>The provisions of any environmental planning instrument and draft environmental planning instrument:</b></p>	<p>The proposal has been assessed against the provisions of all relevant SEPP's and the development has been found <b>to</b> achieve an acceptable level of compliance.</p> <p>The proposal has been examined in detail against the provisions of SRLEP2013 and has been found <b>to</b> achieve an acceptable level of compliance</p>

	<p>All proposed lots are above the 700m<sup>2</sup> minimum lot size within this area.</p> <p>The site is not located within the Lake Jindabyne Scenic Protection Area</p> <p>Nine of the proposed lots will encroach either partially or wholly within the RU1 zone adjacent to the development. In the original subdivision this area was to be used for road access and also as part of an approved seniors living development. The applicant has argued that under the provisions of clause 5.3 Development near zone boundaries this can be approved and the land utilised for the purposes of residential development which will be on lot sizes that are less than the minimum allowed for in that zone.</p> <p>The objective of this clause is to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone. It is considered in this case that the land on which the development is to encroach is not valuable for any purpose that would be permitted in the RU1 zone and is more appropriately used as an extension of the residential uses that are permissible in the adjoining R1 zone. All lots will be within the 50m threshold which is the maximum allowed for under Clause 5.3(2)(a) of the Snowy River LEP 2013</p> <p>The use of the land for residential development is not inconsistent with the objectives for development in both zones, and the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.</p>
<p><b>The provision of any development control plan:</b></p>	<p>The application generally complies with the provisions of Council's relevant development control plans.</p>

	<p>The modification has been assessed against the relevant provisions of the SRDCP2013.</p> <p>Appropriate design considerations have been taken into account in the design of the proposed subdivision.</p> <p>The area is largely cleared land.</p> <p>The provision of services to the site will be in line with the pre-existing conditions for Highview Estate, excepting the modification to conditions that relate to the provision of sewer infrastructure. These conditions are proposed to be amended to allow for the developer to either connect to Councils existing pump station no.6 and augment as required to facilitate the development or construct a new pump station that will service the development.</p> <p>Access to the proposed lots will be through newly construction public roads which will be required to be upgraded to the “collector” road standard as required in the original conditions of consent.</p>
<p><b>Any matters prescribed by the regulations:</b></p>	<p>The application generally complies with the <i>EP&amp;A Regulation 2000</i>.</p>
<p><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:</b></p>	<p>The adverse impacts of the modification are considered to be minor in nature. The development is consistently the same as that which was approved in 2007. A reduction in the number of residential lots, closer to that which was original approved in 2007 and the provision of a more rationalised and better function internal road system will provide for a better outcome socially for those living within the existing subdivision. The removal of the Barry Way intersection will increase the traffic on Jillamatong Street, which may have an adverse social impact on those who live along the road currently as such it is considered appropriate to continue with the requirement for the intersection but delay it to a later stage of the development. The inclusion of an area to be used for the construction of a seniors housing development is an important positive social impact as it will provide a service this is current no available in the town.</p>



<b>Any submissions made in accordance with the EP&amp;A Act or the regulations:</b>	The application was not notified or advertised.
<b>The public interest:</b>	The proposal is not contrary to the public interest, as it complies with the Council's standards and will not contribute to creating an undesirable precedent.

## CONCLUSION

It is considered that the proposed development generally complies with the relevant provisions of Section 79C of the Act, LEP, REP, DCPs, Codes and Policies. In conclusion, it is considered that the proposal is generally aesthetically, economically, socially and environmentally acceptable having regard to the surrounding natural and built environment. Accordingly, approval is recommended subject to the imposition of the conditions of consent listed below.

## QUADRUPLE BOTTOM LINE REPORTING

### 1. Social

The deletion of the Barry Way Road exit will increase the number of vehicles using Jillamatong Street, Gippsland Street and Reedy's Cutting Road to exit the development. The applicant has provided a traffic study which supports its removal. There was concern that the inclusion of the new intersection may increase the prevalence of "rat running" in the winter months when the Barry Way is clogged with traffic from as far back as the Sport and Recreation Facility near Leesville Estate. The opening up of this intersection would allow for cars to "jump the queue" and travel through Jillamatong Street onto Gippsland Street to either get into town or to come back through to Reedy's Cutting Road and then back onto the Barry Way. This would have a negative impact on the residential area that they would be travelling through.

The proposed lot layout includes for street widths that are in keeping with Jillamatong Street which is considered a "collector" road and not Twynam Street which on the original approval is designated a local road. These "local roads" were narrow and had treatments on one side that allowed for an open swale drain. The newly proposed roads have kerb and guttering on both sides with widths that allow for on street parking to not clog the road as it currently does on Twynam Street. The original approval designed the street drainage based on the principles of water sensitive urban design. Whilst this is a desirable outcome in many cases in this particular subdivision it has led to a number of less than desirable outcomes. The swale drains are difficult to manage from an infrastructure point of view and once the maintenance of the subdivision is handed back to Council they become a maintenance burden on Council. We have found that the swales have not been adequately maintained or poorly maintained by the new property owners. The swales do not allow for adequate street parking and these combined with the narrow widths have led to traffic congestion. This also leads to a less than pleasing visual outcome.

The inclusion of land for the purposes of Seniors Housing is important in providing a type of housing which is currently not offered in Jindabyne. It has been identified at many levels that there is a need for this type of development in the town and providing it in an attractive residential location is beneficial.

The proposal will increase the amount of residential allotments within Jindabyne Township whilst the zoning will allow for a range of dwelling types.

### 2. Environmental

The modification is not considered to have adverse environmental impacts. The environmental impacts of the overall subdivision development were assessed as part of the original development application.

### **3. Economic**

The developer is required to pay development contributions for the lots as prescribed in the development consent. Any associated infrastructure works are required to be paid for by the developer and installed and constructed to Councils specifications. The removal of need for swale drains will decrease Councils maintenance costs for the subdivision.

### **4. Civic Leadership**

The original development application (DA0079/2007) was referred to Council due to the scale of the proposed development and as such it is appropriate to present this modification to Council for final determination.

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#### 15.4 DA0132/2016 SHED AND OFFICE SPACE FOR COMMERCIAL USE

Record No:

- Responsible Officer: Director Service Planning
- Author: Manager Development Assessment
- Key Direction: 6. Managing Development and Service Delivery to Retain the Things We Value
- Delivery Plan Strategy: DP6.10 Ensure that Council's policy, land use planning, development assessment enhance liveability.
- Operational Plan Action: OP 6.29 Ensure development assessment is undertaken in accordance with adopted Local Environmental Plans, Development Control Plans, Council Policy and State and Federal legislation.
- Attachments:
1. Draft Conditions of Consent (*Under Separate Cover*) ⇨
  2. Development Plans (*Under Separate Cover*) ⇨
  3. Additional Development Plans including changes to Facade of Building (*Under Separate Cover*) ⇨
  4. Additional Information Provided by the Applicant (*Under Separate Cover*) ⇨
  5. Statement of Environmental Effects (*Under Separate Cover*) ⇨
  6. RMS Response (*Under Separate Cover*) ⇨
  7. Application Form (*Under Separate Cover*) ⇨ Further Operational Plan Actions:

Applicant Number:	DA2016/0132
Applicant:	Mr C S Goodman, Ms N G McPhee
Owner:	Mr C S Goodman, Ms N G McPhee
DA Registered:	15/03/2016
Property Description:	Lot 6 DP 5261 Ph Myack
Property Number:	42 Jindabyne Road BERRIDALE NSW 2628
Zone:	RU5 Village
Current Use:	Vacant Land
Proposed Use:	Shed & Office space for Commercial use
Permitted in Zone:	Yes
Recommendation:	That the development be approved with Conditions

#### EXECUTIVE SUMMARY

DA2016/0132 was submitted to Council for the construction of a commercial building in Berridale. The construction is proposed to be in the form of a shed for the purposes of commercial use with office and retail space. The development is in the vicinity of locally listed heritage items and as such some changes

were made to improve its design to reflect the nearby architectural styles. The development has access directly on to Jindabyne Road and as a State controlled road the access required the approval of Roads and Maritime Services.

The development is being brought to Council for determination as it has been submitted by a member of staff and cannot be determined under delegated authority in accordance with Council's Code of Conduct.

It is recommended the development be approved with conditions.

### RECOMMENDATION

That

- A. Pursuant to section 80(1)(a) of the *Environmental Planning and Assessment Act 1979 (as amended)* it is recommended that the consent for Shed & Office space for Commercial use on Lot 6 DP 5261 Ph Myack, is granted subject to conditions.

### BACKGROUND

DA2016/0132 is a proposal for the erection of a shed building to be used as office space for a business selling vehicle suspension parts. The business will operate as a shop for both an online business and onsite sales. The development is situated on vacant land at 42 Jindabyne Road, Berridale. The site is adjacent to locally heritage listed properties and the application was referred to Councils Heritage Advisor for comment. Based on those comments the applicants made changes to the building facade.

The development will require an upgraded entry from Jindabyne Road which as a state controlled road required the approval of Roads and Maritime Services. This approval was received and conditions have been included in the draft conditions of consent.





## ASSESSMENT

The application has been assessed against the provisions of the following documents:

<b>State Environment Planning Policies (SEPPs)</b>	None specifically relevant
<b>Local Environmental Plan (LEP) (including draft LEPs)</b>	Snowy River Local Environmental Plan 2013
<b>Development Control Plans</b>	Snowy River Development Control Plan 2013

## SECTION 79C

### Section 79C and EP&A Act Checklist

<b>The suitability of the site for the development:</b>	The site is generally suitable for development.
<b>The provisions of any environmental planning instrument and draft environmental planning instrument:</b>	<p>The proposal has been assessed against the provisions of all relevant SEPP's and the development has been found to achieve an acceptable level of compliance.</p> <p>The proposal has been examined in detail against the provisions of SRLEP 2013 and has been found to achieve an acceptable level of compliance.</p>
<b>The provision of any development control plan:</b>	The application generally complies/does not comply with the provisions of Council's relevant development control plans.
<b>Any matters prescribed by the regulations:</b>	The application generally complies with the <i>EP&amp;A Regulation 2000</i> .
<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:</b>	The likely impacts of the development have been appropriately considered as part of this application, and appropriately addressed above. The cumulative impacts of the development negate any time, space, nibbling or synergistic effects.
<b>Any submissions made in accordance with the EP&amp;A Act or the regulations:</b>	The application was notified and advertised. No submissions were received.
<b>The public interest:</b>	The proposal is not contrary to the public interest, as it complies with the Council's standards and will not contribute to creating an undesirable precedent.

### **Snowy River Local Environmental Plan 2013**

- The subject land is zoned: RU5 Village
- Definition of land usage under SRLEP 2013: Commercial Premises

- The proposal is permissible with development consent from Council pursuant to Zone RU5 Village of the SRLEP 2013.
- The proposal **is** considered to be consistent with the aims and objectives of the plan.

In the assessment of this application, the following special provisions from SRLEP 2013 are of relevance and have been assessed for compliance:

<b>Provision</b>	<b>Response/Acceptable Solution</b>
<b>PART 1 Preliminary</b>	<i>Considered to meet the aims of the plan</i>
<b>PART 2 Permitted or prohibited development</b>	<i>Permitted</i>
<b>PART 3 Exempt and Complying Development</b>	<i>N/A</i>
<b>PART 4 Principal development standards</b>	
Clause 4.1 Minimum subdivision lot size	<i>N/A</i>
Clause 4.1AA Minimum subdivision lot size for community title schemes	<i>N/A</i>
Clause 4.1A Minimum lot size for dual occupancies, multi dwelling housing and residential buildings in certain rural and residential zones	<i>N/A</i>
Clause 4.1B Exceptions to minimum subdivision lot sizes for certain residential development	<i>N/A</i>
Clause 4.1C Lot averaging subdivisions in zone R5	<i>N/A</i>
Clause 4.2 Rural Subdivision	<i>N/A</i>
Clause 4.2A Subdivision of land in zone E3	<i>N/A</i>
Clause 4.2B Minimal subdivision lot size for strata plan schemes in certain rural, residential and environment protection zones	<i>N/A</i>
Clause 4.2C Exceptions to minimal subdivision lot sizes for certain rural subdivision	<i>N/A</i>
Clause 4.2D Erection of dwelling houses and dual occupancies on land in certain rural, residential and environment protection zones	<i>N/A</i>
Clause 4.3 Height of building	<i>Maximum height of 5.74 metres Compliant within the 9 metre height limit</i>

Clause 4.4 Floor space ratio	<i>0.5:1 FSR applies to the site.</i>
Clause 4.5 Calculation of Floor Space Ratio	<i>Commercial premises will have a total floor area of 300m<sup>2</sup> 300 / 2022 = 15 % Compliant</i>
Clause 4.6 Exception to development standards	<i>N/A</i>
<b>PART 5 Miscellaneous provisions</b> <b>5.10 (5) Heritage Assessment</b>	<i>The application was referred to Councils Heritage Advisor for comment. There is no requirement in this case for a Heritage Conservation Management Plan as there is a buffer on each side of the proposed lot and the heritage items. It is not considered that the development will have a significant adverse impact on the heritage values of the items in the vicinity.</i>
<b>PART 7 Additional local provisions</b>	
Clause 7.1 Flood planning	<i>Site is not considered to be flood prone</i>
Clause 7.2 Terrestrial biodiversity	<i>N/A</i>
Clause 7.3 Riparian land and watercourses	<i>N/A</i>
Clause 7.4 Wetlands	<i>N/A</i>
Clause 7.5 Active street frontages	<i>N/A</i>
Clause 7.6 Development within the Lake Eucumbene and Lake Jindabyne scenic protection areas	<i>N/A</i>
Clause 7.7 Development within the eastern approaches to Kosciuszko National Park	<i>N/A</i>
Clause 7.8 Serviced apartments	<i>N/A</i>
Clause 7.9 Essential services	<i>To be conditioned</i>
<b>SCHEDULE 1 Additional permitted uses</b>	<i>N/A</i>
<b>SCHEDULE 2 Exempt development</b>	<i>N/A</i>
<b>SCHEDULE 3 Complying development</b>	<i>N/A</i>
<b>SCHEDULE 4 Classification and reclassification of</b>	<i>N/A</i>



<b>public land</b>	
<b>SCHEDULE 5 Environmental heritage</b>	N/A

The proposal has also been examined in detail against the provisions of Council's LEP and has been found to achieve an acceptable level of compliance.

### **Snowy River Development Control Plan (DCP) 2013**

In the assessment of this application, the following DCP provisions are of relevance and have been assessed for compliance.

<b>Provision</b>	<b>Response/Acceptable Solution</b>
<b>A1 Introduction</b>	
<b>A2 Development application requirements</b>	
1. Background	<i>The erection of a building (Commercial Premises)</i>
2. Preparing DA Application	<i>Satisfactory</i>
3. Site Analysis	<i>Suitable</i>
4. Site planning & layout	<i>Amended plans integrated the front façade into the existing streetscape.</i>
5. Required information	
5.1 – Subdivision	<i>N/A</i>
5.2 – Other than subdivision	<i>Sufficient plans provided</i>
5.3 – Tree works	<i>N/A</i>
5.4 – Landscaping	<i>N/A</i>
5.5 – Other info requirement	<i>Erosion and sediment control to be conditioned</i>
<b>A3 Public Notification</b>	<i>Application was notified and advertised for 14 days. No submissions received</i>
<b>B1 Rural localities, Towns &amp; Villages</b>	
<b>B2 Town &amp; Village Plans</b>	
1. Jindabyne and surroundings	<i>N/A</i>
2. Berridale Village	<i>"Planning is needed so that a visual town centre is created and enhanced which will support a sense of community spirit".</i>

	<i>This development will enhance Jindabyne Road as the commercial centre of Berridale. The improved front façade will allow for the development to integrate with the existing heritage listed commercial buildings.</i>
3. Adaminaby & surrounding villages	N/A
4. Dalgety Village	N/A
<b>C General planning considerations</b>	
C1 Subdivision	N/A
C2 Design	<i>Located on relatively flat land. The building will not prove intrusive or impact on a sensitive landscape.</i>
C3 Car-parking, Traffic & Access	<p><i>The building is a commercial premises yet will be used primarily for the purposes of a 'warehouse or distribution centre' This type of use requires 1 parking space per 300m<sup>2</sup>. Therefore only 1 parking space would be required. A normal business premises requires 2.5 spaces per 100m<sup>2</sup> of floor area. This would then require 7.5 car spaces.</i></p> <p><i>Given at least six (6) spaces have been provided on site, this is deemed suitable for the type of land use. There is enough space on-site to increase this parking should it be required. No parking will be permitted along Jindabyne Road.</i></p> <p><i>The original response from the RMS regarding access stated that two points of entry off Jindabyne Road would not be permitted.</i></p> <p><i>An amended plan only proposed a single access point. The RMS has agreed to this change and provided conditions of consent to be included in any approval of the development.</i></p>
C4 Heritage	<p><i>The development has locally listed heritage items in its immediate vicinity.</i></p> <p><i>Item # 59 – Former Picture Theatre</i></p> <p><i>Item # 60 – Rossmore</i></p> <p><i>Item # 61 – House</i></p> <p><i>The application was therefore referred through to Council's Heritage Advisor. He requested changes to the design. The applicant has changed the front façade facing Jindabyne Road to be more in line with the existing</i></p>

	<i>street frontage of heritage properties. This front façade is deemed to be suitable. Whilst there were other suggestions made by Council’s Heritage Advisor for design changes it was considered the changes the applicant made to the design were appropriate and no further changes would be required. It was considered that having this lot developed was important for Berridale and provided further commercial growth along Jindabyne Road.</i>
C5 Tree preservation & Landscaping	<i>Minimal impact as the property is cleared land.</i>
C6 Signage & Advertising	<i>Signage will be allowed on the front façade. To be conditioned</i>
C7 Natural Hazard Management	<i>Site is not bushfire prone Site is not considered to be flood prone</i>
C8 Environmental Management	<i>Consistent with adjoining land uses</i>
C9 Energy & Waste Efficiency, Water Supply & Effluent Disposal	<i>Satisfactory</i>
C10 Waste management & Recycling	<i>To be conditioned</i>
<b>D Residential Development</b>	
<b>D1 Residential Accommodation</b>	<i>N/A</i>
<b>E Non-residential Development</b>	
<b>E1 Tourist Accommodation</b>	<i>N/A</i>
<b>E2 Agriculture &amp; Rural Industry</b>	<i>N/A</i>
<b>E3 Commercial &amp; Retail Development</b>	<i>Compatible with adjoining uses</i>
<b>E4 Industrial Development</b>	<i>Compliant with the provisions of this chapter</i>
<b>E5 Recreation Facility</b>	<i>N/A</i>
<b>E6 Educational Establishment</b>	<i>N/A</i>
<b>F Controls for specific sites &amp; localities</b>	
<b>F2 Berridale Village Centre</b>	<i>Enhances the look of the commercial core. Assessed by Councils heritage advisor, comments</i>

	<p><i>provided and design changes implemented.</i></p> <p><i>Does not impact on any views and vistas.</i></p> <p><i>CPTED – Building faces the street frontage.</i></p> <p><i>Materials and finishes have been amended to be in line with the existing street frontage of Jindabyne Road</i></p>
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## SUBMISSIONS

The application was notified, in accordance with the Snowy River Development Control Plan 2013 (DCP 2013) and the relevant statutory regulations. Notification letters were sent out to adjoining landowners and exhibited for a period of *fourteen (14)* days.

The application was publicly advertised, in accordance with Council's DCP 2013 and the relevant statutory regulations. The DA documentation was put on exhibition at Council's Berridale and Jindabyne Offices for a period of 14 days commencing 22/03/2016 to 5/04/2016

**No submissions were received**

## CONCLUSION

It is considered that the proposed development generally complies with the relevant provisions of Section 79C of the Act, LEP, REP, DCPs, Codes and Policies

In conclusion, it is considered that the proposal is generally aesthetically, economically, socially and environmentally acceptable having regard to the surrounding natural and built environment. Accordingly, approval is recommended subject to the imposition of the conditions of consent listed below.

## QUADRUPLE BOTTOM LINE REPORTING

### 1. Social

The development has minimal social impacts, as it is a commercial development within an existing established commercial area of Berridale. The business will only operate on weekdays between 8am and 5pm as such will have limited impact on nearby residential development.

### 2. Environmental

The environmental impacts of the development have been considered in accordance with the provisions of s79C and found to be acceptable.

### 3. Economic

The development will have positive economic impacts on the locality bringing additional commercial development to the township in an area that is suitable for that purpose.

### 4. Civic Leadership

Under the requirements of Councils Code of Conduct the development application has been brought before Council for approval as the applicant is a member of staff.

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## 15.5 BOMBALA WATER TREATMENT PLANT OPERATION AND MAINTENANCE IMPROVEMENTS

Record No:

Responsible Officer:	Director Service Delivery
Author:	Deputy Director Service Delivery
Key Direction:	6. Managing Development and Service Delivery to Retain the Things We Value
Delivery Plan Strategy:	DP6.4 Ensure Council's existing water and sewer infrastructure meets community needs and statutory requirements.
Operational Plan Action:	OP6.9 Carry out Water and Sewer maintenance throughout the Region on a priority basis.
Attachments:	Nil
Cost Centre	
Project	
Further Operational Plan Actions:	

### EXECUTIVE SUMMARY

The Bombala Water Treatment plant requires significant improvements to ensure it can deliver water to the Bombala community that consistently meets the Australian Drinking Water Quality guidelines. In addition, the improvements will ensure the water is produced in a facility that meets all Work Health and Safety (WHS) standards, NSW Health, Environmental requirements, and that is it efficient in the delivery.

The following officer's recommendation is submitted for Council's consideration.

#### OFFICER'S RECOMMENDATION

That Council

- A. Allocate resources required to undertake the nominated 'Immediate Priority actions'.
- B. Allocate \$500,000 from the Bombala Water Reserves fund to undertake these items.

### BACKGROUND

Following concerns raised from Department of Primary Industries (Water) Officer on a recent inspection of the Bombala Water Treatment Plant, improvements in the management of the water process is required immediately. DPI Water had raised concerns regarding the plants ability to meet the criteria set by the Australian Drinking Water Guidelines 2011.

As per DPI's advice similar reports have been provided to the former Bombala Council regularly for approximately 4 years, however over this time DPI received significant feedback on issued raised, nor did DPI see any significant change in the operations or maintenance of this facility of this time.

The regular ongoing maintenance of the plant has been not up to the standard required owing to to resource constraints. Critical operational infrastructure has not been maintained or replaced as

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required. This had led to a plant that is well below the acceptable standard for delivering consistent quality drinking water to the Bombala community.

**Whilst it is important to note that the water supplied to the community is within the limits required by NSW Health for the delivery of Drinking Water**, there is no capacity for minor changes in the incoming water quality, or any fluctuations in production methods.

The following actions are recommended to ensure the Bombala Water Treatment facility meets the requirements of DPI Water, NSW Health, WHS and Council standards.

It should be noted that if improvements with the water system are not undertaken immediately it may result in an issue of a permanent Boiled Water alert notice from NSW Health for the Bombala Supply area.

**Action recommended to be undertaken:**

Timeframe	Description	Cost Estimate
Immediately	Engage a Water and Wastewater Supervisor for Bombala to manage the facilities and process to bring them in line with the expected standard of the SMRC.	\$80,000 per year
	Proceed with purchase of replacement electric valves and actuators within the plant (including electrical connection to panel).	\$100,000
	Installation of inlet trunnion at Coolumbooka River Weir that was damaged by the June floods.	\$10,000
	Inspect and repair safety line along the Coolumbooka River Weir wall.	\$80,000
	Assess need for reservoir chlorine dosing to maintain residual in reticulation system. Implement dosing as needed.	\$10,000 per year
	Improve Site security at the Bombala Water Treatment Plant including installation of additional fencing, gates, and locks.	\$40,000
	Upgrade storage and handling arrangements for chemical treatment to meet relevant Australian Standard.	\$7,000
	Engage the services of Department of Public Works to undertake review the Plant audit and Optimisation Report completed by City Water Technologies (on behalf of NSW Health) and provide a detailed scope of works and cost estimate to completed the work in 3 stages (High, Medium and Low) priorities.	\$60,000
	Undertake full WHS Audit of the Water system, report and scope changes as needed.	\$5,000

15.5 BOMBALA WATER TREATMENT PLANT OPERATION AND MAINTENANCE IMPROVEMENTS

<b>Timeframe</b>	<b>Description</b>	<b>Cost Estimate</b>
	Raw Water / Source water detailed assessment to optimise chemical processing for treatment.	\$10,000
	Bombala Water and Wastewater staff operator training. <ul style="list-style-type: none"> <li>On site refresher training with internal staff,</li> <li>Undertake DPI Water Training for Operators</li> </ul>	\$5,000 \$24,000
	Testing equipment and laboratory modifications—purchase of additional testing equipment, and calibration of equipment. Equipment will be the same type used in other branches for consistency.	\$25,000
	Review of Drinking Water Management Plan, and relevant procedures and processes with staff to ensure full understanding of requirements.	\$5,000
	Develop water quality testing process and recording methodology.	\$5,000
	NSW Health Drinking Water Monitoring Program water sampling program responsibility to be changed to someone outside the Water and Wastewater department to ensure separation of responsibilities, this is as per other Branch areas, and best practice.	Nil
	Develop Incident and Emergency Response Plan / Procedures.	\$5,000
	Quartile meeting with DPI Water and NSW Health to provide updates on status of improvements.	Nil
Within 6 months	Implement High Priority changes to operation and process requirements of the Plant	\$1.0M
	Installation of new electrical panel for plant (under grant funding)	Nil
	Implement detailed reticulation main replacement program.	\$150,000 per year
	Installation of new fluoride dosing system (grant application currently been assessed)	Nil (unless grant funding not approved)
Within 12 months	Implement Medium and Low Priority changes to operation and process requirements of the Plant	\$500,000
	Installation of SCADA / telemetry control system for plant	\$100,000
	Upgrade water quality sampling test sites	\$10,000

Total cost of the improvements could be \$2.25M.

## **QUADRUPLE BOTTOM LINE REPORTING**

### **1. Social**

Improve the quality of water been supplied to the community of Bombala.

### **2. Environmental**

Improve the environmental output of the plant, including reducing energy usage, reducing chemical usage, provided better quality water.

### **3. Economic**

Rationalise the process of the plant, will lead to a reduction in chemical usage, and possible operational time.

### **4. Civic Leadership**

Ensure Council's facilities meet all required standards, and the water process within the Bombala community are delivered to the required criteria set by the Australian Drinking Water Guidelines 2011.

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**15.6 RESPONSE TO SUBMISSIONS TO DA104/2016 20 LOT SUBDIVISION JERRARA DRIVE EAST JINDABYNE**

Record No:

- Responsible Officer: Director Service Planning
- Author: Manager Development Assessment
- Key Direction: 6. Managing Development and Service Delivery to Retain the Things We Value
- Delivery Plan Strategy: DP6.10 Ensure that Council's policy, land use planning, development assessment enhance liveability.
- Operational Plan Action: OP 6.29 Ensure development assessment is undertaken in accordance with adopted Local Environmental Plans, Development Control Plans, Council Policy and State and Federal legislation.
- Attachments:
  1. DA0104/2016 Plan of Subdivision (*Under Separate Cover*) ⇨
  2. DA0104/2016 Statement of Environmental Effects (*Under Separate Cover*) ⇨
  3. DA0104/2016 Submissions received (*Under Separate Cover*) ⇨
  4. DA0104/2016 Applicant's Response to Submissions (*Under Separate Cover*) ⇨ Further Operational Plan Actions:

Applicant Number:	DA0104/2016
Applicant:	Australian Land Co Pty Ltd
Owner:	Australian Land Co Pty Ltd
DA Registered:	23/12/2015
Property Description:	Subdivision - 20 Residential Torrens Title Lots
Property Number:	101095
Area:	1.6 hectares
Zone:	RU5 – Village
Current Use:	Vacant land
Proposed Use:	20 lot Torrens title subdivision
Permitted in Zone:	Yes

**EXECUTIVE SUMMARY**

The purpose of this report is to seek approval to determine DA0104/2016 under delegated authority. The application was being presented to Council due to the number of submission received as such it is requested that Council review the submissions received and the officer responses to them. The balance of the assessment is a purely technical one that can be carried out at the officer level once all responses from external agencies are received.

As such this report is not a full assessment of the application against S79C of the EP&A Act 1979 merely a report detailing the issues raised by community members when the development application was notified and publicly advertised.

It is the opinion of the assessing officer that the concerns raised in the submissions do not warrant refusal of the application, and it is therefore recommended that the Administrator determine to receive and note the submissions and relevant responses from staff, and that the application be determined by staff under delegated authority subject to receipt of any required approvals from external agencies

### **RECOMMENDATION**

That Council

- A. Receive and note the submissions to DA0104/2016 and the response from Council officers.
- B. Allows for the determination of DA0104/2016 to be carried out under delegated authority.
- C. Notifie those persons who made a submission of the outcome of this report.

### **BACKGROUND**

DA0104/2016 has been submitted to Council for the purposes of approving a twenty (20) lot residential subdivision on vacant land at East Jindabyne. The application was referred to a number of external bodies for comment and at the date of the preparation of this report not all responses had been received. These responses relate to operational matters regarding how the property will be serviced and how the stormwater on the site will be dealt with. As the sewer servicing for the development is to be constructed over land which is not owned by the applicant or under the control of Council the these aspects must be approved by a third party, in this case Snowy Hydro. The applicant and Council have been consulting with Snowy Hydro on the matters of sewer servicing and stormwater drainage. These discussions are progressing but a final resolution regarding the exact location of the infrastructure is yet to be reached.

As such a report cannot be prepared for Council relating to the final determination of the development application.

The proposal was notified to adjoining owners and advertised in the local paper and a sign erected on the site. Upon completion of the notification and advertising period the Council received sixteen (16) submission. The submissions had common themes relating to the following areas of concern:

1. The appropriates of the site for the development
2. The impact of increased traffic from the development on the local road network
3. How developer contributions levied for the development would be spent
4. The protection of street trees
5. The provision of street lighting and its possible impacts on the area
6. Stormwater Drainage issues

It is the usual course of practice for officers to refer any application that has a number of objections to Council for determination and not undertake the finalisation of an application under delegated authority.

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The application before Council meets with the requirements of the Snowy River LEP 2013 and Snowy River DCP 2013 and therefore would be able to be determined under delegated authority had it not been for the submissions received. In this case as the consultation is still progressing with Snowy Hydro it was considered appropriate for the aspect of the application that triggered its referral to Council be addressed and the application itself be finalised and determined under delegated authority.

As such this report will specifically address the submissions received and provide Council officer comment. No full assessment under S79C of the EP&A Act 1979 will occur in this report but will be the subject of an assessment report completed by officers when all referrals have been received. This future report will be used to make the final determination of the development application under delegated authority.

## ASSESSMENT

The application will be assessed against the provisions of the following documents:

<b>Local Environmental Plan (LEP) (including draft LEPs)</b>	Snowy River Local Environmental Plan 2013
<b>Development Control Plans</b>	Snowy River Development Control Plan 2013

## SECTION 79C

As this report does not deal with a full assessment under Section 79C and EP&A Act only section 79C(1)(d) being any submissions made in accordance with the Act or the regulations:

## SUBMISSIONS

The application was notified and publicly advertised, in accordance with relevant DCP requirements and the relevant statutory regulations. Notification letters were sent out to adjoining landowners and the development application was exhibited for a period of "30" days.

Whilst many of the submissions were the same or very similar each has been addressed individually below with a response to the issues raised within.

<b>Summary of Issues Raised Submission 1</b>
1. Original development of East Jindabyne was for ½ acre blocks for residential development and the property that is now siesta villa. The development submitted is for smaller blocks which are inconsistent with the other properties in the vicinity.
2. No pedestrian access to the foreshore shown the plan
3. Section of road from Jerrara Drive to Old Kosciuszko Road is too narrow and vehicles are forced onto the verge.
4. A development of this scale will need enforced vehicle parking areas off road and Jerrara Drive needs to be made "no parking" from Siesta Villa to Kosciuszko Road , to allow access for emergency services.
5. Developer contributions should be put towards extension of the shared walking/cycling trail from East Jindabyne to Tyrolean Village.
6. Installation of low level lighting would enhance the ambience of East Jindabyne.
7. Water runoff is an issue and has flooded the occupied adjoining property and adequate

stormwater drainage is required

8. Due to additional development Council should make a submission to the local member to have a country link bus stop at East Jindabyne. This would specifically help students going to Canberra to study and older residents who do not drive.
9. Concerned with the loss of the avenue of street trees along Jerrara Drive. Council should put controls in place if the development is approved to protect these trees.
10. Would prefer no street lighting for the development but if required then less intrusive form of lighting should be installed like that at Lake Crackenback.

Drainage of the site has two flow paths and does not appear to be accounted for in the layout of the subdivision. Future development will increase flows through the site and this could cause flooding of the proposed lots.

**Officer Response to Submission 1**

1. *The area to be developed is zoned differently from the land on the opposite side of Jerrara Drive and within the older developed areas of East Jindabyne. The subject property is zoned RU5 village with an associated minimum lot size of 700sqm. This contrasts with the R5-Large lot residential zone that covers the balance of East Jindabyne (not including Kunama Ridge and Alpine Sands Estates). The land has been zoned an equivalent zone from at least 1997 where it appears in the zoning maps as 2v – village which has an associated 700sqm lot size. The development pattern of East Jindabyne was established many years ago and it only appears new now that the land is coming online for development. It would not be appropriate for Council to enforce a lot size on this land which is inconsistent with its zoning.*
2. *There is access to the foreshore at points throughout East Jindabyne through Council community reserves. The foreshore can also be accessed through public open space at the end of Old Jindabyne Road. The subject land is private property and with the other access points available it is not reasonable to require further public access through the development.*
3. *Council's Development Engineer has advised that the Jerrara Drive is appropriate to provide access for the development.*
4. *The approval of "no stopping" signs is undertaken by Council's Local Traffic Committee and would be outside the scope of the development application. This suggestion will be passed to the Local Traffic Committee for consideration.*
5. *The Snowy River Development Contributions Plan 2008 will be used to determine the level of contribution payable for the development. The subject site is within the East Jindabyne Catchment as described in the plan. All contributions will be levied in accordance with those required for the catchment. These amounts differ between catchments. Council will levy S94 Developer Contributions for the following facilities/activities:*
  - *Jindabyne Area Shared Trails*
  - *Community services*
  - *Regional Waste Management*
  - *Bushfire Services*
  - *Open Space and Public Art*
  - *Sportsfield and Recreation Facilities*
  - *Jindabyne Area Shared Pathways*

*It is understood that the Community wants all contributions levied for this development to be spent in East Jindabyne to improve services such as shared pathways, trails and community facilities such as parks and playgrounds. Under the provisions of the plan how contributions are spent is dictated by what they are taken for. These funds have been allocated through the forward planning of the Contributions Plan to pay for these specific services.*

*The developer may, as has been the case with the subdivision at Tyrolean Village enter a Voluntary Planning Agreement with Council. This mechanism can be used to provide public infrastructure associated with a development in lieu of contributions. Should the applicant choose to do this (it is totally voluntary and cannot be mandated by Council through conditions of development consent) they would need to show that the infrastructure they are providing or paying towards is of a material public benefit. Should this be the case then contributions could be used to fund development specifically in East Jindabyne.*

*S64 Contributions will also be taken for the impact of the development on sewer and water infrastructure, these conditions are not included in the development consent and form a separate process under the Water Management Act.*

- 6. Street lighting is required in the development as the land is zoned for residential purposes and any such development must be constructed in accordance with Councils Design and Construction Specifications. Street lighting at Lake Crackenback Resort does not need to adhere to these requirements as it is a private development with lots situated on private roads. The subject development is being constructed in an RU5 zone accessed by Council roads and as such must comply with Council requirements. A condition of consent will be included to ensure adequate street lighting is installed in the development and that this be carried out at no cost to Council. There is proposed to be only three street lights installed for the development. These will be at the intersection between Jerrara Drive and Old Kosciuszko Road on the boundary of lot 16.*
- 7. The applicant has provided stormwater drainage plans and calculations of the pre-development and post development flows for the site. They will be required to demonstrate that no impact will be created by the development. Any outlets that are to be constructed on the foreshore are to be installed in consultation with Snowy Hydro. Council has referred all stormwater drainage information to Snowy Hydro for independent review. Any identified drainage issues on the site will be required to be identified prior to any determination and appropriate conditions of consent will be included to mitigate impacts. Stormwater drainage plans will be required as a condition of consent meeting the requirements of Council and Snowy Hydro.*
- 8. It is acknowledged that having a variety of transport options available to residents and visitors is an important community consideration however it is outside the scope of the assessment of this subdivision. The suggestion has been referred to the relevant Council officers for investigation.*
- 9. No trees are to be removed as part of this subdivision. Appropriate conditions of consent will be imposed to ensure that no damage occurs to street trees during the construction phase of the subdivision. Council routinely requires development such as these to provide a bond to ensure that any damage to Council infrastructure (including street plantings) is rectified.*

10. See comment in 6 above

See comment in 7 above

### **Summary of Issues Raised Submission 2**

#### **1. Appropriateness of the development**

Number of lots fronting Jerrara Drive are inconsistent with the adjoining residential areas. These lots are some of the smallest in the development and have drainage lines through them. Lots should be rearranged to be in keeping with the feel of the development on the opposite side of Jerrara Drive.

Proposed Easement through the site for access should be maintained

#### **2. Impact of increased traffic and safety on Jerrara Drive**

Section of road from Old Kosciuszko Road and Kunama Drive is dangerous due to degraded state of western side of the road.

#### **3. Developer Contributions**

Contributions collected for the development should only be spent in East Jindabyne. Specifically, for the continuation of a shared trail from Siesta Villa to the pump station and creation of a safe area between Old Kosciuszko Road and Kunama Drive. Not acceptable that the contributions be spent elsewhere

#### **4. Protection of street trees**

Concerned with the potential loss of street trees on Jerrara Drive

#### **5. Street lighting**

Would prefer no street lighting at all but if required, wants less intrusive lighting similar to Lake Crackenback mandated by Council.

#### **6. Drainage**

Catchment from the Ridge Estate passes through this site, along two flow paths and does not appear to be accounted for in the design.

### **Officer Response to Issues Raised in Submission 2**

#### **Appropriateness of the development**

*The land adjoining the site, that opposite (fronting Jerrara Drive) and the older developed areas of East Jindabyne are zoned R5 – large lot residential which has a greater minimum lot size. The development is proposed on land that is zoned RU5 village which is the same zone covering Kunama Ridge Estate and Alpine Sands both considered to be within East Jindabyne and addressing the lake. This is not a new zoning for the subject land and has been an equivalent zone with a 700sqm minimum lot size since at least LEP 1997. The development includes a mixture of lot sizes from 714sqm to 1123sqm.*

*There is currently no legal public access through the site and it is not reasonable for Council to impose a condition that will require an access easement through private land, where there are other access points to the lake and foreshore existing currently. Public access to foreshore areas adjoining Lake Jindabyne is available from Jerrara Drive further to the north of this subdivision and from Old Kosciuszko Road to the west of this subdivision.*

*The applicant has advised that the subdivision proposes to create a private right of footway along an easement at the western side of lot 6. This access is not provided for public use.*

*The developer will be required to demonstrate that there is adequate land within each of the lots on which to construct a dwelling house.*

### **Impact of increased traffic and safety on Jerrara Drive**

Councils Development Engineer has reviewed the plans and considers that the existing road network can cater for the additional traffic generated by the development. The concerns raised regarding the quality for the road verge on the western side of Jerrara Drive are valid and as such a condition of consent will be included that will require the developer to upgrade the subject road verge from the intersection of Jerrara Drive and Kunama Drive to Old Kosciuszko Road. This will improve the pedestrian/cyclist conflicts that have been described in the submission. Works on the opposite side of Jerrara Drive to the subject development will contribute to a better road surface in the immediate area.

### **Developer Contributions**

The Snowy River Development Contributions Plan 2008 will be used to determine the level of contribution payable for the development. The subject site is within the East Jindabyne Catchment as described in the plan. All contributions will be levied in accordance with those required for the catchment. These amounts differ between catchments. Council will levy S94 Developer Contributions for the following facilities/activities:

- Jindabyne Area Shared Trails
- Community services
- Regional Waste Management
- Bushfire Services
- Open Space and Public Art
- Sportsfield and Recreation Facilities
- Jindabyne Area Shared Pathways

It is understood that the Community wants all contributions levied for this development to be spent in East Jindabyne to improve services such as shared pathways, trails and community facilities such as parks and playgrounds. Under the provisions of the plan how contributions are spent is dictated by what they are taken for. These funds have been allocated through the forward planning of the Contributions Plan to pay for these specific services.

The developer may, as has been the case with the subdivision at Tyrolean Village enter a Voluntary Planning Agreement with Council. This mechanism can be used to provide public infrastructure associated with a development in lieu of contributions. Should the applicant choose to do this (it is totally voluntary and cannot be mandated by Council through conditions of development consent) they would need to show that the infrastructure they are providing or paying towards is of a material public benefit. Should this be the case then contributions could be used to fund development specifically in East Jindabyne.

S64 Contributions will also be taken for the impact of the development on sewer and water infrastructure, these conditions are not included in the development consent and form a separate process under the Water Management Act.

### **Protection of street trees**

No trees are to be removed as part of this subdivision. Appropriate conditions of consent will be imposed to ensure that no damage occurs to street trees during the construction phase of the subdivision. Council routinely requires development such as these to provide a bond to ensure that

*may damage to Council infrastructure (including street plantings) is rectified.*

**Street lighting**

*Street lighting is required in the development as the land is zoned for residential purposes and any such development must be constructed in accordance with Councils Design and Construction Specifications. Street lighting at Lake Crackenback Resort does not need to adhere to these requirements as it is a private development with lots situated on private roads. The subject development is being constructed in an RU5 zone accessed by Council roads and as such must comply with Council requirements. A condition of consent will be included to ensure adequate street lighting is installed in the development and that this be carried out at no cost to Council. There is proposed to be only three street lights installed for the development. These will be at the intersection between Jerrara Drive and Old Kosciuszko Road on the boundary of lot 16.*

**Drainage**

*The applicant has provided stormwater drainage plans and calculations of the pre-development and post development flows for the site. They will be required to demonstrate that no impact will be created by the development. Any outlets that are to be constructed on the foreshore are to be installed in consultation with Snowy Hydro. Council has referred all stormwater drainage information to Snowy Hydro for independent review. Any identified drainage issues on the site will be required to be identified prior to any determination and appropriate conditions of consent will be included to mitigate impacts. Stormwater drainage plans will be required as a condition of consent meeting the requirements of Council and Snowy Hydro.*

**Summary of Issues Raised Submission 3**

**1. Appropriateness of the development**

Impact of overdevelopment on the tourist industry. Tourists do not want to see a mass of rooftops when they enter Jindabyne. Lookout at East Jindabyne will be impacted as tourists will see rooftops when taking photographs of Lake Jindabyne. This will impact on the tourist industry.

Urban sprawl should not occur as has happened in Sydney. Better planning of density is required in Jindabyne.

**2. Proposed development not in keeping with existing lots**

Number of lots fronting Jerrara Drive are inconsistent with the adjoining residential areas. These lots are some of the smallest in the development and have drainage lines through them. Lots should be rearranged to be in keeping with the feel of the development on the opposite side of Jerrara Drive.

Proposed Easement through the site for access should be maintained

**3. Impact of increased traffic and safety on Jerrara Drive**

Section of road from Old Kosciuszko Road and Kunama Drive is dangerous due to degraded state of western side of the road.

**4. Developer Contributions**

Contributions collected for the development should only be spent in East Jindabyne. Specifically for the continuation of a shared trail from Siesta Villa to the pump station and creation of a safe area between Old Kosciuszko Road and Kunama Drive. Not acceptable that the contributions be spent elsewhere

**5. Protection of street trees**

Concerned with the potential loss of street trees on Jerrara Drive

**6. Street lighting**

Would prefer no street lighting at all but if required, wants less intrusive lighting similar to Lake



Crackenback mandated by Council.

#### **7. Drainage**

Catchment from the Ridge Estate passes through this site, along two flow paths and does not appear to be accounted for in the design.

#### **Officer Response to Issues Raised in Submission 3**

##### **Appropriateness of the development**

*The comments of the impact the development will have on tourism are noted however it is not considered that a subdivision of 20 lot, within an established residential area will have a considerable negative impact on the tourist industry.*

*It is not considered that this development is over development or that it constitutes urban sprawl. The development is within land that was approved for residential densities of these levels many years prior and is an extension of the RU5 land already developed in the vicinity.*

##### **Proposed development not in keeping with existing lots**

*The land adjoining the site, that opposite (fronting Jerrara Drive) and the older developed areas of East Jindabyne are zoned R5 – large lot residential which has a greater minimum lot size. The development is proposed on land that is zoned RU5 village which is the same zone covering Kunama Ridge Estate and Alpine Sands both considered to be within East Jindabyne and addressing the lake. This is not a new zoning for the subject land and has been an equivalent zone with a 700sqm minimum lot size since at least LEP 1997. The development includes a mixture of lot sizes from 714sqm to 1123sqm.*

*There is currently no legal public access through the site and it is not reasonable for Council to impose a condition that will require an access easement through private land, where there are other access points to the lake and foreshore existing currently. Public access to foreshore areas adjoining Lake Jindabyne is available from Jerrara Drive further to the north of this subdivision and from Old Kosciuszko Road to the west of this subdivision.*

*The applicant has advised that the subdivision proposes to create a private right of footway along an easement at the western side of lot 6. This access is not provided for public use.*

*The developer will be required to demonstrate that there is adequate land within each of the lots on which to construct a dwelling house.*

##### **Impact of increased traffic and safety on Jerrara Drive**

*Councils Development Engineer has reviewed the plans and considers that the existing road network can cater for the additional traffic generated by the development. The concerns raised regarding the quality for the road verge on the western side of Jerrara Drive are valid and as such a condition of consent will be included that will require the developer to upgrade the subject road verge from the intersection of Jerrara Drive and Kunama Drive to Old Kosciuszko Road. This will improve the pedestrian/cyclist conflicts that have been described in the submission. Works on the opposite side of Jerrara Drive to the subject development will contribute to a better road surface in the immediate area.*

##### **Developer Contributions**

*The Snowy River Development Contributions Plan 2008 will be used to determine the level of contribution payable for the development. The subject site is within the East Jindabyne Catchment as described in the plan. All contributions will be levied in accordance with those required for the catchment. These amounts differ between catchments. Council will levy S94 Developer*

*Contributions for the following facilities/activities:*

- *Jindabyne Area Shared Trails*
- *Community services*
- *Regional Waste Management*
- *Bushfire Services*
- *Open Space and Public Art*
- *Sportsfield and Recreation Facilities*
- *Jindabyne Area Shared Pathways*

*It is understood that the Community wants all contributions levied for this development to be spent in East Jindabyne to improve services such as shared pathways, trails and community facilities such as parks and playgrounds. Under the provisions of the plan how contributions are spent is dictated by what they are taken for. These funds have been allocated through the forward planning of the Contributions Plan to pay for these specific services.*

*The developer may, as has been the case with the subdivision at Tyrolean Village enter a Voluntary Planning Agreement with Council. This mechanism can be used to provide public infrastructure associated with a development in lieu of contributions. Should the applicant choose to do this (it is totally voluntary and cannot be mandated by Council through conditions of development consent) they would need to show that the infrastructure they are providing or paying towards is of a material public benefit. Should this be the case then contributions could be used to fund development specifically in East Jindabyne.*

*S64 Contributions will also be taken for the impact of the development on sewer and water infrastructure, these conditions are not included in the development consent and form a separate process under the Water Management Act.*

**Protection of street trees**

*No trees are to be removed as part of this subdivision. Appropriate conditions of consent will be imposed to ensure that no damage occurs to street trees during the construction phase of the subdivision. Council routinely requires development such as these to provide a bond to ensure that any damage to Council infrastructure (including street plantings) is rectified.*

**Street lighting**

*Street lighting is required in the development as the land is zoned for residential purposes and any such development must be constructed in accordance with Councils Design and Construction Specifications. Street lighting at Lake Crackenback Resort does not need to adhere to these requirements as it is a private development with lots situated on private roads. The subject development is being constructed in an RU5 zone accessed by Council roads and as such must comply with Council requirements. A condition of consent will be included to ensure adequate street lighting is installed in the development and that this be carried out at no cost to Council. There is proposed to be only three street lights installed for the development. These will be at the intersection between Jerrara Drive and Old Kosciuszko Road on the boundary of lot 16.*

**Drainage**

*The applicant has provided stormwater drainage plans and calculations of the pre-development and post development flows for the site. They will be required to demonstrate that no impact will*

*be created by the development. Any outlets that are to be constructed on the foreshore are to be installed in consultation with Snowy Hydro. Council has referred all stormwater drainage information to Snowy Hydro for independent review. Any identified drainage issues on the site will be required to be identified prior to any determination and appropriate conditions of consent will be included to mitigate impacts. Stormwater drainage plans will be required as a condition of consent meeting the requirements of Council and Snowy Hydro.*

#### **Summary of Issues Raised Submission 4**

##### **1. Appropriateness of the development**

Impact of overdevelopment on the tourist industry. Tourists do not want to see a mass of rooftops when they enter Jindabyne. Lookout at East Jindabyne will be impacted as tourists will see rooftops when taking photographs of Lake Jindabyne. This will impact on the tourist industry.

Urban sprawl should not occur as has happened in Sydney. Better planning of density is required in Jindabyne.

##### **2. Proposed development not in keeping with existing lots**

Number of lots fronting Jerrara Drive are inconsistent with the adjoining residential areas. These lots are some of the smallest in the development and have drainage lines through them. Lots should be rearranged to be in keeping with the feel of the development on the opposite side of Jerrara Drive.

Proposed Easement through the site for access should be maintained

##### **3. Impact of increased traffic and safety on Jerrara Drive**

Section of road from Old Kosciuszko Road and Kunama Drive is dangerous due to degraded state of western side of the road.

##### **4. Developer Contributions**

Contributions collected for the development should only be spent in East Jindabyne.

Specifically for the continuation of a shared trail from Siesta Villa to the pump station and creation of a safe area between Old Kosciuszko Road and Kunama Drive. Not acceptable that the contributions be spent elsewhere

##### **5. Protection of street trees**

Concerned with the potential loss of street trees on Jerrara Drive

##### **6. Street lighting**

Would prefer no street lighting at all but if required, wants less intrusive lighting similar to Lake Crackenback mandated by Council.

##### **7. Drainage**

Catchment from the Ridge Estate passes through this site, along two flow paths and does not appear to be accounted for in the design.

#### **Officer Response to Issues Raised in Submission 4**

*See response above to submission 3*

#### **Summary of Issues Raised Submission 5**

##### **1. Appropriateness of the development**

Number of lots fronting Jerrara Drive are inconsistent with the adjoining residential areas.

These lots are some of the smallest in the development and have drainage lines through them. Lots should be rearranged to be in keeping with the feel of the development on the opposite side of Jerrara Drive.

Proposed Easement through the site for access should be maintained

##### **2. Impact of increased traffic and safety on Jerrara Drive**

Section of road from Old Kosciuszko Road and Kunama Drive is dangerous due to degraded state of western side of the road.

**3. Developer Contributions**

Contributions collected for the development should only be spent in East Jindabyne. Specifically for the continuation of a shared trail from Siesta Villa to the pump station and creation of a safe area between Old Kosciuszko Road and Kunama Drive. Not acceptable that the contributions be spent elsewhere

**4. Protection of street trees**

Concerned with the potential loss of street trees on Jerrara Drive

**5. Street lighting**

Would prefer no street lighting at all but if required, wants less intrusive lighting similar to Lake Crackenback mandated by Council.

**6. Drainage**

Catchment from the Ridge Estate passes through this site, along two flow paths and does not appear to be accounted for in the design.

**Officer Response to Issues Raised in Submission 5**

**Appropriateness of the development**

*The land adjoining the site, that opposite (fronting Jerrara Drive) and the older developed areas of East Jindabyne are zoned R5 – large lot residential which has a greater minimum lot size. The development is proposed on land that is zoned RU5 village which is the same zone covering Kunama Ridge Estate and Alpine Sands both considered to be within East Jindabyne and addressing the lake. This is not a new zoning for the subject land and has been an equivalent zone with a 700sqm minimum lot size since at least LEP 1997. The development includes a mixture of lot sizes from 714sqm to 1123sqm.*

*There is currently no legal public access through the site and it is not reasonable for Council to impose a condition that will require an access easement through private land, where there are other access points to the lake and foreshore existing currently. Public access to foreshore areas adjoining Lake Jindabyne is available from Jerrara Drive further to the north of this subdivision and from Old Kosciuszko Road to the west of this subdivision.*

*The applicant has advised that the subdivision proposes to create a private right of footway along an easement at the western side of lot 6. This access is not provided for public use.*

*The developer will be required to demonstrate that there is adequate land within each of the lots on which to construct a dwelling house.*

**Impact of increased traffic and safety on Jerrara Drive**

*Councils Development Engineer has reviewed the plans and considers that the existing road network can cater for the additional traffic generated by the development. The concerns raised regarding the quality for the road verge on the western side of Jerrara Drive are valid and as such a condition of consent will be included that will require the developer to upgrade the subject road verge from the intersection of Jerrara Drive and Kunama Drive to Old Kosciuszko Road. This will improve the pedestrian/cyclist conflicts that have been described in the submission. Works on the opposite side of Jerrara Drive to the subject development will contribute to a better road surface in the immediate area.*

### **Developer Contributions**

*The Snowy River Development Contributions Plan 2008 will be used to determine the level of contribution payable for the development. The subject site is within the East Jindabyne Catchment as described in the plan. All contributions will be levied in accordance with those required for the catchment. These amounts differ between catchments. Council will levy S94 Developer Contributions for the following facilities/activities:*

- *Jindabyne Area Shared Trails*
- *Community services*
- *Regional Waste Management*
- *Bushfire Services*
- *Open Space and Public Art*
- *Sportsfield and Recreation Facilities*
- *Jindabyne Area Shared Pathways*

*It is understood that the Community wants all contributions levied for this development to be spent in East Jindabyne to improve services such as shared pathways, trails and community facilities such as parks and playgrounds. Under the provisions of the plan how contributions are spent is dictated by what they are taken for. These funds have been allocated through the forward planning of the Contributions Plan to pay for these specific services.*

*The developer may, as has been the case with the subdivision at Tyrolean Village enter a Voluntary Planning Agreement with Council. This mechanism can be used to provide public infrastructure associated with a development in lieu of contributions. Should the applicant choose to do this (it is totally voluntary and cannot be mandated by Council through conditions of development consent) they would need to show that the infrastructure they are providing or paying towards is of a material public benefit. Should this be the case then contributions could be used to fund development specifically in East Jindabyne.*

*S64 Contributions will also be taken for the impact of the development on sewer and water infrastructure, these conditions are not included in the development consent and form a separate process under the Water Management Act.*

#### ***Protection of street trees***

*No trees are to be removed as part of this subdivision. Appropriate conditions of consent will be imposed to ensure that no damage occurs to street trees during the construction phase of the subdivision. Council routinely requires development such as these to provide a bond to ensure that any damage to Council infrastructure (including street plantings) is rectified.*

#### ***Street lighting***

*Street lighting is required in the development as the land is zoned for residential purposes and any such development must be constructed in accordance with Councils Design and Construction Specifications. Street lighting at Lake Crackenback Resort does not need to adhere to these requirements as it is a private development with lots situated on private roads. The subject development is being constructed in an RU5 zone accessed by Council roads and as such must comply with Council requirements. A condition of consent will be included to ensure adequate street lighting is installed in the development and that this be carried out at no cost to Council.*

*There is proposed to be only three street lights installed for the development. These will be at the intersection between Jerrara Drive and Old Kosciuszko Road on the boundary of lot 16.*

### **Drainage**

*The applicant has provided stormwater drainage plans and calculations of the pre-development and post development flows for the site. They will be required to demonstrate that no impact will be created by the development. Any outlets that are to be constructed on the foreshore are to be installed in consultation with Snowy Hydro. Council has referred all stormwater drainage information to Snowy Hydro for independent review. Any identified drainage issues on the site will be required to be identified prior to any determination and appropriate conditions of consent will be included to mitigate impacts. Stormwater drainage plans will be required as a condition of consent meeting the requirements of Council and Snowy Hydro.*

### **Summary of Issues Raised Submission 6**

#### **1. Appropriateness of the development site**

Number of lots fronting Jerrara Drive are inconsistent with the adjoining residential development.

These lots are small and should be rearranged to account for drainage issues and create a more spacious urban feel consistent with the development on the opposite side of the Jerrara Drive.

The proposed easement through the middle of the site should be retained and allow general pedestrian access to the lake and future extended shared path.

#### SRLEP Clause 1.2(2)(d)

Density of housing is not consistent with the surrounding development

The “relatively high” density on the shores of Lake Jindabyne and impacting on several drainage pathways to the lake has the potential to impact on water quality and environmental integrity of the immediate area which is used as a popular swimming destination.

East Jindabyne blends into the landscape and Tyrolean Village does not. Housing in Tyrolean is simply too dense to allow for a seamless transition with the surrounding bushland.

The proposed Jerrara Drive development is in character with existing developments at Tyrolean Village but is in stark contrast to the established residential landscape of East Jindabyne. A lower density development is warranted. Minimum lot size in R2 is 700sqm however should not be viewed as desirable, rather the lot layout should be based on the surrounding blocks.

#### SRLEP Clause 1.2(2)(h)

The proposed development does not enhance the high scenic landscape values or conserve the open rural landscape or contribute to the preservation of separation between towns. Suggest that the block sizes be increased so as to decrease the overall number of blocks.

#### SRLEP Clause 1.2(2)(k)

The proposal will inhibit access to the lake

#### SRLEP Clause 1.2(2)(l)

The development is not in character with the existing development in East Jindabyne. Rumour that there would be more than 20 lots and therefore create a development less than the minimum lot size.

#### **2. Impact of Increased Traffic on safety along Jerrara Drive**

Section of road from Old Kosciuszko Road and Kunama Drive is dangerous due to degraded state of western side of the road.

#### **3. Developer contributions**

Contributions collected for the development should only be spent in East Jindabyne. Specifically for the continuation of a shared trail from Siesta Villa to the pump station and creation of a safe area between Old Kosciuszko Road and Kunama Drive. Not acceptable that the contributions be spent elsewhere. They should be spent on a children's park and play area due to an influx of families to the area.

**4. Protection of Street Trees**

Concerned with the potential loss of street trees on Jerrara Drive

This also applies to the 6-lot subdivision on the eastern side of Jerrara Drive

**5. Street lighting and night time glare**

Would prefer no street lighting at all but if required, wants less intrusive lighting similar to Lake Crackenback mandated by Council. Acacia Place Street lighting produces excessive glare.

**6. Drainage**

Catchment from the Ridge Estate passes through this site, along two flow paths and does not appear to be accounted for in the design. Drainage lines feed directly into Lake Jindabyne, which will cause increased pollution which will impact on water quality.

Stormwater management plan is required

**7. Summary**

Do not object to the existence of the development however the development is not in character with the existing residential landscape of East Jindabyne. Council should consider a reduction in the number of lots.

**Officer Response to Issues Raised in Submission 6**

**Appropriateness of the development**

*The land directly opposite and adjoining the subject lot is of a different zone than the subject property. The larger lots sizes are a characteristic of the R5 – large lot residential zone which has a greater minimum lot size. The development is proposed on land that is zone RU5 village which is the same zoning as Kunama Ridge Estate and Alpine Sands, both within East Jindabyne and addressing Lake Jindabyne and Tyrolean Village. This is not a new zoning for the subject land and has been an equivalent zone with a 700sqm minimum lot size since at least LEP 1997. As the development is consistent with the requirement of the LEP in relation to lot size is not considered an overdevelopment of the site. The development includes a mixture of lot sizes from 714sqm to 1123sqm*

*The “existing standard” lot size described of 2000sqm is for land zoned R5- large lot residential it is not reasonable for Council to require a lots size more in keeping with and R5 zone if the land has been zoned RU5 with a minimum lot size of 700sqm. The strategic planning work was carried out on these lot sizes many years ago and the development pattern has been established for some time that this land would be of a higher residential density.*

*The density of development in Tyrolean Village is higher than that proposed in this subdivision. Lots in Girvin Place (fronting the lake) are 500sqm in size and as such are not a good comparison to this development. Tyrolean, East Jindabyne and Jindabyne are all considered villages within the broader region and will have a mixture of housing types and lot sizes. This area is merely the first of the lots zoned for higher density to be developed in this area of East Jindabyne.*

*It is not considered that East Jindabyne village is an “open rural landscape” as referred to in clause 1.2(2)(h). This relates to the separation between villages and the development is proposed within*

*an existing village which has two distinct densities and zones.*

*The minimum lots size is 700sqm as such it would not be possible (without an amendment to the LEP, or a clause 4.6 variation – neither of which has been applied for) to decrease the lot sizes. Council is only able to assess the development as submitted and cannot take into consideration rumour.*

*There is currently no legal public access through the site and it is not reasonable for Council to impose a condition that will require an access easement through private land, where there are other access points to the lake and foreshore existing currently. Public access to foreshore areas adjoining Lake Jindabyne is available from Jerrara Drive further to the north of this subdivision and from Old Kosciuszko Road to the west of this subdivision.*

*The applicant has advised that the subdivision proposes to create a private right of footway along an easement at the western side of lot 6. This access is not provided for public use. As such the development, does not inhibit access to the lake.*

*Council's Development Engineer has reviewed the subdivision layout and it meets the requirements for access. Conditions will be placed on any approval to ensure that street trees are not removed. The developer through conditions of consent will be required to install driveway crossovers to the subject lots and these will be situated to ensure no removal of street trees.*

**Impact of increased traffic and safety on Jerrara Drive**

*Councils Development Engineer has reviewed the plans and considers that the existing road network can cater for the additional traffic generated by the development. The concerns raised regarding the quality for the road verge on the western side of Jerrara Drive are valid and as such a condition of consent will be included that will require the developer to upgrade the subject road verge from the intersection of Jerrara Drive and Kunama Drive to Old Kosciuszko Road. This will improve the pedestrian/cyclist conflicts that have been described in the submission. Works on the opposite side of Jerrara Drive to the subject development will contribute to a better road surface in the immediate area.*

**Developer Contributions**

*The Snowy River Development Contributions Plan 2008 will be used to determine the level of contribution payable for the development. The subject site is within the East Jindabyne Catchment as described in the plan. All contributions will be levied in accordance with those required for the catchment. These amounts differ between catchments. Council will levy S94 Developer Contributions for the following facilities/activities:*

- *Jindabyne Area Shared Trails*
- *Community services*
- *Regional Waste Management*
- *Bushfire Services*
- *Open Space and Public Art*
- *Sportsfield and Recreation Facilities*
- *Jindabyne Area Shared Pathways*

*It is understood that the Community wants all contributions levied for this development to be spent in East Jindabyne to improve services such as shared pathways, trails and community facilities such*



*as parks and playgrounds. Under the provisions of the plan how contributions are spent is dictated by what they are taken for. These funds have been allocated through the forward planning of the Contributions Plan to pay for these specific services.*

*The developer may, as has been the case with the subdivision at Tyrolean Village enter a Voluntary Planning Agreement with Council. This mechanism can be used to provide public infrastructure associated with a development in lieu of contributions. Should the applicant choose to do this (it is totally voluntary and cannot be mandated by Council through conditions of development consent) they would need to show that the infrastructure they are providing or paying towards is of a material public benefit. Should this be the case then contributions could be used to fund development specifically in East Jindabyne.*

*S64 Contributions will also be taken for the impact of the development on sewer and water infrastructure, these conditions are not included in the development consent and form a separate process under the Water Management Act.*

#### **Protection of street trees**

*No trees are to be removed as part of this subdivision. Appropriate conditions of consent will be imposed to ensure that no damage occurs to street trees during the construction phase of the subdivision. Council routinely requires development such as these to provide a bond to ensure that any damage to Council infrastructure (including street plantings) is rectified.*

#### **Street lighting**

*Street lighting is required in the development as the land is zoned for residential purposes and any such development must be constructed in accordance with Councils Design and Construction Specifications. Street lighting at Lake Crackenback Resort does not need to adhere to these requirements as it is a private development with lots situated on private roads. The subject development is being constructed in an RU5 zone accessed by Council roads and as such must comply with Council requirements. A condition of consent will be included to ensure adequate street lighting is installed in the development and that this be carried out at no cost to Council. There is proposed to be only three street lights installed for the development. These will be at the intersection between Jerrara Drive and Old Kosciuszko Road on the boundary of lot 16.*

#### **Drainage**

*The applicant has provided stormwater drainage plans and calculations of the pre-development and post development flows for the site. They will be required to demonstrate that no impact will be created by the development. Any outlets that are to be constructed on the foreshore are to be installed in consultation with Snowy Hydro. Council has referred all stormwater drainage information to Snowy Hydro for independent review. Any identified drainage issues on the site will be required to be identified prior to any determination and appropriate conditions of consent will be included to mitigate impacts. Stormwater drainage plans will be required as a condition of consent meeting the requirements of Council and Snowy Hydro.*

#### **Summary**

*The development is in an area of East Jindabyne that is zoned differently from that which is adjoining and that which is opposite on Jerrara Drive. The land is zoned in keeping with properties that face the development on Old Jindabyne Road and the residential pattern that then extends up Kunama Drive through to Alpine Sands. Whilst it is accepted that this is a different residential form than that which currently exists in Acacia Place it is in keeping with the strategic planning for residential development of the area which has been in place for many years. to the It is not*

*reasonable when there is a mix of lot sizes to request a reduction in the number of lots that have been proposed. The development could be all 700sqm lots and this would meet the requirements of the minimum lot size. In this case the yield is less than that which would be achieved if all lots were the minimum size.*

### **Summary of Issues Raised Submission 7**

#### **1. Drainage**

Downstream residents of shared stream concerned with flooding that has impacted their property in the past. Want assurances from Council that they will take responsibility if the property floods.

#### **2. Comments on Landscaping Design Intent**

Has the applicant considered the mature stand of poplar trees on the shared boundary?

Council make a special condition of approval that these trees be retained for privacy and shade and as a wind break.

Special condition of approval that the existing conifer hedge on the shared boundary be retained and protected from construction damage.

#### **3. Community Facilities**

Do not agree that the development does not need to provide community facilities.

#### **4. Movement Access and Parking**

Internal pedestrian access to the foreshore of Lake Jindabyne is not facilitated by the proposed development.

Internal walkway and drainage system both exit at the boundary of the adjoining property unless directed the runoff water will either stagnate or drain back onto the adjoining property

Special condition that the developer in consultation with Snowy Hydro be required to place formed drains for all runoff water down to Lake Jindabyne

Special condition that the developer in consultation with Snowy Hydro provide a formed landscaped pedestrian pathway from the development to the foreshore

Special condition that the developer be required to maintain the pathway in perpetuity or make adequate provision for this to occur through adequate monies to Snowy Hydro or Council.

#### **5. Fencing**

Special condition – that a post and wire dog proof rural fence be constructed along the shared boundary and that this occurs before construction begins.

Special condition – that a covenant be put on the new lots that all fencing costs along the boundary shall be the sole responsibility of the new development land owners.

Special condition – covenant that all fencing along the shared boundary be of the same fencing material and colour and repair.

If not fences prior to the commencement of construction the adjoining owners privacy and quiet enjoyment of their property will be affected by potential buyers, construction and site works operators trespassing onto grounds or property.

Inner lot boundary not geographically clear – fencing will help with this

Fencing will assist public safety

#### **6. Street parking**

Vehicles should not be allowed to park on the road in front of the lots, due to the impact this will have on access and egress along Jerrara Drive. Dangerous in the event of a bushfire

Special condition – that all lots fronting the development on Jerrara Drive be designated as “No Vehicle Parking” Zones and appropriate signage erected.

## **7. Stormwater**

Concerned that the developer and Council have a robust and verifiable plan for handling storm and runoff water.

Concerned that all stormwater is now to be deposited on the submitters property causing a loss of amenity and safety of the existing landscaped stream

Face an unquantified risk of discharge water falling from the retaining "head wall" and its pipework. Want to clarify if other drainage options were available.

The submitter provides a number of requests in the submission regarding how the developer and Council is to deal with stormwater runoff as this is a significant issue for this downstream property. The full submission is attached to the report.

## **8. Construction Activities**

Concern that the developer on an adjoining development have breached conditions of consent by operating outside of the time for heavy machinery. Request that construction hours are limited.

## **9. Truck Numbers and Timing**

Request that the construction management plan be available for comment. That public notice is provided for construction traffic. Heavy vehicles using Jerrara Drive will cause a road safety issue and make the road a single carriageway. Request a detailed traffic study that would include requirements for road widening, pedestrian pathways and street lighting before the development is approved. Condition the development consent that these road works be undertaken prior to any site works taking pace.

### **Officer Response to Issues Raised in Submission 7**

*1. Appropriate drainage measures will be put in place to ensure that post development runoff is not higher than pre-development runoff. The applicant has provided drainage plans and associated calculations in relation to stormwater runoff and these will be assessed by engineers both within Council and within SnowyHydro.*

*2. Council will condition the development consent to ensure that existing vegetation is retained for privacy and shade and as a wind break and that the existing conifer hedge on the shared boundary be retained and protected from construction damage.*

*3. A twenty lot subdivision is not considered to be of scale that would require land within the development to be provided for additional community facilities. The development will be subject to developer contributions which are allocated to various community facilities.*

*4. The current access to the foreshore through the property is not a legal access as it is over private land. There are other points of access to the foreshore in close proximity to the development and within East Jindabyne that are either within public open space or over Council reserve land. It is not reasonable when these access points exist that Council condition a development consent for this subdivision to require public access paths through the site.*

*5. Construction fencing to ensure that the site is protected and that restricts public access will be included as a condition of consent. This will need to be erected prior to the commencement of work on site. This will also be the case when dwelling houses are constructed on the land in the future. Council can condition the development consent to include a requirement regarding the type of fencing that is allowable on the land. It would not be reasonable and would be in contravention of the Dividing Fences Act that all new owners of the proposed lots be required to pay the full costs*

of dividing fences.

6. *The approval of “no stopping” signs is undertaken by Councils Local Traffic Committee and would be outside the scope of the development application. This suggestion will be passed to the Local Traffic Committee for consideration.*

7. *The submitter has posed several questions relating the impact of stormwater runoff on their property. These concerns were forwarded to the applicant and they provided a response in correspondence dated 12/10/2016 and attached to this report Additional to this response the applicant has provided to Council stormwater calculations relating to the predevelopment and post development flows on site. These calculations have been provided to Councils Development Engineer to review and have been referred to Snowy Hydro for independent review.*

*Council will investigate further the condition requested by the submitter that “the developer provide a fixed levee and spoon drain with an outfall sump on the shared northern boundary line” and that a “drainage covenant be established that requires the future land owners of Lot 9 to ensure the drain is maintained and kept operational and respected” Should these conditions be practical with the final stormwater drainage plan then they will be included as conditions in any development consent.*

8. *Conditions of consent will be imposed to restrict times for construction noise, taking into consideration the area in which the developer is to take place. Should these conditions not be complied with Council can take compliance action. The submission requests that these be as follows:*

*8.00am – 6.00pm Monday to Friday*

*9.00am – 1.00pm Saturdays*

*With no work carried out on Sundays or Public Holidays.*

*This is considered a reasonable request however it must be balanced with the time it take to undertake these activities it may be more suitable to work longer hours for a shorter number of days than take a longer time due to such restrictions, Council will endeavour to minimise the disruption to existing residents through appropriate conditions of consent.*

9. *The construction management plan will be provided by the applicant as a condition of consent, however Council can request that this is provided prior to the development occurring to allow for consultation with immediately effected neighbours. Councils Development Engineer has reviewed the plan and the traffic generation from the development and is not requiring road widening but a condition of consent is to be included to upgrade the road verge on the western side of Jerrara Drive in response to concerns regarding pedestrian and cyclist safety. These works generally take place at the completion of the development should there be a considerable amount of heavy vehicle movement.*

#### **Summary of Issues Raised Submission 8**

##### **1. Appropriateness of the development site**

Number of lots fronting Jerrara Drive are inconsistent with the adjoining residential development. They are much smaller than that which is the norm in the village. This will create a gaggle of

housing in an area that has always had large bushy blocks.

Block size should be 1500sqm which is closer to the existing standard of 2000sqm.

These lots should be rearranged to account for drainage issues and create a more spacious urban feel consistent with the development on the opposite side of the Jerrara Drive.

The proposed easement through the middle of the site should be retained and allow general pedestrian access to the lake and future extended shared path.

## **2. Impact of Increased Traffic on safety along Jerrara Drive**

Jerrara Drive from Old Kosciuszko Road and Kunama Drive is dangerous for passing vehicles pedestrians and cyclists because of the badly degraded state of the western road verge. Increased traffic brought about by this development and others will exacerbate an already unacceptable situation.

Parents with strollers are in danger of being hit by cars along Jerrara Drive as they have to walk along the road if they wish to reach the recreational areas of the Lake.

## **3. Developer contributions**

Any developer contributions from this development should be used to extend the existing walking and cycle tract that has been partially completed along the shoreline of East Jindabyne. Building a wide trail from East Jindabyne to Tyrolean would benefit the community East Jindabyne residents have had no money spent on improvements in 12 plus years. Desperately need improved walking tracks and cycling paths. Should be spent on a children's park and play area due to an influx of families to the area.

## **4. Protection of Street Trees**

Concerned with the potential loss of street trees on Jerrara Drive. This also applies to the 6 lot subdivision on the eastern side of Jerrara Drive

## **5. Street lighting and night time glare**

Acacia Place Street lighting produces excessive glare. Would prefer no street lighting at all but if required, wants less intrusive lighting similar to Lake Crackenback mandated by Council.

## **6. Drainage**

Catchment from the Ridge Estate passes through this site, along two flow paths and does not appear to be accounted for in the design.

Drainage lines feed directly into Lake Jindabyne, which will cause increased pollution which will impact on water quality.

Stormwater management plan is required

## **Officer Response to Issues Raised in Submission 8**

### **Appropriateness of the development**

*The land adjoining the site, that opposite (fronting Jerrara Drive) and the older developed areas of East Jindabyne are zoned R5 – large lot residential which has a greater minimum lot size. The development is proposed on land that is zoned RU5 village which is the same zone covering Kunama Ridge Estate and Alpine Sands both considered to be within East Jindabyne and addressing the lake. This is not a new zoning for the subject land and has been an equivalent zone with a 700sqm minimum lot size since at least LEP 1997. The development includes a mixture of lot sizes from 714sqm to 1123sqm.*

*The "existing standard" lot size described of 2000sqm is for land zoned R5- large lot residential.*

*This is not the standard for lots developed on the subject property. Due to the difference in zoning it would be unreasonable for Council to require a lots size more in keeping with an R5 zone. Through the strategic planning process (in this case carried out many years prior to the current plan) it was determined that the land could accommodate a higher density and this was a desirable outcome for the property. This RU5 zone with its minimum lot size of 700sqm is a development pattern that has been established for some time, identifying this site and land on the opposite side of Old Kosciuszko Road as an area of higher residential density. These densities allow for a mix of lots sizes and development types which is considered appropriate in a village context.*

*There is currently no legal public access through the site and it is not reasonable for Council to impose a condition that will require an access easement through private land, where there are other access points to the lake and foreshore existing currently. Public access to foreshore areas adjoining Lake Jindabyne is available from Jerrara Drive further to the north of this subdivision and from Old Kosciuszko Road to the west of this subdivision.*

*The applicant has advised that the subdivision proposes to create a private right of footway along an easement at the western side of lot 6. This access is not provided for general public use.*

**Impact of increased traffic and safety on Jerrara Drive**

*Councils Development Engineer has reviewed the plans and considers that the existing road network can cater for the additional traffic generated by the development. The concerns raised regarding the quality for the road verge on the western side of Jerrara Drive are valid and as such a condition of consent will be included that will require the developer to upgrade the subject road verge from the intersection of Jerrara Drive and Kunama Drive to Old Kosciuszko Road. This will improve the pedestrian/cyclist conflicts that have been described in the submission. Works on the opposite side of Jerrara Drive to the subject development will contribute to a better road surface in the immediate area.*

**Developer Contributions**

*The Snowy River Development Contributions Plan 2008 will be used to determine the level of contribution payable for the development. The subject site is within the East Jindabyne Catchment as described in the plan. All contributions will be levied in accordance with those required for the catchment. These amounts differ between catchments. Council will levy S94 Developer Contributions for the following facilities/activities:*

- *Jindabyne Area Shared Trails*
- *Community services*
- *Regional Waste Management*
- *Bushfire Services*
- *Open Space and Public Art*
- *Sportsfield and Recreation Facilities*
- *Jindabyne Area Shared Pathways*

*It is understood that the Community wants all contributions levied for this development to be spent in East Jindabyne to improve services such as shared pathways, trails and community facilities such as parks and playgrounds. Under the provisions of the plan how contributions are spent is dictated by what they are taken for. These funds have been allocated through the forward planning of the Contributions Plan to pay for these specific services.*

*The developer may, as has been the case with the subdivision at Tyrolean Village enter a Voluntary Planning Agreement with Council. This mechanism can be used to provide public infrastructure associated with a development in lieu of contributions. Should the applicant choose to do this (it is totally voluntary and cannot be mandated by Council through conditions of development consent) they would need to show that the infrastructure they are providing or paying towards is of a material public benefit. Should this be the case then contributions could be used to fund development specifically in East Jindabyne.*

*S64 Contributions will also be taken for the impact of the development on sewer and water infrastructure, these conditions are not included in the development consent and form a separate process under the Water Management Act.*

#### **Protection of street trees**

*No trees are to be removed as part of this subdivision. Appropriate conditions of consent will be imposed to ensure that no damage occurs to street trees during the construction phase of the subdivision. Council routinely requires development such as these to provide a bond to ensure that any damage to Council infrastructure (including street plantings) is rectified.*

#### **Street lighting**

*Street lighting is required in the development as the land is zoned for residential purposes and any such development must be constructed in accordance with Councils Design and Construction Specifications. Street lighting at Lake Crackenback Resort does not need to adhere to these requirements as it is a private development with lots situated on private roads. The subject development is being constructed in an RU5 zone accessed by Council roads and as such must comply with Council requirements. A condition of consent will be included to ensure adequate street lighting is installed in the development and that this be carried out at no cost to Council. There is proposed to be only three street lights installed for the development. These will be at the intersection between Jerrara Drive and Old Kosciuszko Road on the boundary of lot 16.*

#### **Drainage**

*The applicant has provided stormwater drainage plans and calculations of the pre-development and post development flows for the site. They will be required to demonstrate that no impact will be created by the development including any pollutant increase in Lake Jindabyne from runoff from the site. Any outlets that are to be constructed on the foreshore are to be installed in consultation with Snowy Hydro. Council has referred all stormwater drainage information to Snowy Hydro for independent review. Any identified drainage issues on the site will be required to be identified prior to any determination and appropriate conditions of consent will be included to mitigate impacts. Stormwater drainage plans will be required as a condition of consent meeting the requirements of Council and Snowy Hydro.*

### **Summary of Issues Raised Submission 9**

#### **1. Appropriateness of the development for the site**

Proposed development is not consistent with existing lot sizes. Represents a higher density development than currently exists in the area.

Will have an adverse visual impact on surrounding houses

#### **2. Drainage**

Impact drainage lines to Lake Jindabyne, gradient of the lots will allow for sediment to flow downhill and potentially enter the lake.

Small lots mean more hard surface area

Larger lots will allow for better onsite detention and absorption of stormwater

Existing erosion gutters on the site already illustrate this problem and they should not be enlarged by this proposal.

Consideration should be given to how to restrict future residents of these blocks from creating multiple vehicle and boat access points to the lake. This will form into erosion tracks affecting water quality.

### **3. Impact of Increased Traffic on safety along Jerrara Drive**

Subdivision will increase traffic flows on Jerrara Drive and funds should be allowed for a safe pedestrian and cyclist verge along the main access road into the suburb.

### **4. Developer Contributions**

Any developer contributions from this development should be used to extend the existing walking and cycle tract that has been partially completed along the shoreline of East Jindabyne. Building a wide trail from East Jindabyne to Tyrolean would benefit the community

### **5. Street Trees**

Planting more street trees along the front of the proposed development would also allow for this area of East Jindabyne to blend in with the other roads and lessen the impact of the development.

## **Officer Response to Issues Raised in Submission 9**

### **Appropriateness of the development**

*The land adjoining the site, that opposite (fronting Jerrara Drive) and the older developed areas of East Jindabyne are zoned R5 – large lot residential which has a greater minimum lot size. The development is proposed on land that is zoned RU5 village which is the same zone covering Kunama Ridge Estate and Alpine Sands both considered to be within East Jindabyne and addressing the lake. This is not a new zoning for the subject land and has been an equivalent zone with a 700sqm minimum lot size since at least LEP 1997. The development includes a mixture of lot sizes from 714sqm to 1123sqm.*

*Whilst the development proposes a higher density than the older areas of East Jindabyne it is in keeping with the lot sizes on Kunama Drive.*

*There is currently no legal public access through the site and it is not reasonable for Council to impose a condition that will require an access easement through private land, where there are other access points to the lake and foreshore existing currently. Public access to foreshore areas adjoining Lake Jindabyne is available from Jerrara Drive further to the north of this subdivision and from Old Kosciuszko Road to the west of this subdivision.*

*The applicant has advised that the subdivision proposes to create a private right of footway along an easement at the western side of lot 6. This access is not provided for general public use.*

*Council's Development Engineer has reviewed the subdivision layout and it meets the requirements for access. Conditions will be placed on any approval to ensure that street trees are not removed. The developer through conditions of consent will be required to install driveway crossovers to the*



*subject lots and these will be situated to ensure no removal of street trees.*

*The development will have a visual impact on the adjoining properties as they have had the benefit of looking over a vacant area of private land for many years. This is however not a reasonable reason for Council to refuse the application or require the development to be redesigned.*

*The land is zoned for the purpose of residential development and as such the developer has a reasonable expectation if the development meets the requirements of the LEP and DCP to develop it for that purpose.*

### **Drainage**

*The applicant has provided stormwater drainage plans and calculations of the pre-development and post development flows for the site. They will be required to demonstrate that no impact will be created by the development. Any outlets that are to be constructed on the foreshore are to be installed in consultation with Snowy Hydro. Council has referred all stormwater drainage information to Snowy Hydro for independent review. Any identified drainage issues on the site will be required to be identified prior to any determination and appropriate conditions of consent will be included to mitigate impacts. Stormwater drainage plans will be required as a condition of consent meeting the requirements of Council and Snowy Hydro.*

It is possible for drainage to be designed within lots varying from 700sqm to 1100sqm this is common in residential subdivisions and can be achieved with appropriate engineering on this site.

*This foreshore area is not part of the subject property and is private land, as such there is no legal opportunity for the lots to access this area without the prior approval of the landowners (Snowy Hydro) as is the case currently. If owners are accessing over Snowy Hydro land in other parts of East Jindabyne, then it is an issue for Snowy Hydro to address as land owners should damage occur to their property.*

### **Impact of increased traffic and safety on Jerrara Drive**

*Councils Development Engineer has reviewed the plans and considers that the existing road network can cater for the additional traffic generated by the development. The concerns raised regarding the quality for the road verge on the western side of Jerrara Drive are valid and as such a condition of consent will be included that will require the developer to upgrade the subject road verge from the intersection of Jerrara Drive and Kunama Drive to Old Kosciuszko Road. This will improve the pedestrian/cyclist conflicts that have been described in the submission. Works on the opposite side of Jerrara Drive to the subject development will contribute to a better road surface in the immediate area.*

### **Developer Contributions**

*The Snowy River Development Contributions Plan 2008 will be used to determine the level of contribution payable for the development. The subject site is within the East Jindabyne Catchment as described in the plan. All contributions will be levied in accordance with those required for the catchment. These amounts differ between catchments. Council will levy S94 Developer Contributions for the following facilities/activities:*

- *Jindabyne Area Shared Trails*
- *Community services*
- *Regional Waste Management*

- *Bushfire Services*
- *Open Space and Public Art*
- *Sportsfield and Recreation Facilities*
- *Jindabyne Area Shared Pathways*

*It is understood that the Community wants all contributions levied for this development to be spent in East Jindabyne to improve services such as shared pathways, trails and community facilities such as parks and playgrounds. Under the provisions of the plan how contributions are spent is dictated by what they are taken for. These funds have been allocated through the forward planning of the Contributions Plan to pay for these specific services.*

*The developer may, as has been the case with the subdivision at Tyrolean Village enter a Voluntary Planning Agreement with Council. This mechanism can be used to provide public infrastructure associated with a development in lieu of contributions. Should the applicant choose to do this (it is totally voluntary and cannot be mandated by Council through conditions of development consent) they would need to show that the infrastructure they are providing or paying towards is of a material public benefit. Should this be the case then contributions could be used to fund development specifically in East Jindabyne.*

*S64 Contributions will also be taken for the impact of the development on sewer and water infrastructure, these conditions are not included in the development consent and form a separate process under the Water Management Act.*

**Street trees**

*No trees are to be removed as part of this subdivision. Appropriate conditions of consent will be imposed to ensure that no damage occurs to street trees during the construction phase of the subdivision. Council routinely requires development such as these to provide a bond to ensure that any damage to Council infrastructure (including street plantings) is rectified. The applicant will be required to submit a landscaping plan for the site if additional plantings are deemed appropriate these will form a condition of consent.*

**Summary of Issues Raised Submission 10**

**1. Appropriateness of the development**

Number of lots fronting Jerrara Drive are inconsistent with the adjoining residential areas. These lots are some of the smallest in the development and have drainage lines through them. Lots should be rearranged to be in keeping with the feel of the development on the opposite side of Jerrara Drive.

Proposed Easement through the site for access should be maintained

**2. Impact of increased traffic and safety on Jerrara Drive**

Section of road from Old Kosciuszko Road and Kunama Drive is dangerous due to degraded state of western side of the road.

**3. Developer Contributions**

Contributions collected for the development should only be spent in East Jindabyne. Specifically for the continuation of a shared trail from Siesta Villa to the pump station and creation of a safe area between Old Kosciuszko Road and Kunama Drive. Not acceptable that the contributions be spent elsewhere

**4. Protection of street trees**

Concerned with the potential loss of street trees on Jerrara Drive

**5. Street lighting**

Would prefer no street lighting at all but if required, wants less intrusive lighting similar to Lake Crackenback mandated by Council.

**6. Drainage**

Catchment from the Ridge Estate passes through this site, along two flow paths and does not appear to be accounted for in the design.

**Officer Response to Issues Raised in Submission 10**

**Appropriateness of the development**

*The land adjoining the site, that opposite (fronting Jerrara Drive) and the older developed areas of East Jindabyne are zoned R5 – large lot residential which has a greater minimum lot size. The development is proposed on land that is zoned RU5 village which is the same zone covering Kunama Ridge Estate and Alpine Sands both considered to be within East Jindabyne and addressing the lake. This is not a new zoning for the subject land and has been an equivalent zone with a 700sqm minimum lot size since at least LEP 1997. The development includes a mixture of lot sizes from 714sqm to 1123sqm.*

*There is currently no legal public access through the site and it is not reasonable for Council to impose a condition that will require an access easement through private land, where there are other access points to the lake and foreshore existing currently. Public access to foreshore areas adjoining Lake Jindabyne is available from Jerrara Drive further to the north of this subdivision and from Old Kosciuszko Road to the west of this subdivision.*

*The applicant has advised that the subdivision proposes to create a private right of footway along an easement at the western side of lot 6. This access is not provided for public use.*

*The developer will be required to demonstrate that there is adequate land within each of the lots on which to construct a dwelling house.*

**Impact of increased traffic and safety on Jerrara Drive**

*Councils Development Engineer has reviewed the plans and considers that the existing road network can cater for the additional traffic generated by the development. The concerns raised*

regarding the quality for the road verge on the western side of Jerrara Drive are valid and as such a condition of consent will be included that will require the developer to upgrade the subject road verge from the intersection of Jerrara Drive and Kunama Drive to Old Kosciuszko Road. This will improve the pedestrian/cyclist conflicts that have been described in the submission. Works on the opposite side of Jerrara Drive to the subject development will contribute to a better road surface in the immediate area.

### **Developer Contributions**

The Snowy River Development Contributions Plan 2008 will be used to determine the level of contribution payable for the development. The subject site is within the East Jindabyne Catchment as described in the plan. All contributions will be levied in accordance with those required for the catchment. These amounts differ between catchments. Council will levy S94 Developer Contributions for the following facilities/activities:

- Jindabyne Area Shared Trails
- Community services
- Regional Waste Management
- Bushfire Services
- Open Space and Public Art
- Sportsfield and Recreation Facilities
- Jindabyne Area Shared Pathways

It is understood that the Community wants all contributions levied for this development to be spent in East Jindabyne to improve services such as shared pathways, trails and community facilities such as parks and playgrounds. Under the provisions of the plan how contributions are spent is dictated by what they are taken for. These funds have been allocated through the forward planning of the Contributions Plan to pay for these specific services.

The developer may, as has been the case with the subdivision at Tyrolean Village enter a Voluntary Planning Agreement with Council. This mechanism can be used to provide public infrastructure associated with a development in lieu of contributions. Should the applicant choose to do this (it is totally voluntary and cannot be mandated by Council through conditions of development consent) they would need to show that the infrastructure they are providing or paying towards is of a material public benefit. Should this be the case then contributions could be used to fund development specifically in East Jindabyne.

S64 Contributions will also be taken for the impact of the development on sewer and water infrastructure, these conditions are not included in the development consent and form a separate process under the Water Management Act.

### **Protection of street trees**

No trees are to be removed as part of this subdivision. Appropriate conditions of consent will be imposed to ensure that no damage occurs to street trees during the construction phase of the subdivision. Council routinely requires development such as these to provide a bond to ensure that any damage to Council infrastructure (including street plantings) is rectified.

### **Street lighting**

Street lighting is required in the development as the land is zoned for residential purposes and any

*such development must be constructed in accordance with Councils Design and Construction Specifications. Street lighting at Lake Crackenback Resort does not need to adhere to these requirements as it is a private development with lots situated on private roads. The subject development is being constructed in an RU5 zone accessed by Council roads and as such must comply with Council requirements. A condition of consent will be included to ensure adequate street lighting is installed in the development and that this be carried out at no cost to Council. There is proposed to be only three street lights installed for the development. These will be at the intersection between Jerrara Drive and Old Kosciuszko Road on the boundary of lot 16.*

#### **Drainage**

*The applicant has provided stormwater drainage plans and calculations of the pre-development and post development flows for the site. They will be required to demonstrate that no impact will be created by the development. Any outlets that are to be constructed on the foreshore are to be installed in consultation with Snowy Hydro. Council has referred all stormwater drainage information to Snowy Hydro for independent review. Any identified drainage issues on the site will be required to be identified prior to any determination and appropriate conditions of consent will be included to mitigate impacts. Stormwater drainage plans will be required as a condition of consent meeting the requirements of Council and Snowy Hydro.*

#### **Summary of Issues Raised Submission 11**

##### **1. Appropriateness of the development**

Number of lots fronting Jerrara Drive are inconsistent with the adjoining residential areas. These lots are some of the smallest in the development and have drainage lines through them. Lots should be rearranged to be in keeping with the feel of the development on the opposite side of Jerrara Drive.

Proposed Easement through the site for access should be maintained

##### **2. Impact of increased traffic and safety on Jerrara Drive**

Section of road from Old Kosciuszko Road and Kunama Drive is dangerous due to degraded state of western side of the road.

##### **3. Developer Contributions**

Contributions collected for the development should only be spent in East Jindabyne. Specifically for the continuation of a shared trail from Siesta Villa to the pump station and creation of a safe area between Old Kosciuszko Road and Kunama Drive, and a picnic/park areas at East Jindabyne. Not acceptable that the contributions be spent elsewhere

##### **4. Street lighting**

Would prefer low impact lighting similar to Lake Crackenback

#### **Officer Response to Issues Raised in Submission 11**

##### **Appropriateness of the development**

*The land adjoining the site, that opposite (fronting Jerrara Drive) and the older developed areas of East Jindabyne are zoned R5 – large lot residential which has a greater minimum lot size. The development is proposed on land that is zoned RU5 village which is the same zone covering Kunama Ridge Estate and Alpine Sands both considered to be within East Jindabyne and addressing the lake. This is not a new zoning for the subject land and has been an equivalent zone with a 700sqm minimum lot size since at least LEP 1997. The development includes a mixture of lot sizes from 714sqm to 1123sqm.*

*There is currently no legal public access through the site and it is not reasonable for Council to*

*impose a condition that will require an access easement through private land, where there are other access points to the lake and foreshore existing currently. Public access to foreshore areas adjoining Lake Jindabyne is available from Jerrara Drive further to the north of this subdivision and from Old Kosciuszko Road to the west of this subdivision.*

*The applicant has advised that the subdivision proposes to create a private right of footway along an easement at the western side of lot 6. This access is not provided for public use.*

*The developer will be required to demonstrate that there is adequate land within each of the lots on which to construct a dwelling house.*

### **Impact of increased traffic and safety on Jerrara Drive**

*Councils Development Engineer has reviewed the plans and considers that the existing road network can cater for the additional traffic generated by the development. The concerns raised regarding the quality for the road verge on the western side of Jerrara Drive are valid and as such a condition of consent will be included that will require the developer to upgrade the subject road verge from the intersection of Jerrara Drive and Kunama Drive to Old Kosciuszko Road. This will improve the pedestrian/cyclist conflicts that have been described in the submission. Works on the opposite side of Jerrara Drive to the subject development will contribute to a better road surface in the immediate area.*

### **Developer Contributions**

*The Snowy River Development Contributions Plan 2008 will be used to determine the level of contribution payable for the development. The subject site is within the East Jindabyne Catchment as described in the plan. All contributions will be levied in accordance with those required for the catchment. These amounts differ between catchments. Council will levy S94 Developer Contributions for the following facilities/activities:*

- *Jindabyne Area Shared Trails*
- *Community services*
- *Regional Waste Management*
- *Bushfire Services*
- *Open Space and Public Art*
- *Sportsfield and Recreation Facilities*
- *Jindabyne Area Shared Pathways*

*It is understood that the Community wants all contributions levied for this development to be spent in East Jindabyne to improve services such as shared pathways, trails and community facilities such as parks and playgrounds. Under the provisions of the plan how contributions are spent is dictated by what they are taken for. These funds have been allocated through the forward planning of the Contributions Plan to pay for these specific services.*

*The developer may, as has been the case with the subdivision at Tyrolean Village enter a Voluntary Planning Agreement with Council. This mechanism can be used to provide public infrastructure associated with a development in lieu of contributions. Should the applicant choose to do this (it is totally voluntary and cannot be mandated by Council through conditions of development consent) they would need to show that the infrastructure they are providing or paying towards is of a*

*material public benefit. Should this be the case then contributions could be used to fund development specifically in East Jindabyne.*

*S64 Contributions will also be taken for the impact of the development on sewer and water infrastructure, these conditions are not included in the development consent and form a separate process under the Water Management Act.*

**Street lighting**

*Street lighting is required in the development as the land is zoned for residential purposes and any such development must be constructed in accordance with Councils Design and Construction Specifications. Street lighting at Lake Crackenback Resort does not need to adhere to these requirements as it is a private development with lots situated on private roads. The subject development is being constructed in an RU5 zone accessed by Council roads and as such must comply with Council requirements. A condition of consent will be included to ensure adequate street lighting is installed in the development and that this be carried out at no cost to Council. There is proposed to be only three street lights installed for the development. These will be at the intersection between Jerrara Drive and Old Kosciuszko Road on the boundary of lot 16.*

**Summary of Issues Raised Submission 12**

**1. Impact of increased traffic and safety on Jerrara Drive**

Section of road from Old Kosciuszko Road and Kunama Drive is dangerous due to degraded state of western side of the road. Intersection between Jerrara Drive and Kosciuszko Road is dangerous additional traffic on Jerrara Drive will add to the potential for traffic accidents

School buses pick up and set down at this intersection creating additional hazards of children on the road and cars parking on the road side to pick up and drop off.

**2. Appropriateness of the development**

Land is zoned RU5 which is aimed at protecting and conserving the character and scenic quality of the rural village setting and to ensure that development in the village area is compatible

The lot sizes are inconstant with the site of lots within the existing village which is one the attractions of living in East Jindabyne.

Number of lots fronting Jerrara Drive are inconsistent with the adjoining residential areas. These lots are some of the smallest in the development and have drainage lines through them. Lots should be rearranged to be in keeping with the feel of the development on the opposite side of Jerrara Drive.

Proposed Easement through the site for access should be maintained

**3. Developer Contributions**

Contributions collected for the development should only be spent in East Jindabyne. Specifically for the continuation of a shared trail from Siesta Villa to the pump station and creation of a safe area between Old Kosciuszko Road and Kunama Drive. Not acceptable that the contributions be spent elsewhere

**4. Protection of street trees**

Concerned with the potential loss of street trees on Jerrara Drive

**5. Drainage**

Catchment from the Ridge Estate passes through this site, along two flow paths and does not appear to be accounted for in the design.

### **Officer Response to Issues Raised in Submission 12**

#### **Impact of increased traffic and safety on Jerrara Drive**

*Councils Development Engineer has reviewed the plans and considers that the existing road network can cater for the additional traffic generated by the development. The concerns raised regarding the quality for the road verge on the western side of Jerrara Drive are valid and as such a condition of consent will be included that will require the developer to upgrade the subject road verge from the intersection of Jerrara Drive and Kunama Drive to Old Kosciuszko Road. This will improve the pedestrian/cyclist conflicts that have been described in the submission. Works on the opposite side of Jerrara Drive to the subject development will contribute to a better road surface in the immediate area.*

#### **Appropriateness of the development**

*The land adjoining the site, that opposite (fronting Jerrara Drive) and the older developed areas of East Jindabyne are zoned R5 – large lot residential which has a greater minimum lot size. The development is proposed on land that is zoned RU5 village which is the same zone covering Kunama Ridge Estate and Alpine Sands both considered to be within East Jindabyne and addressing the lake. This is not a new zoning for the subject land and has been an equivalent zone with a 700sqm minimum lot size since at least LEP 1997. The development includes a mixture of lot sizes from 714sqm to 1123sqm.*

*There is currently no legal public access through the site and it is not reasonable for Council to impose a condition that will require an access easement through private land, where there are other access points to the lake and foreshore existing currently. Public access to foreshore areas adjoining Lake Jindabyne is available from Jerrara Drive further to the north of this subdivision and from Old Kosciuszko Road to the west of this subdivision.*

*The applicant has advised that the subdivision proposes to create a private right of footway along an easement at the western side of lot 6. This access is not provided for public use.*

*The developer will be required to demonstrate that there is adequate land within each of the lots on which to construct a dwelling house.*

#### **Developer Contributions**

*The Snowy River Development Contributions Plan 2008 will be used to determine the level of contribution payable for the development. The subject site is within the East Jindabyne Catchment as described in the plan. All contributions will be levied in accordance with those required for the catchment. These amounts differ between catchments. Council will levy S94 Developer Contributions for the following facilities/activities:*

- *Jindabyne Area Shared Trails*
- *Community services*
- *Regional Waste Management*
- *Bushfire Services*
- *Open Space and Public Art*
- *Sportsfield and Recreation Facilities*
- *Jindabyne Area Shared Pathways*



*It is understood that the Community wants all contributions levied for this development to be spent in East Jindabyne to improve services such as shared pathways, trails and community facilities such as parks and playgrounds. Under the provisions of the plan how contributions are spent is dictated by what they are taken for. These funds have been allocated through the forward planning of the Contributions Plan to pay for these specific services.*

*The developer may, as has been the case with the subdivision at Tyrolean Village enter a Voluntary Planning Agreement with Council. This mechanism can be used to provide public infrastructure associated with a development in lieu of contributions. Should the applicant choose to do this (it is totally voluntary and cannot be mandated by Council through conditions of development consent) they would need to show that the infrastructure they are providing or paying towards is of a material public benefit. Should this be the case then contributions could be used to fund development specifically in East Jindabyne.*

*S64 Contributions will also be taken for the impact of the development on sewer and water infrastructure, these conditions are not included in the development consent and form a separate process under the Water Management Act.*

**Protection of street trees**

*No trees are to be removed as part of this subdivision. Appropriate conditions of consent will be imposed to ensure that no damage occurs to street trees during the construction phase of the subdivision. Council routinely requires development such as these to provide a bond to ensure that any damage to Council infrastructure (including street plantings) is rectified.*

**Drainage**

*The applicant has provided stormwater drainage plans and calculations of the pre-development and post development flows for the site. They will be required to demonstrate that no impact will be created by the development. Any outlets that are to be constructed on the foreshore are to be installed in consultation with Snowy Hydro. Council has referred all stormwater drainage information to Snowy Hydro for independent review. Any identified drainage issues on the site will be required to be identified prior to any determination and appropriate conditions of consent will be included to mitigate impacts. Stormwater drainage plans will be required as a condition of consent meeting the requirements of Council and Snowy Hydro.*

**Summary of Issues Raised Submission 13**

**1. Appropriateness of the development**

Number of lots fronting Jerrara Drive are inconsistent with the adjoining residential areas. These lots are some of the smallest in the development and have drainage lines through them. Lots should be rearranged to be in keeping with the feel of the development on the opposite side of Jerrara Drive.

Proposed Easement through the site for access should be maintained

**2. Impact of increased traffic and safety on Jerrara Drive**

Section of road from Old Kosciuszko Road and Kunama Drive is dangerous due to degraded state of western side of the road.

**3. Developer Contributions**

Contributions collected for the development should only be spent in East Jindabyne.

Specifically for the continuation of a shared trail from Siesta Villa to the pump station and creation of a safe area between Old Kosciuszko Road and Kunama Drive. Not acceptable that the contributions be spent elsewhere

**4. Protection of street trees**

Concerned with the potential loss of street trees on Jerrara Drive

**5. Street lighting**

Would prefer no street lighting at all but if required, wants less intrusive lighting similar to Lake Crackenback mandated by Council.

**6. Drainage**

Catchment from the Ridge Estate passes through this site, along two flow paths and does not appear to be accounted for in the design.

**Officer Response to Issues Raised in Submission 13**

**Appropriateness of the development**

*The land adjoining the site, that opposite (fronting Jerrara Drive) and the older developed areas of East Jindabyne are zoned R5 – large lot residential which has a greater minimum lot size. The development is proposed on land that is zoned RU5 village which is the same zone covering Kunama Ridge Estate and Alpine Sands both considered to be within East Jindabyne and addressing the lake. This is not a new zoning for the subject land and has been an equivalent zone with a 700sqm minimum lot size since at least LEP 1997. The development includes a mixture of lot sizes from 714sqm to 1123sqm.*

*There is currently no legal public access through the site and it is not reasonable for Council to impose a condition that will require an access easement through private land, where there are other access points to the lake and foreshore existing currently. Public access to foreshore areas adjoining Lake Jindabyne is available from Jerrara Drive further to the north of this subdivision and from Old Kosciuszko Road to the west of this subdivision.*

*The applicant has advised that the subdivision proposes to create a private right of footway along an easement at the western side of lot 6. This access is not provided for public use.*

*The developer will be required to demonstrate that there is adequate land within each of the lots on which to construct a dwelling house.*

**Impact of increased traffic and safety on Jerrara Drive**

*Councils Development Engineer has reviewed the plans and considers that the existing road network can cater for the additional traffic generated by the development. The concerns raised regarding the quality for the road verge on the western side of Jerrara Drive are valid and as such a condition of consent will be included that will require the developer to upgrade the subject road verge from the intersection of Jerrara Drive and Kunama Drive to Old Kosciuszko Road. This will improve the pedestrian/cyclist conflicts that have been described in the submission. Works on the opposite side of Jerrara Drive to the subject development will contribute to a better road surface in the immediate area.*

**Developer Contributions**

*The Snowy River Development Contributions Plan 2008 will be used to determine the level of contribution payable for the development. The subject site is within the East Jindabyne Catchment*

*as described in the plan. All contributions will be levied in accordance with those required for the catchment. These amounts differ between catchments. Council will levy S94 Developer Contributions for the following facilities/activities:*

- *Jindabyne Area Shared Trails*
- *Community services*
- *Regional Waste Management*
- *Bushfire Services*
- *Open Space and Public Art*
- *Sportsfield and Recreation Facilities*
- *Jindabyne Area Shared Pathways*

*It is understood that the Community wants all contributions levied for this development to be spent in East Jindabyne to improve services such as shared pathways, trails and community facilities such as parks and playgrounds. Under the provisions of the plan how contributions are spent is dictated by what they are taken for. These funds have been allocated through the forward planning of the Contributions Plan to pay for these specific services.*

*The developer may, as has been the case with the subdivision at Tyrolean Village enter a Voluntary Planning Agreement with Council. This mechanism can be used to provide public infrastructure associated with a development in lieu of contributions. Should the applicant choose to do this (it is totally voluntary and cannot be mandated by Council through conditions of development consent) they would need to show that the infrastructure they are providing or paying towards is of a material public benefit. Should this be the case then contributions could be used to fund development specifically in East Jindabyne.*

*S64 Contributions will also be taken for the impact of the development on sewer and water infrastructure, these conditions are not included in the development consent and form a separate process under the Water Management Act.*

**Protection of street trees**

*No trees are to be removed as part of this subdivision. Appropriate conditions of consent will be imposed to ensure that no damage occurs to street trees during the construction phase of the subdivision. Council routinely requires development such as these to provide a bond to ensure that any damage to Council infrastructure (including street plantings) is rectified.*

**Street lighting**

*Street lighting is required in the development as the land is zoned for residential purposes and any such development must be constructed in accordance with Councils Design and Construction Specifications. Street lighting at Lake Crackenback Resort does not need to adhere to these requirements as it is a private development with lots situated on private roads. The subject development is being constructed in an RU5 zone accessed by Council roads and as such must comply with Council requirements. A condition of consent will be included to ensure adequate street lighting is installed in the development and that this be carried out at no cost to Council. There is proposed to be only three street lights installed for the development. These will be at the intersection between Jerrara Drive and Old Kosciuszko Road on the boundary of lot 16.*

**Drainage**

*The applicant has provided stormwater drainage plans and calculations of the pre-development and post development flows for the site. They will be required to demonstrate that no impact will be created by the development. Any outlets that are to be constructed on the foreshore are to be installed in consultation with Snowy Hydro. Council has referred all stormwater drainage information to Snowy Hydro for independent review. Any identified drainage issues on the site will be required to be identified prior to any determination and appropriate conditions of consent will be included to mitigate impacts. Stormwater drainage plans will be required as a condition of consent meeting the requirements of Council and Snowy Hydro.*

#### **Summary of Issues Raised Submission 14**

##### **1. Appropriateness of the development**

Number of lots fronting Jerrara Drive are inconsistent with the adjoining residential areas. These lots are some of the smallest in the development and have drainage lines through them. Lots should be rearranged to be in keeping with the feel of the development on the opposite side of Jerrara Drive.

Proposed Easement through the site for access should be maintained

##### **2. Impact of increased traffic and safety on Jerrara Drive**

Section of road from Old Kosciuszko Road and Kunama Drive is dangerous due to degraded state of western side of the road.

##### **3. Developer Contributions**

Contributions collected for the development should only be spent in East Jindabyne. Specifically for the continuation of a shared trail from Siesta Villa to the pump station and creation of a safe area between Old Kosciuszko Road and Kunama Drive. Not acceptable that the contributions be spent elsewhere

##### **4. Protection of street trees**

Concerned with the potential loss of street trees on Jerrara Drive

##### **5. Street lighting**

Would prefer no street lighting at all but if required, wants less intrusive lighting similar to Lake Crackenback mandated by Council.

##### **6. Drainage**

Catchment from the Ridge Estate passes through this site, along two flow paths and does not appear to be accounted for in the design.

#### **Officer Response to Issues Raised in Submission 14**

### **Appropriateness of the development**

*The land adjoining the site, that opposite (fronting Jerrara Drive) and the older developed areas of East Jindabyne are zoned R5 – large lot residential which has a greater minimum lot size. The development is proposed on land that is zoned RU5 village which is the same zone covering Kunama Ridge Estate and Alpine Sands both considered to be within East Jindabyne and addressing the lake. This is not a new zoning for the subject land and has been an equivalent zone with a 700sqm minimum lot size since at least LEP 1997. The development includes a mixture of lot sizes from 714sqm to 1123sqm.*

*There is currently no legal public access through the site and it is not reasonable for Council to impose a condition that will require an access easement through private land, where there are other access points to the lake and foreshore existing currently. Public access to foreshore areas adjoining Lake Jindabyne is available from Jerrara Drive further to the north of this subdivision and from Old Kosciuszko Road to the west of this subdivision.*

*The applicant has advised that the subdivision proposes to create a private right of footway along an easement at the western side of lot 6. This access is not provided for public use.*

*The developer will be required to demonstrate that there is adequate land within each of the lots on which to construct a dwelling house.*

### **Impact of increased traffic and safety on Jerrara Drive**

*Councils Development Engineer has reviewed the plans and considers that the existing road network can cater for the additional traffic generated by the development. The concerns raised regarding the quality for the road verge on the western side of Jerrara Drive are valid and as such a condition of consent will be included that will require the developer to upgrade the subject road verge from the intersection of Jerrara Drive and Kunama Drive to Old Kosciuszko Road. This will improve the pedestrian/cyclist conflicts that have been described in the submission. Works on the opposite side of Jerrara Drive to the subject development will contribute to a better road surface in the immediate area.*

### **Developer Contributions**

*The Snowy River Development Contributions Plan 2008 will be used to determine the level of contribution payable for the development. The subject site is within the East Jindabyne Catchment as described in the plan. All contributions will be levied in accordance with those required for the catchment. These amounts differ between catchments. Council will levy S94 Developer Contributions for the following facilities/activities:*

- *Jindabyne Area Shared Trails*
- *Community services*
- *Regional Waste Management*
- *Bushfire Services*
- *Open Space and Public Art*
- *Sportsfield and Recreation Facilities*
- *Jindabyne Area Shared Pathways*

*It is understood that the Community wants all contributions levied for this development to be spent in East Jindabyne to improve services such as shared pathways, trails and community facilities such*

*as parks and playgrounds. Under the provisions of the plan how contributions are spent is dictated by what they are taken for. These funds have been allocated through the forward planning of the Contributions Plan to pay for these specific services.*

*The developer may, as has been the case with the subdivision at Tyrolean Village enter a Voluntary Planning Agreement with Council. This mechanism can be used to provide public infrastructure associated with a development in lieu of contributions. Should the applicant choose to do this (it is totally voluntary and cannot be mandated by Council through conditions of development consent) they would need to show that the infrastructure they are providing or paying towards is of a material public benefit. Should this be the case then contributions could be used to fund development specifically in East Jindabyne.*

*S64 Contributions will also be taken for the impact of the development on sewer and water infrastructure, these conditions are not included in the development consent and form a separate process under the Water Management Act.*

**Protection of street trees**

*No trees are to be removed as part of this subdivision. Appropriate conditions of consent will be imposed to ensure that no damage occurs to street trees during the construction phase of the subdivision. Council routinely requires development such as these to provide a bond to ensure that any damage to Council infrastructure (including street plantings) is rectified.*

**Street lighting**

*Street lighting is required in the development as the land is zoned for residential purposes and any such development must be constructed in accordance with Councils Design and Construction Specifications. Street lighting at Lake Crackenback Resort does not need to adhere to these requirements as it is a private development with lots situated on private roads. The subject development is being constructed in an RU5 zone accessed by Council roads and as such must comply with Council requirements. A condition of consent will be included to ensure adequate street lighting is installed in the development and that this be carried out at no cost to Council. There is proposed to be only three street lights installed for the development. These will be at the intersection between Jerrara Drive and Old Kosciuszko Road on the boundary of lot 16.*

**Drainage**

*The applicant has provided stormwater drainage plans and calculations of the pre-development and post development flows for the site. They will be required to demonstrate that no impact will be created by the development. Any outlets that are to be constructed on the foreshore are to be installed in consultation with Snowy Hydro. Council has referred all stormwater drainage information to Snowy Hydro for independent review. Any identified drainage issues on the site will be required to be identified prior to any determination and appropriate conditions of consent will be included to mitigate impacts. Stormwater drainage plans will be required as a condition of consent meeting the requirements of Council and Snowy Hydro.*

**Summary of Issues Raised Submission 15**

**1. Appropriateness of the development**

Whilst acknowledging that the minimum lot size is 700sqm in the area this is an overdevelopment of the site. Number of lots fronting Jerrara Drive are inconsistent with the adjoining residential areas. These lots are some of the smallest in the development and have drainage lines through them.

Having so many lots accessing Jerrara Drive is a traffic safety issue and will put pressure on Council for the removal of street trees.

Lots should be rearranged to be in keeping with the feel of the development on the opposite side of Jerrara Drive and the drainage lines on site.

Proposed Easement through the site for access should be maintained

## **2. Impact of increased traffic and safety on Jerrara Drive**

Under current traffic volumes the section of road from Old Kosciuszko Road and Kunama Drive is dangerous due to degraded state of western side of the road. Increased traffic will exacerbate an already unacceptable situation.

## **3. Developer Contributions**

Contributions collected for the development should only be spent in East Jindabyne. Specifically for the continuation of a shared trail from Siesta Villa to the pump station and creation of a safe area between Old Kosciuszko Road and Kunama Drive. Not acceptable that the contributions be spent elsewhere

## **4. Protection of street trees**

Concerned with the potential loss of street trees on Jerrara Drive

## **5. Street lighting**

Would prefer no street lighting at all Street lighting will spoil the view of the sky and intrudes into houses and is in keeping with the village feel and not being another Jindabyne. If street lighting is required, then less intrusive lighting similar to Lake Crackenback should be required.

## **6. Drainage**

Catchment from the Ridge Estate passes through this site, along two flow paths and does not appear to be accounted for in the design.

### **Officer Response to Issues Raised in Submission 15**

#### **Appropriateness of the development**

*The land adjoining the site, that opposite (fronting Jerrara Drive) and the older developed areas of East Jindabyne are zoned R5 – large lot residential which has a greater minimum lot size. The development is proposed on land that is zoned RU5 village which is the same zone covering Kunama Ridge Estate and Alpine Sands both considered to be within East Jindabyne and addressing the lake. This is not a new zoning for the subject land and has been an equivalent zone with a 700sqm minimum lot size since at least LEP 1997. The development includes a mixture of lot sizes from 714sqm to 1123sqm.*

*There is currently no legal public access through the site and it is not reasonable for Council to impose a condition that will require an access easement through private land, where there are other access points to the lake and foreshore existing currently. Public access to foreshore areas adjoining Lake Jindabyne is available from Jerrara Drive further to the north of this subdivision and from Old Kosciuszko Road to the west of this subdivision.*

*The applicant has advised that the subdivision proposes to create a private right of footway along an easement at the western side of lot 6. This access is not provided for public use.*

*The developer will be required to demonstrate that there is adequate land within each of the lots on which to construct a dwelling house.*

*Council's Development Engineer has reviewed the subdivision layout and it meets the requirements for access. Conditions will be placed on any approval to ensure that street trees are not removed. The developer through conditions of consent will be required to install driveway crossovers to the subject lots and these will be situated to ensure no removal of street trees.*

**Impact of increased traffic and safety on Jerrara Drive**

*Council's Development Engineer has reviewed the plans and considers that the existing road network can cater for the additional traffic generated by the development. The concerns raised regarding the quality for the road verge on the western side of Jerrara Drive are valid and as such a condition of consent will be included that will require the developer to upgrade the subject road verge from the intersection of Jerrara Drive and Kunama Drive to Old Kosciuszko Road. This will improve the pedestrian/cyclist conflicts that have been described in the submission. Works on the opposite side of Jerrara Drive to the subject development will contribute to a better road surface in the immediate area.*

**Developer Contributions**

*The Snowy River Development Contributions Plan 2008 will be used to determine the level of contribution payable for the development. The subject site is within the East Jindabyne Catchment as described in the plan. All contributions will be levied in accordance with those required for the catchment. These amounts differ between catchments. Council will levy S94 Developer Contributions for the following facilities/activities:*

- *Jindabyne Area Shared Trails*
- *Community services*
- *Regional Waste Management*
- *Bushfire Services*
- *Open Space and Public Art*
- *Sportsfield and Recreation Facilities*
- *Jindabyne Area Shared Pathways*

*It is understood that the Community wants all contributions levied for this development to be spent in East Jindabyne to improve services such as shared pathways, trails and community facilities such as parks and playgrounds. Under the provisions of the plan how contributions are spent is dictated by what they are taken for. These funds have been allocated through the forward planning of the Contributions Plan to pay for these specific services.*

*The developer may, as has been the case with the subdivision at Tyrolean Village enter a Voluntary Planning Agreement with Council. This mechanism can be used to provide public infrastructure associated with a development in lieu of contributions. Should the applicant choose to do this (it is totally voluntary and cannot be mandated by Council through conditions of development consent) they would need to show that the infrastructure they are providing or paying towards is of a material public benefit. Should this be the case then contributions could be used to fund*



*development specifically in East Jindabyne.*

*S64 Contributions will also be taken for the impact of the development on sewer and water infrastructure, these conditions are not included in the development consent and form a separate process under the Water Management Act.*

**Protection of street trees**

*No trees are to be removed as part of this subdivision. Appropriate conditions of consent will be imposed to ensure that no damage occurs to street trees during the construction phase of the subdivision. Council routinely requires development such as these to provide a bond to ensure that any damage to Council infrastructure (including street plantings) is rectified.*

**Street lighting**

*Street lighting is required in the development as the land is zoned for residential purposes and any such development must be constructed in accordance with Councils Design and Construction Specifications. Street lighting at Lake Crackenback Resort does not need to adhere to these requirements as it is a private development with lots situated on private roads. The subject development is being constructed in an RU5 zone accessed by Council roads and as such must comply with Council requirements. A condition of consent will be included to ensure adequate street lighting is installed in the development and that this be carried out at no cost to Council. There is proposed to be only three street lights installed for the development. These will be at the intersection between Jerrara Drive and Old Kosciuszko Road on the boundary of lot 16.*

**Drainage**

*The applicant has provided stormwater drainage plans and calculations of the pre-development and post development flows for the site. They will be required to demonstrate that no impact will be created by the development. Any outlets that are to be constructed on the foreshore are to be installed in consultation with Snowy Hydro. Council has referred all stormwater drainage information to Snowy Hydro for independent review. Any identified drainage issues on the site will be required to be identified prior to any determination and appropriate conditions of consent will be included to mitigate impacts. Stormwater drainage plans will be required as a condition of consent meeting the requirements of Council and Snowy Hydro.*

**Summary of Issues Raised Submission 16**

**1. Appropriateness of the development**

Number of lots fronting Jerrara Drive are inconsistent with the adjoining residential areas. These lots are some of the smallest in the development and have drainage lines through them. Lots should be rearranged to be in keeping with the feel of the development on the opposite side of Jerrara Drive.

Proposed Easement through the site for access should be maintained

**2. Impact of increased traffic and safety on Jerrara Drive**

Section of road from Old Kosciuszko Road and Kunama Drive is dangerous due to degraded state of western side of the road.

**3. Developer Contributions**

Contributions collected for the development should only be spent in East Jindabyne. Specifically for the continuation of a shared trail from Siesta Villa to the pump station and creation of a safe area between Old Kosciuszko Road and Kunama Drive. Not acceptable that the contributions be spent elsewhere

#### **4. Protection of street trees**

Concerned with the potential loss of street trees on Jerrara Drive

#### **5. Street lighting**

Would prefer no street lighting at all street lighting will spoil the view of the sky and intrudes into houses and is in keeping with the village feel and not being another Jindabyne. If street lighting is required, then less intrusive lighting similar to Lake Crackenback should be required or just lighting of the intersection of Jerrara Drive and Old Kosciuszko Road.

### **Officer Response to Issues Raised in Submission 16**

#### **Appropriateness of the development**

*The land adjoining the site, that opposite (fronting Jerrara Drive) and the older developed areas of East Jindabyne are zoned R5 – large lot residential which has a greater minimum lot size. The development is proposed on land that is zoned RU5 village which is the same zone covering Kunama Ridge Estate and Alpine Sands both considered to be within East Jindabyne and addressing the lake. This is not a new zoning for the subject land and has been an equivalent zone with a 700sqm minimum lot size since at least LEP 1997. The development includes a mixture of lot sizes from 714sqm to 1123sqm.*

*There is currently no legal public access through the site and it is not reasonable for Council to impose a condition that will require an access easement through private land, where there are other access points to the lake and foreshore existing currently. Public access to foreshore areas adjoining Lake Jindabyne is available from Jerrara Drive further to the north of this subdivision and from Old Kosciuszko Road to the west of this subdivision.*

*The applicant has advised that the subdivision proposes to create a private right of footway along an easement at the western side of lot 6. This access is not provided for public use.*

*The developer will be required to demonstrate that there is adequate land within each of the lots on which to construct a dwelling house.*

#### **Impact of increased traffic and safety on Jerrara Drive**

*Councils Development Engineer has reviewed the plans and considers that the existing road network can cater for the additional traffic generated by the development. The concerns raised regarding the quality for the road verge on the western side of Jerrara Drive are valid and as such a condition of consent will be included that will require the developer to upgrade the subject road verge from the intersection of Jerrara Drive and Kunama Drive to Old Kosciuszko Road. This will improve the pedestrian/cyclist conflicts that have been described in the submission. Works on the opposite side of Jerrara Drive to the subject development will contribute to a better road surface in the immediate area.*

#### **Developer Contributions**

*The Snowy River Development Contributions Plan 2008 will be used to determine the level of contribution payable for the development. The subject site is within the East Jindabyne Catchment as described in the plan. All contributions will be levied in accordance with those required for the catchment. These amounts differ between catchments. Council will levy S94 Developer Contributions for the following facilities/activities:*

- Jindabyne Area Shared Trails

- *Community services*
- *Regional Waste Management*
- *Bushfire Services*
- *Open Space and Public Art*
- *Sportsfield and Recreation Facilities*
- *Jindabyne Area Shared Pathways*

*It is understood that the Community wants all contributions levied for this development to be spent in East Jindabyne to improve services such as shared pathways, trails and community facilities such as parks and playgrounds. Under the provisions of the plan how contributions are spent is dictated by what they are taken for. These funds have been allocated through the forward planning of the Contributions Plan to pay for these specific services.*

*The developer may, as has been the case with the subdivision at Tyrolean Village enter a Voluntary Planning Agreement with Council. This mechanism can be used to provide public infrastructure associated with a development in lieu of contributions. Should the applicant choose to do this (it is totally voluntary and cannot be mandated by Council through conditions of development consent) they would need to show that the infrastructure they are providing or paying towards is of a material public benefit. Should this be the case then contributions could be used to fund development specifically in East Jindabyne.*

*S64 Contributions will also be taken for the impact of the development on sewer and water infrastructure, these conditions are not included in the development consent and form a separate process under the Water Management Act.*

#### **Protection of street trees**

*No trees are to be removed as part of this subdivision. Appropriate conditions of consent will be imposed to ensure that no damage occurs to street trees during the construction phase of the subdivision. Council routinely requires development such as these to provide a bond to ensure that any damage to Council infrastructure (including street plantings) is rectified.*

#### **Street lighting**

*Street lighting is required in the development as the land is zoned for residential purposes and any such development must be constructed in accordance with Councils Design and Construction Specifications. Street lighting at Lake Crackenback Resort does not need to adhere to these requirements as it is a private development with lots situated on private roads. The subject development is being constructed in an RU5 zone accessed by Council roads and as such must comply with Council requirements. A condition of consent will be included to ensure adequate street lighting is installed in the development and that this be carried out at no cost to Council. There is proposed to be only three street lights installed for the development. These will be at the intersection between Jerrara Drive and Old Kosciuszko Road on the boundary of lot 16.*

#### **Applicants Response to Submissions**

The applicant in correspondence dated 12 October 2016, provided the following responses to the issues raised:

#### **Suitability or appropriateness of the development**

The proposed subdivision is in conformity with Council's adopted planning strategies and land zoning for the site. The residential development of previously vacant land is a change in the neighbourhood. Some people in the neighbourhood may not want to see change, however it is important to pursue the development of the area, fulfilling the deliberate considered planning vision set by Council for this area.

#### Increased Traffic

The proposed development will result in 20 residential lots, adding only about 7.5% of lots into East Jindabyne. The existing roads (Jerrara Drive and Old Kosciuszko Road) have ample capacity to accommodate the traffic that will be generated.

#### Developer contributions

It is expected that the development will be required to make developer contributions to Council to fund the public infrastructure that supports the development. The provision of this infrastructure also benefits other residents in East Jindabyne contributing to general improvement in the amenity of this area.

#### Protection of street trees

The existing street trees in Jerrara Drive will be retained as part of this subdivision. The recent subdivision works on the eastern side of Jerrara Drive for the same developer demonstrate the approach to minimizing impacts on existing trees. A similar approach will be taken in the road works for this subdivision.

#### Street lighting

The normal standards for residential development servicing include the provision of street lighting. Street lighting is being provided to Jerrara Drive as part of the subdivision of lot 9 DP 240912 on the eastern side.

It is expected that basic street lighting will also be provided along the Old Kosciuszko Road frontage. Council will specify its requirements in the conditions of the development consent.

#### Housing Density

The density of housing expected is as permitted by the zoning under the SRLEP 2013.

The density of the development reflects the implementation of Council's adopted strategic planning for this neighbourhood.

#### Public Access to Lake

The subdivision proposal does not restrict any current publicly available access to the foreshore of Lake Jindabyne. Foreshore areas are owned and managed by Snowy Hydro.

The subdivision proposes to create a private right of footway along an easement at the western side of lot 6. This access is not provided for general public use

Public access to foreshore areas adjoining Lake Jindabyne is available from Jerrara Drive further to the north of this subdivision and from Old Kosciuszko Road to the west of this subdivision.

#### Drainage

See discussion above under the heading "Stormwater Management".

#### Overdevelopment

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The development proposed conforms to the relevant planning controls established by Council and does not exceed permitted development densities.

#### Consistency with existing lot sizes

The lot sizes proposed are consistent with the minimum 700 m<sup>2</sup> lot size prescribed and the SRLEP2013.

This site and the land to the south of this site is zoned for lots of 700 m<sup>2</sup>. This is different to the land to the north and east which is zoned for lots of 3,000 m<sup>2</sup>.

#### Pedestrian Access

Pedestrian Access is available along Jerrara Drive and Old Kosciuszko Road – see comments above about public access to lake.

#### Extend foreshore walking tracks

The foreshore land is owned by Snowy Hydro and does not form part of this development. The developer does not have the opportunity to extend foreshore walking tracks. Council may be able to negotiate track extensions with Snowy Hydro.

#### Flooding of Property

The development will not exacerbate flooding of any property.

See discussion above under the heading "Stormwater Management".

#### Additional Services for East Jindabyne

The subdivision contributes to population growth in East Jindabyne that progressively supports the growth in public services and private business opportunities, all of which benefits the existing population as well as the residents of the new subdivision.

#### Assurance that development will not cause flooding

The development will not exacerbate flooding of any property.

See discussion above under the heading "Stormwater Management".

### **QUADRUPLE BOTTOM LINE REPORTING**

#### **1. Social**

The application received sixteen (16) submissions relating to a number of issues that could be considered to be social impacts of the development. These issues, Councils response and the applicant's response are summarised above

#### **2. Environmental**

The submissions raised the issue of stormwater runoff into Lake Jindabyne and its potential impact on water quality especially in times of flood.

#### **3. Economic**

The submission did raise some economic issues, both positive and negative, relating to the impact the development would have on the tourist industry and the desirability of East Jindabyne for permanent residents. The issue of how developer contributions levied for the development would be spent and that the submitters requested that the contributions only be used in East Jindabyne as this is where the impact of the development would occur.

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#### **4. Civic Leadership**

The application would usually be approved under delegated authority however due to the number of objections it would be brought to Council for determination. However due to the referrals required to other agencies and the delays that this is causing to the determination in this instance it was considered appropriate to present to Council the issues raised in the submission as a separate report and allow for the determination to occur under delegated authority. This will allow for the submitters to speak directly to the Administrator at an open Council meeting should they want to.

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**16.1 ASSET MANAGEMENT ASSESSMENT OF SNOWY MONARO REGIONAL COUNCIL - FINAL REPORT - NOVEMBER 2016**

Record No:

Responsible Officer:	Director Special Projects Office
Key Direction:	7. Providing Effective Civic Leadership and Citizen Participation
Delivery Plan Strategy:	DP7.1 Ensure that legislative obligations are met throughout all Council departments.
Operational Plan Action:	OP7.5 Achieve a stronger, more efficient Council through a successful merger.
Attachments:	Nil
Cost Centre	3130 - Merger
Project	Asset Management Audit
Further Operational Plan Actions:	7.3.1.1. Complete analysis and modelling to support preparation of the new resourcing strategy (Asset Management Strategy) 7.3.1.4. Develop, adopt and implement a new, consolidated Asset Management Strategy. 7.1.2.3. This process should include 'ground-truthing' the existence and condition of assets where needed.

**EXECUTIVE SUMMARY**

In October 2016 an Expression of Interest was prepared for an external organisation to undertake an audit of the assets held by Snowy Monaro Regional Council. Morrison Low were engaged to complete the audit and have prepared a final report with 21 recommendations.

Recommendations of the report will be included in the Snowy Monaro Regional Council Implementation Plan.

The following officer's recommendation is submitted for Council's consideration.

**OFFICER'S RECOMMENDATION**

That Council receive and note the Final Report - Asset Management Assessment of Snowy Monaro Regional Council, November 2016

**BACKGROUND**

On 12 May 2016 the Governor General issued the Local Government (Council Amalgamations) Proclamation 2016 forming Snowy Monaro Regional Council.

The road map issued by Department of Premier and Cabinet directed a plan for the merger which included many transactional and strategic items. Specific actions in the adopted Snowy Monaro Regional Transition Plan relating to strategic asset management include:

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*7.3.1.1. Complete analysis and modelling to support preparation of the new resourcing strategy (Asset Management Strategy)*

*7.3.1.4. Develop, adopt and implement a new, consolidated Asset Management Strategy.*

*7.1.2.3. This process should include 'ground-truthing' the existence and condition of assets where needed.*

The scope of the project that was issued to vendors in part was as follows:

*Snowy Monaro Regional Council (SMRC) is facing a changing landscape with the impact of an amalgamation of three former councils into one. We are now looking to an expert to assist with the review (audit) of all assets now held by the new Council and provision of advice as to a methodology that will align the existence and condition of these assets.*

*Our expectations from engagement will be:*

- Engagement with our asset and finance teams*
- Advice as to the current methods and status to achieve consistency across the council*
- Identification of major gaps and/or differences in asset data or methodology*
- Advice as to the opportunities available for the council following a review of existing documentation and how assets will be valued/treated into the future*

Specific areas of interest in the final report received are identified in the quadruple bottom line part of this report.

## **QUADRUPLE BOTTOM LINE REPORTING**

### **1. Social**

The asset audit reviewed the asset maturity assessment of each of the former councils separately and then performed a hypothetical assessment for the new Council. The assessment methodology is based on achieving consistent and repeatable results and were based on following categories of asset management:

- Asset Knowledge – Data
- Asset Knowledge – Processes
- Strategic Asset Planning Processes
- Operations and Maintenance Work Practices
- Information Systems
- Organisational Context

A gap analysis of the assessment results found by the external organisation is included in the report.

The final report has been provided to all participants that provided information and attended meetings during the audit.

### **2. Environmental**

Managing council assets in an environmental sustainable and responsible way will ensure that council's risk is minimised.

The engagement of Morrison Low to undertake the asset audit has no negative impact on environmental sustainability.

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### 3. Economic

The asset financial assessment was undertaken from the 2015 financial statements of each of the former councils. Using a standardised approach, the following calculations were undertaken:

Table 6: Financial summary of former and new Councils using supplied data, calculated using Morrison Low's approach

Financial Summary based on supplied data, calculated using Morrison Low approach				
	Cooma-Monaro	Snowy River	Bombala	Snowy Monaro
Total Value of Assets	\$612M	\$408M	\$327M	\$1.35B
Annual Depreciation	\$8.1M	\$7M	\$2.5M	\$15.8M
Consumption Ratio	68.3%	46.5%	79.1%	64.3%
Renewals Last year	2.2 M	\$1.4M	\$2.2M	\$5.9M
New Assets	\$2.95M	\$2.1M	\$150K	\$277K
Backlog Ratio - Total	8.9%	7.7%	0.16%	6%
Renewals Ratio - Total	37.0%	67.2%	98.36%	59.9%
Maintenance Ratio - Total	114%	41.8%	80.17%	58.1%
Backlog Ratio - General	6.8%	5.9%	0.17	4.41%
Renewals Ratio - General	30.5%	69.4%	122.03	61.1%
Maintenance Ratio - General	66.6%	45.4%	118.64	63.9%

The purpose of the revised calculations provides SMRC with a more realistic overview of the current financials associated with asset management.

The asset depreciation assessment has found that a number of asset classes in the former councils is significantly above the group average. This means there may be potential savings of \$2.7M per year in deprecation through standardising the calculation of depreciation for assets now held by SMRC.

### 4. Civic Leadership

The report highlights what Snowy Monaro Regional Council is doing well and provides a summary of needs, issues and barriers. It is noted that the observations from the consultants were that Council has adequate resources (number of staff and expertise) to manage the combined \$1.35b assets held, however there is room to better utilise these resources by forming an asset team that enables team members to be more appropriately allocated across the asset management categories.

The General Manager has approved the secondment of the current Assets Manager in Cooma Branch to the Special Projects Team for a period of 18-24 months to focus on implementing the recommendations of the report. This secondment is due to commence on Monday 28 November 2016.

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## 16.2 IT RESOURCING REVIEW - FINAL REPORT - NOVEMBER 2016

Record No:

Responsible Officer:	Director Special Projects Office
Key Direction:	7. Providing Effective Civic Leadership and Citizen Participation
Delivery Plan Strategy:	DP7.1 Ensure that legislative obligations are met throughout all Council departments.
Operational Plan Action:	OP7.5 Achieve a stronger, more efficient Council through a successful merger.
Attachments:	Nil
Cost Centre	3130 – Merger Project
Project	IT Resourcing Review Project
Further Operational Plan Actions:	7.3.1.1. Redefining new service levels, delivery methods and supporting structures

### EXECUTIVE SUMMARY

In August 2016, iPlatinum were engaged to undertake a review of the IT support and services to support the business processes and future direction of the new Council. The review followed the assessment protocol supported by the ISO 38500 Governance of IT standard and measured conformance to the principles in the current environment.

The final report has been received and is presented to the Administrator for information. Recommendations of the report will be considered for inclusion in the Snowy Monaro Regional Council Implementation Plan.

The following officer's recommendation is submitted for Council's consideration.

#### OFFICER'S RECOMMENDATION

That Council receive and note the IT Resourcing Review – Final Report prepared by iPlatinum

### BACKGROUND

The IT Resourcing Review considered councils current performance against ISO 38500 Governance of IT standard. The report contains information on the methodology and findings from the review. The focus of the review was the current governance of IT for each of the previous councils and identify the structure, processes and resources required for the future success of the new council.

The recommendations of the report will now be considered for inclusion in the Snowy Monaro Regional Council (SMRC) Implementation Plan.

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## **QUADRUPLE BOTTOM LINE REPORTING**

### **1. Social**

The report makes recommendations as to how SMRC can utilise the ISO 38500 framework to align IT services and support to ensure that technology is maximised and meets the needs of our internal and external stakeholders now and into the future.

### **2. Environmental**

Preparation of this report has no negative impact on environmental sustainability.

Before technology solutions are implemented, it would be expected that any environmental impacts are considered.

### **3. Economic**

The IT review project has been funded by the merger implementation grant. There are no savings identified in the structural recommendations giving consideration to the employment protections for all employees until May 2019.

### **4. Civic Leadership**

The opportunities for aligning councils IT systems and services with ISO 38500 will ensure that we are industry leaders. Decisions on use of technology will be underpinned by the six guiding principles of the standard being:

- Responsibility,
  - Strategy,
  - Acquisition,
  - Compliance,
  - Performance and;
  - Human behaviour
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### 16.3 SMRC 174 MOTOR VEHICLE LEASBACK AND PRIVATE USE POLICY

Record No:

Responsible Officer:	Director Service Delivery
Author:	Deputy Director Service Delivery
Key Direction:	7. Providing Effective Civic Leadership and Citizen Participation
Delivery Plan Strategy:	DP7.10 Council ensures through its efficient operations that it can claim to be a value for money organisation for the community
Operational Plan Action:	OP7.27 Ensure Council has a safe reliable, sustainable and cost effective assets through the effective management of Facilities, Infrastructure, Plant, Motor Vehicle and Equipment Assets.  Ordinary Council at its meeting on 28 September 2016 resolved that the matter be deferred to the meeting to be held on 26 October 2016.
Attachments:	1. SMRC 174 Motor Vehicle Leaseback and Private Use Policy <a href="#">↓</a>
Cost Centre	
Project	
Further Operational Plan Actions:	

#### EXECUTIVE SUMMARY

Snowy Monaro Regional Council requires a fleet of vehicles to facilitate the provision of services to the community. Council is committed to maintaining its vehicle fleet in an economically and environmentally responsible manner. The Motor Vehicle Leaseback and Private Use Policy achieves this aim.

The following officer's recommendation is submitted for Council's consideration.

<b>OFFICER'S RECOMMENDATION</b>
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That Council adopt SMRC 174 Motor Vehicle Leaseback and Private Use Policy.
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#### BACKGROUND

Snowy Monaro Regional Council requires a fleet of vehicles to facilitate the provision of services to the community. Council is committed to maintaining its vehicle fleet in an economically and environmentally responsible manner.

Council also recognises that in order to attract and retain skilled staff in key positions, it may be required to provide a range of appropriate employment conditions and incentives, and that the allocation of a vehicle for private use may be one such incentive.

The Motor Vehicle Leaseback and Private Use Policy is intended to address these issues by establishing standards and guidelines for the provision of private use of Council motor vehicles to defined staff.

The Fleet Working Party collaborated and developed the draft Motor Vehicle Leaseback and Private Use Policy. The Policy has been reviewed by all relevant stakeholders, including:

- Consultative Committee,
- Berridale Vehicle Leaseback Users Group,
- Bombala Vehicle Leaseback Users Group, and
- Cooma Vehicle Leaseback Users Group.

Only minor cosmetic comments were received.

#### **QUADRUPLE BOTTOM LINE REPORTING**

##### **1. Social**

Proactively manage Council's motor vehicle fleets to ensure positive social outcomes.

##### **2. Environmental**

Vehicle selection and management will ensure environmental impact is minimised.

##### **3. Economic**

Ensure the management of Council's Motor Vehicle Fleet achieves a good financial position for Council.

##### **4. Civic Leadership**

Proactively managing Council's Fleets assets in an economically and environmentally friendly manner.



<b>Title of Policy</b>	<b>Policy 174 – Motor Vehicle Leaseback and Private Use</b>		
<b>Responsible Department</b>	Staff with Private Use or a Lease Back Vehicle	<b>Document Register ID</b>	250.2016.174.1
<b>Policy Owner</b>	Fleet & Procurement Manager	<b>Review Date</b>	Date
<b>Date of Council Meeting</b>	Date Approved	<b>Resolution Number</b>	Number
<b>Legislation, Australian Standards, Code of Practice</b>	Local Government (State) Award 2014; ATO Fringe Benefits Tax Rules and Legislation		
<b>Aim</b>	To list Policy requirements for provision and use of Council Leaseback and Private Use Vehicles		

## INTRODUCTION

Snowy Monaro Regional Council requires a fleet of vehicles to facilitate the provision of services to the community. Council is committed to maintaining its vehicle fleet in an economically and environmentally responsible manner.

Council also recognises that in order to attract and retain skilled staff in key positions, it may be required to provide a range of appropriate employment conditions and incentives, and that the allocation of a vehicle for private use may be one such incentive.

The Motor Vehicle Leaseback and Private Use Policy is intended to address these issues by establishing standards and guidelines for the provision of private use of Council motor vehicles to defined staff.

## APPLICATION

This policy applies to all employees who have the option of private use of a Council motor vehicle.

The conditions and requirements for provision of motor vehicles forms part of the Individual Employment and Total Remuneration Package for Contract Staff and is therefore not subject to the Leaseback Contribution Rates requirements of the procedure linked to this policy.

The application of this Policy is governed by the Motor Vehicle Leaseback and Private Use Procedure

## 1 OBJECTIVES

The objectives of the Policy are to:

- Enable Council to remain competitive with other employers in attracting and retaining skilled staff, by offering private use of Council motor vehicles as an employee benefit to defined positions.
- Enable Council to receive income via leaseback and contractual contributions to offset the cost of maintaining Council's vehicle fleet.
- Provide clear and consistent guidelines for the efficient and effective operation of Council's Motor Vehicle Leaseback and Private Use scheme.

**Documentation**

## Motor Vehicle Leaseback and Private Use Procedure

List the name and document reference number of any other document referred to in this document, including any related policies and procedures

250.2016.#.1          Lease Agreement for the Private Use of Council Vehicle Form

**Variation**

Council reserves the right to review, vary or revoke this policy and should be reviewed periodically to ensure it is relevant and appropriate.

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## 16.4 MONTHLY FUNDS MANAGEMENT REPORT - OCTOBER 2016

Record No:

Responsible Officer:	Director Service Support
Author:	Finance Manager
Key Direction:	7. Providing Effective Civic Leadership and Citizen Participation
Delivery Plan Strategy:	DP7.6 Increase and improve Council's financial sustainability.
Operational Plan Action:	OP7.17 Effective management of Council funds to ensure financial sustainability.
Attachments:	NilCost Centre 4010 – Financial Services
Project	Funds Management
Further Operational Plan Actions:	OP7.2 Completion of reporting requirements in accordance with legislation.

### EXECUTIVE SUMMARY

The following details funds management position for the reporting period ending 31 October 2016. Cash and Investments as at 31 October 2016 are \$68,355,707.

### Certification

I, Jo-Anne Mackay, Responsible Accounting Officer of Snowy Monaro Regional Council hereby certify, as required by Regulation 212 of the Local Government (General) Regulation 2005, that investments as detailed in the attached listings were invested in accordance with Section 625 of the Local Government Act 1993, the Regulations and Council's Investment Policies.

The following officer's recommendation is submitted for Council's consideration.

### OFFICER'S RECOMMENDATION

That Council

- A. Receive and note the report indicating Council's Funds Management position as at 31 October 2016.
- B. Receive and note the Certificate of the Responsible Accounting Officer.

### BACKGROUND

Council's Cash and Investments 31 October 2016 consists of:

31/10/2016	Cash at Bank	Investments	Total
Bombala	412,387	10,527,566	10,939,953
Cooma	91,361	22,932,424	23,023,785
Snowy	454,455	13,908,818	14,363,273
Merger Grant		20,028,696	20,028,696
<b>Total</b>	<b>958,203</b>	<b>67,397,503</b>	<b>68,355,707</b>

**NB:** The balance of the Merger Grant does not include any expenses attributable to the Merger

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## QUADRUPLE BOTTOM LINE REPORTING

### 1. Social

Total Cash and Investments are available to provide services and Infrastructure to the community in accordance with the 2017 budget, Council resolutions and other external restrictions.

### 2. Environmental

It is considered that the recommendations contained herein will not have any environmental impacts.

### 3. Economic

Total investments for Snowy Monaro Regional Council were \$67,397,503 on 31 October 2016.

Consolidated interest income on investments

Annual Budget	1,364,773
Budget YTD	454,924
Interest YTD	491,391

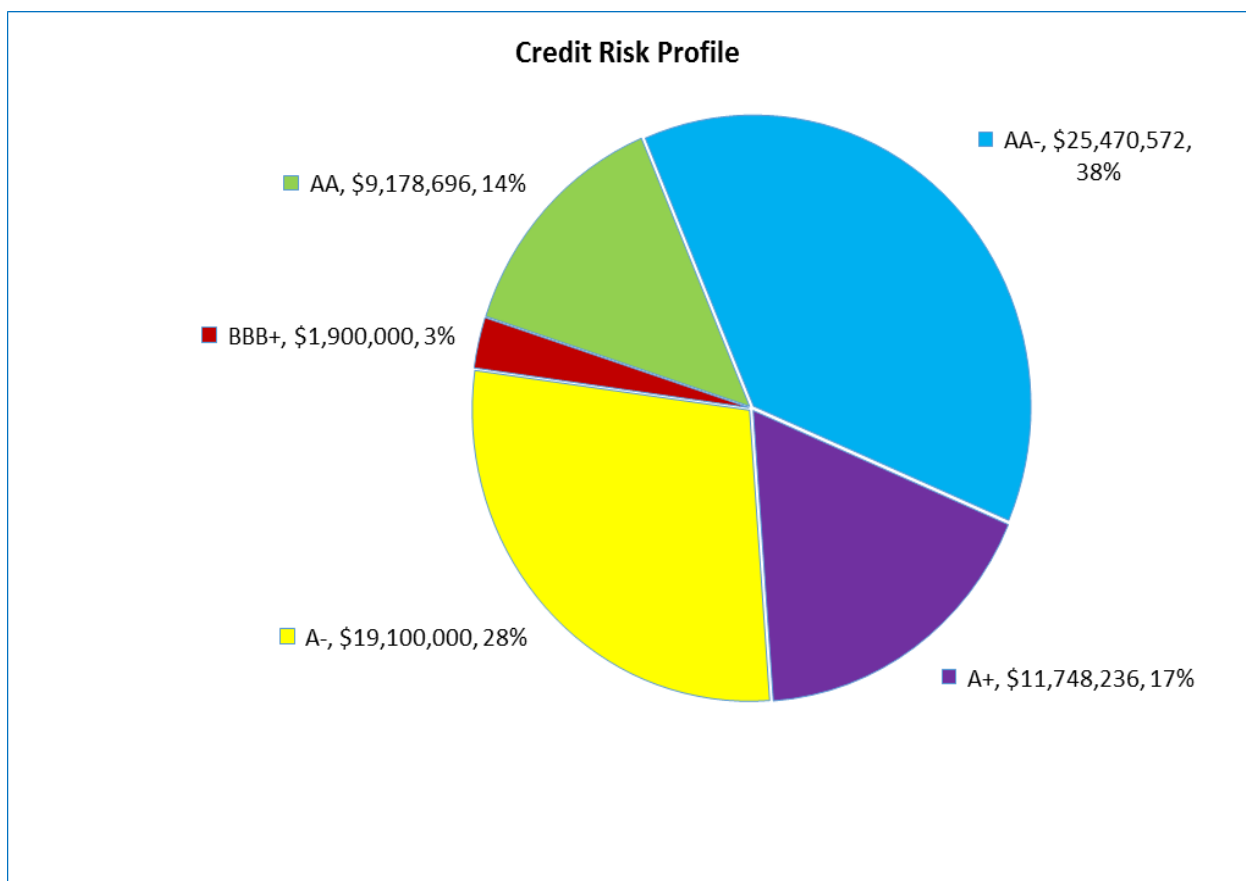
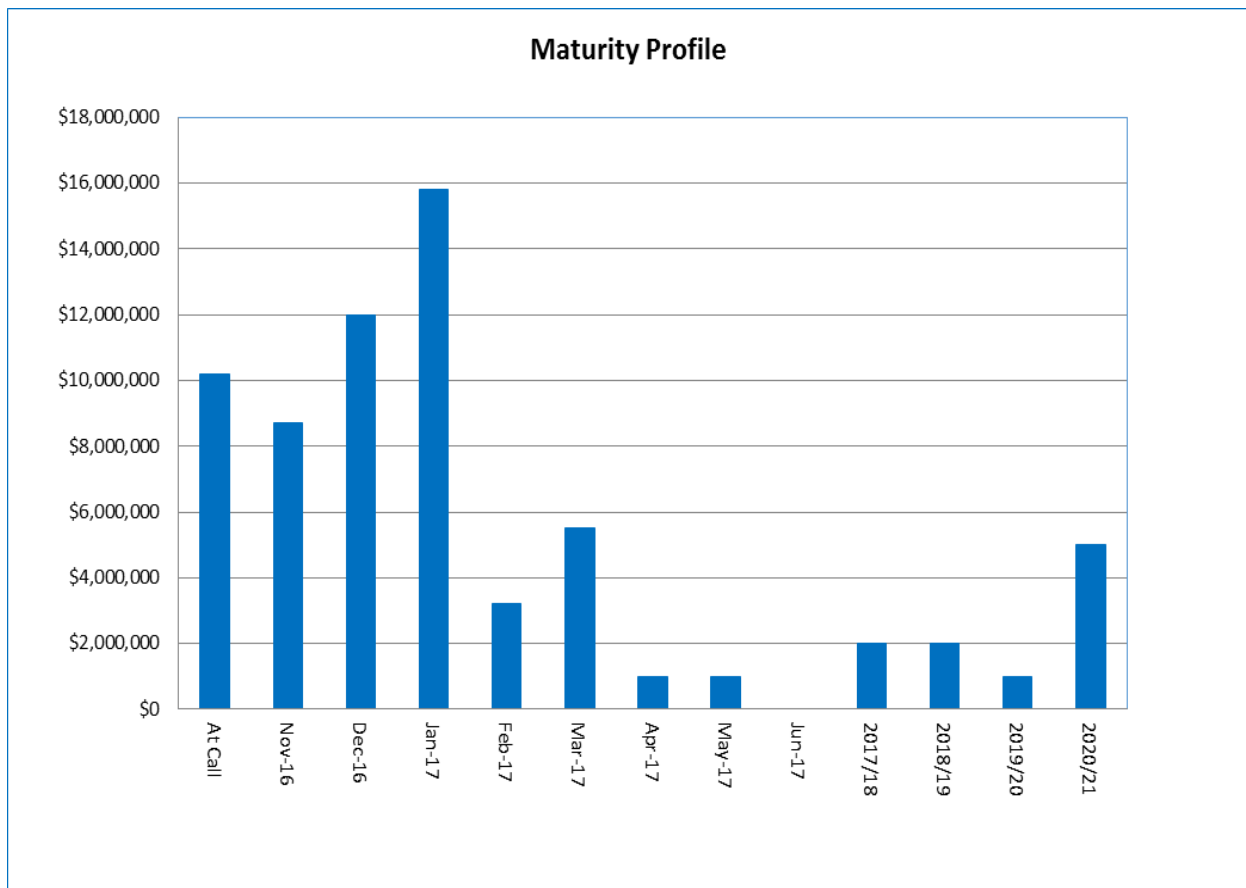
Council's investment portfolio returns

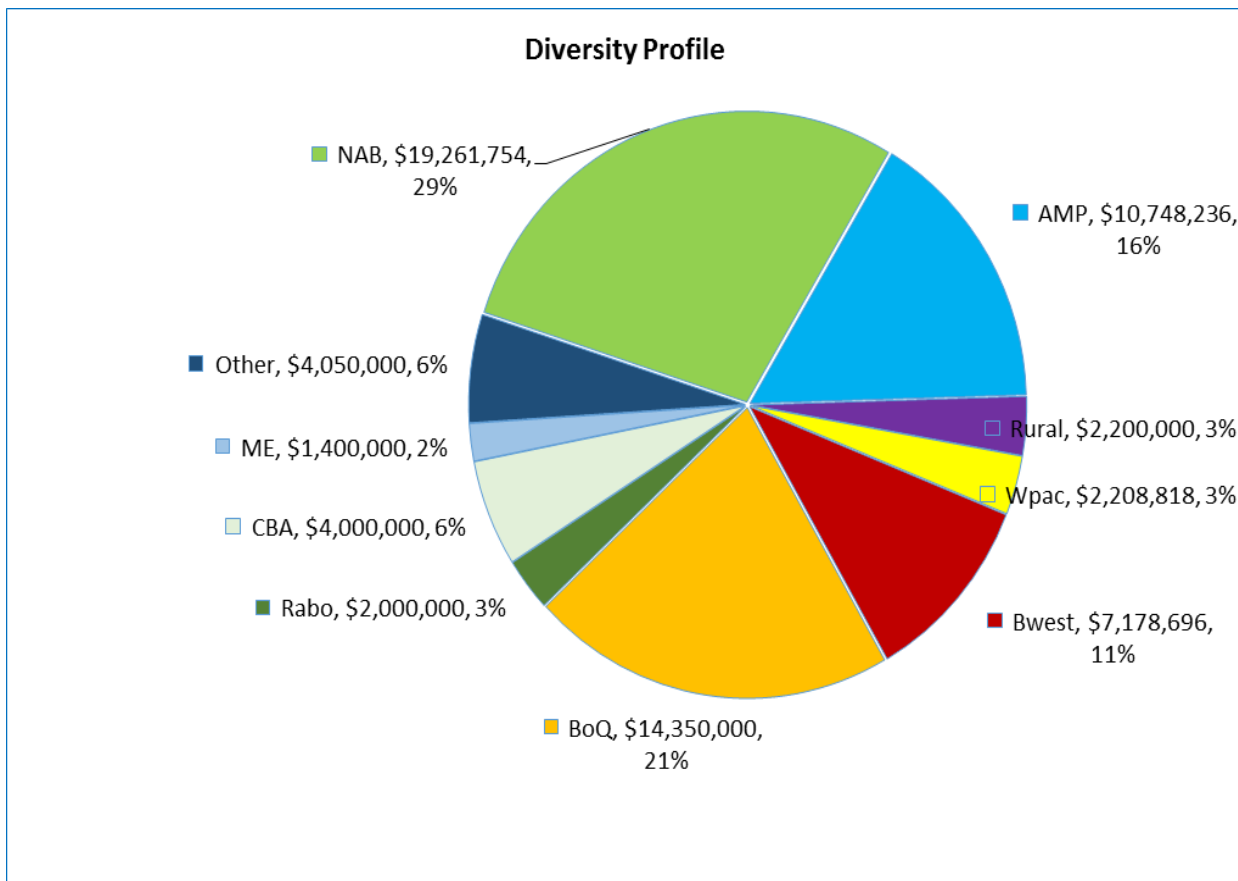
Month	Annualised Return	90 Day Bank Bill	Margin
October	2.86%	1.75%	1.11%
September	2.79%	1.73%	1.06%
August	2.90%	1.74%	1.16%
July	3.03%	1.86%	1.17%

The table below lists the invested funds.

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INVESTMENTS REGISTER							
31-October-2016							
Branch	DATE INVEST	FIN INST.	Rating	TYPE	CURRENT INVESTMENT	INT RATE	MATURITY
Bombala	n/a	NAB Maxi Account	A1+/AA-	At Call	1,027,566	Variable	At Call
Bombala	14-Sep-16	NAB	A1+/AA-	TD	1,000,000	2.62%	15-Feb-17
Bombala	14-Oct-16	NAB	A1+/AA-	TD	2,000,000	2.96%	15-Mar-17
Bombala	17-Jun-16	NAB	A1+/AA-	TD	2,000,000	2.96%	17-Nov-16
Bombala	15-Jul-16	NAB	A1+/AA-	TD	3,500,000	2.92%	15-Dec-16
Bombala	10-Aug-16	NAB	A1+/AA-	TD	1,000,000	2.80%	11-Jan-17
Cooma	n/a	National Australia Bank	A1+/AA-	At Call	1,184,188	1.55%	At Call
Cooma	n/a	AMP Bank - At Call	A1/A+	At Call	1,683,476	2.05%	At Call
Cooma	n/a	AMP Bank - 31 days Notice	A1/A+	31 days	1,064,760	2.20%	31 days
Cooma	02-Sep-16	Bankwest	A1+/AA	TD	1,000,000	2.55%	02-Nov-16
Cooma	08-Aug-16	National Australia Bank	A1+/AA-	TD	1,000,000	2.73%	07-Nov-16
Cooma	04-Jul-16	Suncorp Bank	A1/A+	TD	1,000,000	2.90%	06-Jan-17
Cooma	14-Aug-15	AMP Bank	A1/A+	TD	1,000,000	2.90%	07-Feb-17
Cooma	03-Mar-15	AMP Bank	A1/A+	TD	1,000,000	3.20%	02-Mar-17
Cooma	10-Mar-16	National Australia Bank	A1+/AA-	TD	2,000,000	3.07%	10-Mar-17
Cooma	26-Oct-16	Bank of Queensland	A2/A-	TD	1,000,000	2.70%	24-Apr-17
Cooma	23-May-16	AMP Bank	A1/A+	TD	1,000,000	3.00%	23-May-17
Cooma	29-Aug-16	Westpac Bank	A1+/AA-	TD	2,000,000	3.00%	29-Aug-17
Cooma	12-Sep-14	RaboDirect	P-1/Aa2 Moo	TD	2,000,000	4.10%	11-Sep-18
Cooma	16-Sep-15	Bank of Queensland	A2/A-	TD	1,000,000	3.20%	17-Sep-19
Cooma	23-Mar-16	ING Bank	A2/A-	TD	1,000,000	3.66%	22-Mar-21
Cooma	23-Jun-16	Commonwealth Bank	A1+/AA-	TD	4,000,000	3.47%	23-Jun-21
Snowy	01-Jun-16	AMP Bank	A1/A+	TD	500,000	3.00%	30-Nov-16
Snowy	08-Jun-16	NAB	A1+/AA-	TD	400,000	2.98%	07-Dec-16
Snowy	08-Jun-16	NAB	A1+/AA-	TD	450,000	2.98%	14-Dec-16
Snowy	16-Jun-16	NAB	A1+/AA-	TD	500,000	2.99%	14-Dec-16
Snowy	16-Jun-16	NAB	A1+/AA-	TD	750,000	2.97%	16-Nov-16
Snowy	22-Jun-16	NAB	A1+/AA-	TD	750,000	2.97%	02-Nov-16
Snowy	22-Jun-16	NAB	A1+/AA-	TD	1,200,000	2.97%	23-Nov-16
Snowy	22-Jun-16	Bank QLD	A2/A-	TD	700,000	2.95%	21-Dec-16
Snowy	29-Jun-16	Rural Bank	A2/A-	TD	1,000,000	2.95%	09-Nov-16
Snowy	29-Jun-16	Bank QLD	A2/A-	TD	750,000	2.90%	21-Dec-16
Snowy	06-Jul-16	Bankwest	A1+/AA	TD	500,000	2.75%	04-Jan-17
Snowy	14-Jul-16	Bank QLD	A2/A-	TD	400,000	2.90%	11-Jan-17
Snowy	29-Aug-16	ME Bank	BBB+	TD	1,200,000	2.65%	07-Dec-16
Snowy	31-Aug-16	Beyond Bank	BBB+	TD	500,000	2.70%	30-Nov-16
Snowy	07-Sep-16	IMB	A-2	TD	750,000	2.60%	18-Jan-17
Snowy	14-Sep-16	Bankwest	A1+/AA	TD	650,000	2.50%	11-Jan-17
Snowy	21-Sep-16	Rural Bank	A2/A-	TD	1,000,000	2.61%	25-Jan-17
Snowy	28-Sep-16	Bendigo Bank SA	A2/A-	TD	400,000	2.65%	01-Feb-17
Snowy	05-Oct-16	NAB	A1+/AA-	TD	500,000	2.91%	08-Mar-17
Snowy	05-Oct-16	Bendigo Bank SA	A2/A-	TD	400,000	2.65%	08-Feb-17
Snowy	12-Oct-16	Rural Bank	A2/A-	TD	200,000	2.60%	15-Feb-17
Snowy	20-Oct-16	ME Bank	BBB+	TD	200,000	2.60%	22-Feb-17
Snowy	n/a	Westpac Maxi-Account	A1+/AA-	At-Call	208,818	0.70%	n/a
Merger Grant	n/a	Bankwest	A1+/AA	At-Call	5,028,696	2.00%	n/a
Merger Grant	24-Jun-16	AMP	A1/A+	TD	4,500,000	3.00%	21-Dec-16
Merger Grant	24-Jun-16	Bank QLD	A2/A-	TD	10,500,000	2.95%	09-Jan-17
<b>TOTAL</b>					<b>67,397,503</b>		





#### 4. Civic Leadership

In accordance with Regulation 212 of the Local Government (General) Regulation 2005, a report setting out details of money invested must be presented to Council in the following month.

Council's Fund Management Reporting exceeds minimum regulatory requirements and demonstrates a commitment to accountability and transparent leadership. It provides the Council, Executive and Community with timely, accurate and relevant reports on which to base decisions.

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## 16.5 QUATERLY BUDGET REVIEW STATEMENT - 30 SEPTEMBER 2016

Record No:

Responsible Officer:	Director Service Support
Author:	Deputy Director Service Support
Key Direction:	7. Providing Effective Civic Leadership and Citizen Participation
Delivery Plan Strategy:	DP7.1 Ensure that legislative obligations are met throughout all Council departments.
Operational Plan Action:	OP7.3 Completion of Financial statutory and regulatory reports in accordance with specified requirements.
Attachments:	1. QBRS - September 2016 - 2017 Budget <a href="#">↓</a>
Cost Centre	4010 Financial Services
Project	QBRS
Further Operational Plan Actions:	OP7.20 The Finance framework ensures that Budgets can be developed, monitored and reviewed regularly to ensure sustainability

### EXECUTIVE SUMMARY

At its extraordinary meeting on 29 July 2016, Council adopted the Budgeted estimates of Council's Income and Expenditure for the financial year ending 30 June 2017 including Water Supply, Waste Water and Waste Management resulting in a balanced Budget.

The September Quarterly Budget Review Statement (QBRS) variations have likewise resulted in a balanced budget through utilisation of Reserves.

### STATEMENT BY RESPONSIBLE ACCOUNTING OFFICER

In accordance with Clause 203(2) of the Local Government (General) Regulations 2005

I, Jo-Anne Mackay, Responsible Accounting Officer of Council hereby certify that:

It is my opinion that the Quarterly Budget Review Statement for Snowy Monaro Regional Council for the quarter ended 30 September 2016 indicates that Council's projected financial position at 30 June 2017 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

The following officer's recommendation is submitted for Council's consideration.

#### OFFICER'S RECOMMENDATION

That Council

- A. Adopt the Quarterly Budget Review Statement for the period ended 30 September 2016
  - B. Council's Adopted Budget be adjusted to reflect the recommended variations to income and expenditure, as shown in the Quarterly Budget Review Statement
  - C. Receive and note the Statement by the Responsible Accounting Officer.
-

## **BACKGROUND**

The summary of the significant amendments that have had an impact on the budget are outlined within the attachment.

Service levels are expected to be maintained as originally outlined in the 2017 Operational Plan.

## **QUADRUPLE BOTTOM LINE REPORTING**

### **1. Social**

This report provides a snapshot of the Council's Financial Performance which is a tool to identify improvements necessary to sustain Council's financial health to be able to deliver services to the community and achieve community goals.

### **2. Environmental**

It is not considered that the recommendations contained herein will have any environmental impacts

### **3. Economic**

The impact on budget is the subject of this report and as such is contained in the attachments to the report with a resulting balanced budget.

### **4. Civic Leadership**

Council provides relevant information that demonstrates commitment to openness, transparency and accountability and enable informed decisions to be made.

The 2017 Budget was adopted under Council Resolution 106/16

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Snowy Monaro Regional Council

**Quarterly Budget Review Statement**  
 for the period 01/07/16 to 30/09/16

**Income & Expenses Budget Review Statement**

Budget review for the quarter ended 30 September 2016

**Income & Expenses - Council Consolidated**

(\$000's)	Original Budget 2016/17	Approved Changes			Revised Budget 2016/17	Variations for this Sep Qtr	Notes	Projected Year End Result	Actual YTD figures
		Carry Forwards	Other than by QBRS	Merger					
<b>Income</b>									
Rates and Annual Charges	30,130	-	-	-	30,130	-	1	30,130	24,926
User Charges and Fees	12,750	-	-	-	12,750	(17)	2	12,733	2,028
Interest and Investment Revenues	1,565	-	-	71	1,636	22	3	1,658	477
Other Revenues	1,313	-	-	-	1,313	(49)	4	1,264	424
Grants & Contributions - Operating	20,534	626	-	(1,383)	19,777	81	5	19,858	4,224
Grants & Contributions - Capital	1,726	1,348	60	-	3,134	746	6	3,880	240
Net gain from disposal of assets	-	-	-	-	-	-	-	-	-
Share of Interests in Joint Ventures	-	-	-	-	-	-	-	-	-
<b>Total Income from Continuing Operations</b>	<b>68,018</b>	<b>1,974</b>	<b>60</b>	<b>(1,312)</b>	<b>68,740</b>	<b>783</b>		<b>69,523</b>	<b>32,319</b>
<b>Expenses</b>									
Employee Costs	26,105	-	-	672	26,777	218	7	26,995	4,896
Borrowing Costs	391	-	-	-	391	-	8	391	91
Materials & Contracts	15,143	423	(4)	243	15,805	523	9	16,328	4,144
Depreciation	17,719	-	-	-	17,719	93	10	17,812	1
Legal Costs	356	-	-	29	385	3	11	388	33
Consultants	173	12	-	817	1,002	(20)	12	982	3
Other Expenses	7,818	87	29	98	8,032	(369)	13	7,663	2,738
Interest & Investment Losses	-	-	-	-	-	-	-	-	-
Net Loss from disposal of assets	-	-	-	-	-	-	-	-	23
Share of interests in Joint Ventures	-	-	-	-	-	-	-	-	-
<b>Total Expenses from Continuing Operations</b>	<b>67,705</b>	<b>522</b>	<b>25</b>	<b>1,859</b>	<b>70,111</b>	<b>448</b>		<b>70,559</b>	<b>11,929</b>
<b>Net Operating Result from Continuing Operation</b>	<b>313</b>	<b>1,452</b>	<b>35</b>	<b>(3,171)</b>	<b>(1,371)</b>	<b>335</b>		<b>(1,036)</b>	<b>20,390</b>
Discontinued Operations - Surplus/(Deficit)					-			-	
<b>Net Operating Result from All Operations</b>	<b>313</b>	<b>1,452</b>	<b>35</b>	<b>(3,171)</b>	<b>(1,371)</b>	<b>335</b>		<b>(1,036)</b>	<b>20,390</b>
<b>Net Operating Result before Capital Items</b>	<b>(1,413)</b>	<b>104</b>	<b>(25)</b>	<b>(3,171)</b>	<b>(4,505)</b>	<b>(411)</b>		<b>(4,916)</b>	<b>20,150</b>

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 30/9/2016 and should be read in conjunction with the total QBRS report

Snowy Monaro Regional Council

**Quarterly Budget Review Statement**  
 for the period 01/07/16 to 30/09/16

**Income & Expenses Budget Review Statement**  
**Recommended changes to revised budget**

Budget Variations being recommended include the following material items:

Notes	Details	\$ 000's
1	<b>Rates and Annual Charges</b> No Variation	
2	<b>User Charges and Fees</b> Monaro Regional Library not included in adopted Budget (MRL)	3
	Aged Care adjustment based upon updated funding	-1
	Increased gravel sales from Cooma Branch quarries due to increased road capex	85
	Commercial Waste Collection Fees & Charges for Snowy reduced as a result of alignment of SMRC Fees & Charges	-80
	Commercial Waste Collection Fees & Charges for Snowy reduced as a result of market competition	-24
3	<b>Interest and Investment Revenues</b> MRL	22
	Interest on Investment of Merger Grant funding	71
4	<b>Other Revenues</b> Rental Income from Council Housing at Sandy Crossing Land is no longer anticipated.	-4
	Income from the Service NSW Operations has been duplicated in the estimates.	-60
	Community reimbursement for 2016 Cooma Branch Caravan Park toilet upgrade	15
5	<b>Grants &amp; Contributions - Operating</b> State Disability Funding for Ageing, Disability & Homecare (ADHC) and Family and Community Services (FACS) has been lost for Bombala	-29
	The Carers group at the Bombala Community Centre have raised contributions from a street stall for a pamper day. This was not included in the original estimates.	1
	An additional Grant has been received by the Public Reserve Management Fund for Crown Lands related Weeds Management.	7
	MRL	2
	Aged Care Adjustment based upon updated funding	-14
	Additional Weeds grant funding	21
	Additional Heritage grant funding	11
	Increase in Fuel Rebate	13
	Decrease in R2R funds matched to planned expenditure	-145



	Updated Regional Roads funding	8
	Financial Assitance Grant adjustment for SMRC	206
<b>6</b>	<b>Grants &amp; Contributions - Capital</b>	
	Fixing Country Rds - Bridge Assessment	184
	Fixing Country Rds - Jerangle Rd	506
	Updated Regional Roads funding	2
	Contributions to planned Capex works	8
	New grant for Bredbo Recreational Ground fence	9
	Nimmitabel Playground - Community contribution	14
	Nimmitabel Park - Community contribution	8
	Cooma MTB master plan - Community contribution	15
<b>7</b>	<b>Employee Costs</b>	
	Expenditure from the Service NSW Operations has been duplicated in the estimates.	-60
	Payroll tax is applied to NSW business' wages that exceed a certain threshold. Council's Business's that now exceed this threshold as a result of the merger are Cemeteries, Water and Sewer Operations. Bombala Council previously did not exceed this threshold.	11
	MRL	267
	Increased costs as a result of Merger (funded from Merger Grant)	877
<b>8</b>	<b>Borrowing Costs</b>	
	No Variation	
<b>9</b>	<b>Materials &amp; Contracts</b>	
	An total of \$21,000 was included in the original estimates for "Fit for the Future". As a result of the merger this is no longer required,	-1
	Capital Funding for Rural Roads is required to be reallocated to Urban Street Maintenance to fund a shortfall in predicted maintenance costs	200
	State Disability Funding for Ageing, Disability & Homecare (ADHC) and Family and Community Services (FACS) has been lost for Bombala	-29
	The Carers group at the Bombala Community Centre have raised contributions from a street stall for a pamper day. This was not included in the original estimates.	1
	An additional Grant has been received by the Public Reserve Management Fund for Crown Lands related Weeds Management.	7
	MRL	83
	Weeds expenditure offset by additional grant funding	21
	Additional Cemeteries expenditure due to changes in management contracts funded from cemeteries reserve	18
	Aged Care adjustment due to decreased income	-10

	Expenditure offset by additional Heritage grant funding	11
	Decrease internal plant hire recovered	4
	Bridge assesment funded by grant	184
	Roads expenditure moved to capex	-50
	Sign maintenance on Regional roads funded by additional grants	7
	Operational needs funds by water reserves	57
	Operational needs funds by wastewater reserves	29
	RFS M&R reallocation to other expenses	-34
	Increased costs as a result of Merger (funded from Merger Grant)	244
	Reduction due to withdrawal from LGNSW membership	-24
	Crown Roads Maintenance (funded from Crown Reserves) Res 143/16	25
	Increased cost of After Hours Call Centre	7
	Water & Sewer Report development	10
<b>10</b>	<b>Depreciation</b>	
	MRL	93
<b>11</b>	<b>Legal Costs</b>	
	Additional Legal costs associated with the trasfer of the old Fire Control Centre to the Bombala Platypus Men's Shed.	3
	Increased costs as a result of Merger (funded from Merger Grant)	29
<b>12</b>	<b>Consultants</b>	
	An total of \$23,500 was included in the original estimates for "Fit for the Future". As a result of the merger this is no longer required,	-20
	Increased costs as a result of Merger (funded from Merger Grant)	817
<b>13</b>	<b>Other Expenses</b>	
	MRL	16
	RFS M&R reallocation from materials plus shortfall in budget	62
	Reduction in Library contributions - Cooma Branch	-193
	Increased costs as a result of Merger (funded from Merger Grant)	57
	Increased Software Licencing as a result of Merger (funded from Merger Grant)	160
	Allocation to Tourism Events in Snowy Region Res 160/16 (j)	24
	Contribution towards Jindabyne Columbarium Res 53/16	5
	Reduction in Library contributions - Snowy Branch	-202
	Election Expenses deferred	-45
	Reduction in Emergency Services Contributions	-7

Snowy Monaro Regional Council

**Quarterly Budget Review Statement**  
 for the period 01/07/16 to 30/09/16

**Capital Budget Review Statement**

Budget review for the quarter ended 30 September 2016

**Capital Budget - Council Consolidated**

(\$000's)	Original Budget 2016/17	Approved Changes			Revised Budget 2016/17	Variations for this Sep Qtr		Notes	Projected Year End Result	Actual YTD figures
		Carry Forwards	Other than by QBR	Merger						
<b>Capital Expenditure</b>										
Assets										
- Infrastructure, Plant & Equipment	22,441	3,062	117	1,360	26,980	(109)	1	26,871	2,907	
- Land & Buildings		-	-		-			-	-	
- Other		-	-		-			-	-	
Renewal Assets (Replacement)										
- Plant & Equipment					-			-		
- Land & Buildings					-			-		
- Roads, Bridges, Footpaths					-			-		
- Land & Buildings		-	-		-			-		
Loan Repayments (Principal)	976	-	-	-	976	-		976	244	
Other Expenditure... <a href="#">enter description here</a>					-			-		
Other Expenditure... <a href="#">enter description here</a>					-			-		
<b>Total Capital Expenditure</b>	<b>23,417</b>	<b>3,062</b>	<b>117</b>	<b>1,360</b>	<b>27,956</b>	<b>(109)</b>		<b>27,847</b>	<b>3,151</b>	
<b>Capital Funding</b>										
Rates & Other Untied Funding					-			-		
Capital Grants & Contributions	489	-	60	-	549	746	2	1,295	199	
Reserves:										
- External Resrictions/Reserves					-			-		
- Internal Restrictions/Reserves					-			-		
New Loans					-			-		
Receipts from Sale of Assets										
- Infrastructure, Plant & Equipment	1,853	-	-	-	1,853	37	3	1,890	113	
- Land & Buildings					-			-		
Other Funding... <a href="#">enter description here</a>					-			-		
Other Funding... <a href="#">enter description here</a>					-			-		
<b>Total Capital Funding</b>	<b>2,342</b>	<b>-</b>	<b>60</b>	<b>-</b>	<b>2,402</b>	<b>783</b>		<b>3,185</b>	<b>312</b>	
<b>Net Capital Funding - Surplus/(Deficit)</b>	<b>(21,075)</b>	<b>(3,062)</b>	<b>(57)</b>	<b>(1,360)</b>	<b>(25,554)</b>	<b>892</b>		<b>(24,662)</b>	<b>(2,839)</b>	

This statement forms part of Council's Quarterly Budget Review Statement (QBR) for the quarter ended 30/9/2016 and should be read in conjunction with the total QBR report

Snowy Monaro Regional Council

**Quarterly Budget Review Statement**  
 for the period 01/07/16 to 30/09/16

**Capital Budget Review Statement**  
**Recommended changes to revised budget**

Budget Variations being recommended include the following material items:

Notes	Details	\$ 000's
1	<b>- Infrastructure, Plant &amp; Equipment</b>	
	Estimated costs of hardware to facilitate the video conferencing equipment in the Bombala Council Chambers	6
	Capital Funding for Bombala Rural Roads is required to be reallocated to Urban Street Maintenance to fund a shortfall in predicted maintenance costs	-200
	MRL Book purchases	70
	Plant purchases deferred	-116
	Bredbo Park fencing increase due to new grant funding	5
	Nimmitabel Playground reimbursed by community group	14
	Nimmitabel Park reimbursed by community group	8
	Cooma MTB master plan reimbursed by community group	15
	Jerangle Road increase due to new grant funding	506
	Depot truck wash EPA requirements	10
	Replace pump Cooma central WWPS	74
	Saleyards new truckwash facility deferred	-500
Increased ICT capital costs as a result of Merger (funded from Merger Grant)	1,360	
2	<b>Capital Grants &amp; Contributions</b>	
	Fixing Country Rds - Bridge Assessment	184
	Fixing Country Rds - Jerangle Rd	506
	Updated Regional Roads funding	2
	Contributions to planned Roads Capex works	8
	New grant for Bredbo Recreational Ground fence	9
	Nimmitabel Playground - Community contribution	14
	Nimmitabel Park - Community contribution	8
Cooma MTB master plan - Community contribution	15	
3	<b>Receipts from Sale of Assets</b>	
Plant disposals deferred	-37	

Snowy Monaro Regional Council

**Quarterly Budget Review Statement**

for the period 01/07/16 to 30/09/16

**Cash & Investments Budget Review Statement**

Budget review for the quarter ended 30 September 2016

**Cash & Investments - Council Consolidated**

(\$000's)	Original Budget 2016/17	Approved Changes			Revised Budget 2016/17	Variations for this Sep Qtr	Notes	Projected Year End Result	Actual YTD figures
		Carry Forwards	Other than by QBRS	Merger					
<b>Total Cash &amp; Investments</b>	<b>66,526</b>	-	1,036	(3,499)	<b>64,063</b>	<b>632</b>		<b>64,695</b>	<b>71,106</b>
<b>Bombala Branch</b>									
<b>Externally Restricted <sup>(1)</sup></b>									
Water	2,349				2,349		1	2,349	2,289
Sewer	1,923				1,923		2	1,923	2,315
Domestic Waste	84				84		3	84	92
Developers Contributions	22				22		4	22	85
Unexpended Grants	71				71		5	71	255
Other External	292				292		6	292	292
<b>Total Externally Restricted</b>	<b>4,741</b>	-	-	-	<b>4,741</b>	-		<b>4,741</b>	<b>5,328</b>
(1) Funds that must be spent for a specific purpose									
<b>Internally Restricted <sup>(2)</sup></b>									
Employee Leave Entitlement Reserve	650				650	-	7	650	650
Plant Replacement Reserve	276				276	-	8	276	266
Other Internal	2,218				2,218	-	9	2,218	4,353
<b>Total Internally Restricted</b>	<b>3,144</b>	-	-	-	<b>3,144</b>	-		<b>3,144</b>	<b>5,269</b>
(2) Funds that Council has earmarked for a specific purpose									
<b>Unrestricted (ie. available after the above Restrictic</b>	-	-	-	-	-	-		-	772
<b>Total Cash &amp; Investments</b>	<b>7,885</b>				<b>7,885</b>			<b>7,885</b>	<b>11,369</b>

<b>Cooma Branch</b>								
<b>Externally Restricted <sup>(1)</sup></b>								
Water	4,707	-	705	-	5,412	1	5,412	4,881
Sewer	4,719	-	635	-	5,354	2	5,354	5,671
Waste	3,221	(85)	331	-	3,467	3	3,467	2,854
Developers Contributions	419	-	133	-	552	4	552	551
Unexpended Grants	153	(333)	406	-	226	5	226	568
Other External	1,617	-	71	-	1,688	6	1,688	1,839
<b>Total Externally Restricted</b>	<b>14,836</b>	<b>(418)</b>	<b>2,281</b>	<b>-</b>	<b>16,699</b>	<b>-</b>	<b>16,699</b>	<b>16,364</b>
(1) Funds that must be spent for a specific purpose								
<b>Internally Restricted <sup>(2)</sup></b>								
Employee Leave Entitlement Reserve	1,498	-	-	-	1,498	7	1,498	1,418
Plant Replacement Reserve	1,366	-	(381)	-	985	8	1,073	1,235
Other Internal	3,848	-	(241)	-	3,607	9	3,789	3,358
<b>Total Internally Restricted</b>	<b>6,712</b>	<b>-</b>	<b>(622)</b>	<b>-</b>	<b>6,090</b>	<b>270</b>	<b>6,360</b>	<b>6,011</b>
(2) Funds that Council has earmarked for a specific purpose								
<b>Unrestricted</b> (ie. available after the above Restrictic	23	418	(593)	-	(152)	-	(152)	932
<b>Total Cash &amp; Investments</b>	<b>21,571</b>	<b>-</b>	<b>1,066</b>	<b>-</b>	<b>22,637</b>	<b>270</b>	<b>22,907</b>	<b>23,307</b>
<b>Snowy Branch</b>								
<b>Externally Restricted <sup>(1)</sup></b>								
Water	3,477	-	-	-	3,477	(5) 1	3,472	-
Sewer	3,061	-	-	-	3,061	(5) 2	3,056	-
Domestic Waste	672	-	-	-	672	(104) 3	568	-
Developers Contributions	2,406	-	-	-	2,406	4	2,406	-
Unexpended Grants	20,306	-	(3,499)	-	16,807	5	16,807	-
Other External	1,547	-	(25)	-	1,522	6	1,522	-
<b>Total Externally Restricted</b>	<b>31,469</b>	<b>-</b>	<b>(25)</b>	<b>(3,499)</b>	<b>27,945</b>	<b>(114)</b>	<b>27,831</b>	<b>-</b>
(1) Funds that must be spent for a specific purpose								
<b>Internally Restricted <sup>(2)</sup></b>								
Employee Leave Entitlement Reserve	915	-	-	-	915	7	915	-
Plant Replacement Reserve	795	-	-	-	795	8	795	-
Other Internal	3,890	-	(5)	-	3,885	9	4,361	-
<b>Total Internally Restricted</b>	<b>5,600</b>	<b>-</b>	<b>(5)</b>	<b>-</b>	<b>5,595</b>	<b>476</b>	<b>6,071</b>	<b>-</b>
(2) Funds that Council has earmarked for a specific purpose								
<b>Unrestricted</b> (ie. available after the above Restrictic	1	-	-	-	1	-	1	36,430
<b>Total Cash &amp; Investments</b>	<b>37,070</b>	<b>(30)</b>	<b>(3,499)</b>	<b>-</b>	<b>33,541</b>	<b>362</b>	<b>33,903</b>	<b>36,430</b>

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 30/9/2016 and should be read in conjunction with the total QBRS report

Snowy Monaro Regional Council

**Quarterly Budget Review Statement**  
 for the period 01/07/16 to 30/09/16

**Cash & Investments Budget Review Statement**

**Investments**

Investments have been invested in accordance with Council's Investment Policy.

**Cash**

The Cash at Bank figure included in the Cash & Investment Statement totals \$1,524,430

This Cash at Bank amount has been reconciled to Council's physical Bank Statements.

**Recommended changes to revised budget**

Budget Variations being recommended include the following material items:

**Cooma Branch**

Notes	Details	\$ 000's
1	<b>Water</b> Additional water operational requirements	
2	<b>Sewer</b> Additional wastewater operational and capital requirements	
3	<b>Waste</b> No Variation	
4	<b>Developers Contributions</b> Roads capex on Ryries Street partly funded by s94	
5	<b>Unexpended Grants</b> Aged care unspent grants incorporated into budget	
6	<b>Other External</b>	
7	<b>Employee Leave Entitlement Reserve</b> No Variation	
8	<b>Plant Replacement Reserve</b> Deferred plant sales Deferred plant purchases Plant operational adjustments	 -37 116 6
9	<b>Other Internal</b> Wangie St rehabilitation partly funded by reserve Cemeteries adjustments funded by reserve Additional internal gravel sales from extra roads capex Expected saleyards surplus added to reserve	 -32 -18 85 67

<b>Snowy Branch</b>		
<b>Notes</b>	<b>Details</b>	<b>\$ 000's</b>
<b>1</b>	<b>Water</b> Funding of additional Expenditure	-5
<b>2</b>	<b>Sewer</b> Funding of additional Expenditure	-5
<b>3</b>	<b>Domestic Waste</b> No Variation	
<b>4</b>	<b>Developers Contributions</b> No Variation	
<b>5</b>	<b>Unexpended Grants</b> Funding of Merger expenditure	-3499
<b>6</b>	<b>Other External</b> Funding of additional Crown Lands expenditure	-25
<b>7</b>	<b>Employee Leave Entitlement Reserve</b> No Variation	
<b>8</b>	<b>Plant Replacement Reserve</b> No Variation	
<b>9</b>	<b>Other Internal</b> Funding of reduced Commercial Waste Revenue Reduction in funding required for Council Elections Adjustment to Reserves resulting from various QBR variations	-104 17 454



Snowy Monaro Regional Council

**Quarterly Budget Review Statement**  
for the period 01/07/16 to 30/09/16

**Consultancy & Legal Expenses Budget Review Statement**

Consultancy & Legal Expenses Overview

<b>Expense</b>	<b>YTD Expenditure</b> (Actual Dollars)	<b>Bugeted</b> (Y/N)
Consultancies	297,036	Y
Legal Fees	74,677	Y

**Definition of a consultant:**

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

**Comments**

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Consultancy costs relating to the Merger approved by Administrator with the budget adjusted through September QBRS

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**16.6 REFER TO AUDIT - 2016 FINANCIAL STATEMENTS - FORMER SNOWY RIVER SHIRE COUNCIL**

Record No:

Responsible Officer: Director Service Support  
Author: Deputy Director Service Support  
Key Direction: 7. Providing Effective Civic Leadership and Citizen Participation  
Delivery Plan Strategy: DP7.1 Ensure that legislative obligations are met throughout all Council departments.  
Operational Plan Action: OP7.3 Completion of Financial statutory and regulatory reports in accordance with specified requirements.  
Attachments: Nil  
Cost Centre 4010 Financial Services  
Project 2016 Financial Statements  
Further Operational Plan Actions:

**EXECUTIVE SUMMARY**

The former Snowy River Shire Council's 2016 Financial Statements are in the process of being finalised and, in accordance with Section 413(2) of the Local Government Act 1993, Council is required to refer them for audit.

The following officer's recommendation is submitted for Council's consideration.

**OFFICER'S RECOMMENDATION**

That Council

- A. Authorise the Administrator, the General Manager and the Responsible Accounting Officer to sign the Statement by Councillors and Management for the former Snowy River Shire Council 2016 General Purpose Financial Statements and 2016 Special Purpose Financial Statements
- B. Refer the 2016 Financial Statements for audit.
- C. Authorise the General Manager to issue the 2016 Financial Statements upon receiving the auditor's report

**BACKGROUND**

A Statement by Councillors and Management is required for the General Purpose Financial Statements and the Special Purpose Financial Statements. Council will need to authorise the Administrator, the General Manager and the Responsible Accounting Officer to sign the Statements on behalf of Council.

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## **QUADRUPLE BOTTOM LINE REPORTING**

### **1. Social**

The audit of the Council's General and Special Purpose Financial Statements and accounting policies for the partial year end 12 May 2016 will provide assurance of equity within and between generations.

### **2. Environmental**

No direct environmental impacts.

### **3. Economic**

The preparation, compilation and audit of Council's Financial Statements has been provided for in Council's annual budget in the Financial Services Program.

### **4. Civic Leadership**

The audit of Council's General and Special Purpose Financial Statements and accounting policies for the partial year ended 12 May 2016 will approve the accountability of decision makers and comply with regulations.

Council is required to authorise the Statements for issue. To enable the Statements to be forwarded to the Office of Local government as soon as practicable after the audit is finalised, it is proposed that Council delegate to the General Manager, authority to issue the Financial Statements.

As soon as practicable after Council receives the auditor's report, Council must fix a date for the meeting at which it proposes to present the audited Financial Statements and the auditor's report to the public and must give notice of the date so fixed.

The date fixed for the meeting must be at least 7 days after the date on which the notice is given, but not more than 5 weeks after the auditor's reports are given to the Council.

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## 16.7 SERVICES REVIEW PROJECT - RECOMMENDATIONS FROM BASELINE SERVICE REVIEWS

Record No:

Responsible Officer:	Director Special Projects Office
Key Direction:	7. Providing Effective Civic Leadership and Citizen Participation
Delivery Plan Strategy:	DP7.1 Ensure that legislative obligations are met throughout all Council departments.
Operational Plan Action:	OP7.5 Achieve a stronger, more efficient Council through a successful merger.
Attachments:	1. Baseline Service Review Report and Recommendations - SMRC & CAMMS ( <i>Under Separate Cover</i> ) <a href="#">⇨</a>
Cost Centre	3130 – Merger Project
Project	Service Reviews
Further Operational Plan Actions:	7.3.1.1. Redefining new service levels, delivery methods and supporting structures 7.3.1.3 Document service levels and plan a process for service level review, as part of the Implementation Plan. 7.3.1.4 Prepare a report on the outcomes of the service review and associated recommendations.

### EXECUTIVE SUMMARY

On 12 May 2016 the Governor General issued the Local Government (Council Amalgamations) Proclamation 2016 dissolving Bombala Council, Cooma-Monaro Shire Council and Snowy River Shire Council forming Snowy Monaro Regional Council.

The road map issued by Department of Premier and Cabinet directed a plan for the merger which included many transactional and strategic items. As part of the road map, Council is required to undertake a service review.

Specific actions in the adopted Snowy Monaro Regional Transition Plan relating to the service review include:

- 7.3.1.1. *Redefining new service levels, delivery methods and supporting structures*
- 7.3.1.3 *Document service levels and plan a process for service level review, as part of the Implementation Plan.*
- 7.3.1.4 *Prepare a report on the outcomes of the service review and associated recommendations*

To date, Council has undertaken a baseline service review which has enabled the organisation to document the current services delivered by each of the former Council areas. This has further resulted in actions recommended to be undertaken that will align the services as well as improve them going forward; this was identified through a SWOT analysis.

From the baseline review, recommendations on the next steps of the process have been identified.

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The following officer's recommendation is submitted for Council's consideration.

**OFFICER'S RECOMMENDATION**

That Council

- A. Receive and note the report on the service review project
- B. Adopt the recommendations from the Service Review Report

**BACKGROUND**

The Snowy Monaro Regional Council Transition Plan sets out the actions required to ensure a successful merger. Undertaking a full service review is a key project of the plan. The attached report summarises the outcomes completed to date as well as next step recommendations to complete the service review project.

**QUADRUPLE BOTTOM LINE REPORTING**

**1. Social**

The service review project will achieve the following benefits for the various stakeholders:

- Inform of Council's service levels to the community
- Efficiencies in processes
- Cost efficiencies by identifying best practices
- Help inform the organisational structure
- Initiate a culture of continuous service improvement

A thorough service review process will contribute to a stronger, modern council that focuses on continuous improvement in service delivery

**2. Environmental**

There is minimal environmentally sustainable impacts from this project and is limited to carbon emissions through travel; and printing and stationery use for administration activities.

Service level recommendations may have environmental impacts, however this will be determined on the completion of each discrete service review.

**3. Economic**

This project is funded through the merger fund. The budget for this project is as follows:

<i>Element</i>	<i>Budget \$*</i>
Salaries and wages of project team (baseline review)	25,000
Baseline Service Interviews - external consultants	48,000
RevuMap licencing year set up and current year license	43,581
RevuMap licencing year 2-3	35,000
Salaries and wages of project team**	209,000
Internal audit support***	4,000
External consultancy****	105,000

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Travel and accommodation reimbursements	5,000
Contingency	60,000
<b>Total Budget</b>	<b>\$461,581</b>

\* Net of GST

\*\* Calculated assuming full time business analyst for 2 years

\*\*\* Calculated using 40 hours of internal auditor at \$100 per hour

\*\*\*\* Assumes that the review of 3 major services will be outsourced with an average cost of \$35,000 per service review

#### 4. Civic Leadership

Phase 1 of the roadmap issued by the Department of Premier and Cabinet to all merged councils requires councils to undertake a service review.

The services review will inform the proposed organisational structure and help determine future processes, service level agreements with the community and opportunities for continuous improvements.

The process of implementing the recommendations of the Service Review report attached is planned to begin early in 2017 and continue through to May 2019. The Special Projects Office will provide specific recommendations on each service as each service review is completed.

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## 22. CONFIDENTIAL MATTERS

In accordance with Section 10A(2) of the Local Government Act 1993, Council can exclude members of the public from the meeting and go into Closed Session to consider confidential matters, if those matters involve:

- (a) personnel matters concerning particular individuals; or
- (b) the personal hardship of any resident or ratepayer; or
- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business; or
- (d) commercial information of a confidential nature that would, if disclosed;
  - (i) prejudice the commercial position of the person who supplied it, or
  - (ii) confer a commercial advantage on a competitor of the council, or
  - (iii) reveal a trade secret,
- (e) information that would, if disclosed, prejudice the maintenance of law; or
- (f) matters affecting the security of the council, councillors, council staff or council property; or
- (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege or information concerning the nature and location of a place; or
- (h) an item of Aboriginal significance on community land.

and Council considers that the closure of that part of the meeting for the receipt or discussion of the nominated items or information relating thereto is necessary to preserve the relevant confidentiality, privilege or security of such information, and discussion of the material in open session would be contrary to the public interest.

In accordance with Section 10A(4) of the Local Government Act 1993 the Chairperson will invite members of the public to make verbal representations to the Council on whether the meeting should be closed to consider confidential matters.

### RECOMMENDATION

1. THAT pursuant to Section 10A subsections 2 & 3 and Section 10B of the Local Government Act, 1993 (as amended) the following items on the agenda for the Ordinary Council meeting be dealt with in Closed Session for the reasons specified below:

#### **22.1 Tender Evaluation and award of Tender for the Construction of Septage and Sludge Ponds at the Jindabyne Sewerage Treatment Plant.**

Item 22.1 is confidential in accordance with s10(A)(2)(di) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

2. The press and public be excluded from the proceedings of the Council in Closed Session on the basis that these items are considered to be of a confidential nature.
3. That the Minutes and Business Papers including any reports, correspondence, documentation or information relating to such matter be treated as confidential and be withheld from access by the press and public, until such time as the Council resolves that the reason for confidentiality has passed or become irrelevant.
4. That the resolutions made by the Council in Closed Session be recorded in the Minutes of the Council Meeting.
5. That upon this recommendation being moved and seconded, the Chairperson invite representations from the public as to whether this part of the meeting should be closed to consider the nominated item.