



SNOWY MONARO
REGIONAL COUNCIL

Minutes

Ordinary Council Meeting

30 November 2016

**ORDINARY COUNCIL MEETING
HELD IN COUNCIL CHAMBERS, 71 CAVEAT STREET, BOMBALA NSW 2623
ON WEDNESDAY 30 NOVEMBER 2016**

MINUTES

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**MINUTES OF THE ORDINARY COUNCIL MEETING
HELD IN COUNCIL CHAMBERS, 71 CAVEAT STREET, BOMBALA NSW 2623**

**ON WEDNESDAY, 30 NOVEMBER 2016
COMMENCING AT 5.30PM**

PRESENT: Administrator Dean Lynch

APOLOGIES:

Staff: Joe Vescio, General Manager
Dennis Trezise, Assistant General Manager
Iliada Bolton, Director Special Projects Officer
Suneil Adhikari, Director Service Delivery
Peter Smith, Director Service Planning
Stephen Molloy, Director Service Support
Erin Donnelly, Secretary Council and Committees
Linda Nicholson, Deputy Director Service Delivery

The Administrator opened the meeting at 5.35PM

1. APOLOGIES

Nil

2. CITIZENSHIP CEREMONIES

Nil

3. PRESENTATIONS

Nil

4. PUBLIC FORUM

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

COUNCIL RESOLUTION

197/16

That members of the public be granted permission to address Council.

Approved by Administrator Lynch

4.1 JOHN WEARNE - SUBDIVISION JERRAR DRIVE, EAST JINDABYNE

John Wearne, addressed Council on a report in the business paper, item 15.6 Response to Submissions to DA104/2016 20 Lot Subdivision Jerrara Drive, East Jindabyne.

Mr Wearne addressed the lengthy period it has taken for the DA to get to this point and thanked staff for their work on this project. Mr Wearne spoke about zoning of the land and how new development

creates changes in the neighbourhood. Mr Wearne reminded Council planning for the development looked at retaining the trees and proceeding with minimal effect on the environment.

4.2 ROWAN WRIGHT ROAD INFRASTRUCTURE

Mr Rowan Wright addressed council on road infrastructure and the quality of works done on Tombong Road. Mr Wright informed council he has written several letters regarding road's and questioned the quality of the reply from council, and believes these are lacking in detail.

5. DISCLOSURE OF INTEREST

Nil

6. ADOPTION OF MINUTES OF PREVIOUS MEETING

6.1 ORDINARY COUNCIL MEETING 26 OCTOBER 2016

COUNCIL RESOLUTION

198/16

THAT the minutes of the Ordinary Council Meeting held on 26 October 2016 are confirmed as a true and accurate record of proceedings.

Approved by Administrator Lynch

6.2 CLOSED SESSION OF THE ORDINARY COUNCIL MEETING 26 OCTOBER 2016

COUNCIL RESOLUTION

199/16

THAT the minutes of the Closed Session of the Ordinary Council Meeting held on 26 October 2016 are confirmed as a true and accurate record of proceedings.

Approved by Administrator Lynch

7. ADMINISTRATOR'S REPORT (IF ANY)

Nil

8. DELEGATE'S REPORT (IF ANY)

Note 1: Suspension of Business Agenda Items

COUNCIL RESOLUTION

200/16

That Item 15.6 Response to Submissions to DA104/2016 20 Lot Subdivision Jerrara Drive East Jindabyne on the agenda be considered as the next item of business

Approved by Administrator Lynch

8.1 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

COUNCIL RESOLUTION

201/16

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. Notify those persons who made a submission of the outcome of this report; and
- D. Receive and note email submission from Mr Wilson received today, 30 November 2016.

Approved by Administrator Lynch

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

Record No:

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

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.

COUNCIL RESOLUTION

202/16

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.

Approved by Administrator Lynch

8.3 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 12 August 2016 in the Jubilee Room, Parliament House, Sydney. The minutes are presented for Council's information.

COUNCIL RESOLUTION

203/16

That the Minutes of the meeting of the Country Mayors Association of New South Wales held on 4 November 2016 be received and noted.

Approved by Administrator Lynch

8.4 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
[⇒](#)

EXECUTIVE SUMMARY

The Administrator considered a number of reports and exercised his Delegation on 8 August 2016 in Head Office, 81 Commissioner Street, Cooma.

COUNCIL RESOLUTION

204/16

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*.

Approved by Administrator Lynch

8.5 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
[⇒](#)

EXECUTIVE SUMMARY

The Administrator considered a number of reports and exercised his Delegation on 8 August 2016 in Head Office, 81 Commissioner Street, Cooma.

COUNCIL RESOLUTION

205/16

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*.

Approved by Administrator Lynch

8.6 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 [⇒](#)

EXECUTIVE SUMMARY

The Administrator considered a number of reports and exercised his Delegation on 8 August 2016 in Head Office, 81 Commissioner Street, Cooma.

COUNCIL RESOLUTION

206/16

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*.

Approved by Administrator Lynch

9. ADOPTION OF COMMITTEE MINUTES/RECOMMENDATIONS

Business Arising Out Of The Minutes

Proceedings in Brief

A number of issues were raised by the Administrator seeking advice on progress with recommendations of the Committee. These issues did not require further resolutions from Council and were addressed by the General Manager

9.1 SNOWY RIVER HEALTH CENTRE 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 [⇒](#)
2. Budget Report SRHC Representative Committee [⇒](#)

EXECUTIVE SUMMARY

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

COUNCIL RESOLUTION

207/16

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

Approved by Administrator Lynch

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 [⇒](#)

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.

COUNCIL RESOLUTION

208/16

That the minutes of the meeting of the Local Representative Committee - Bombala held on 2 November 2016 be received and noted and the recommendations contained therein be adopted.

Approved by Administrator Lynch

9.3 MINUTES LRC COOMA 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 [↗](#)

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.

COUNCIL RESOLUTION

209/16

That the Minutes of the meeting of the Local Representative Committee Cooma held on 8 November 2016 be received and noted and the recommendations contained therein be adopted.

Approved by Administrator Lynch

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 [↗](#)

EXECUTIVE SUMMARY

The Local Representative Committee - Snowy River met on 10 August 2016 in the Razorback Office, Jindabyne. The minutes are presented for Council's information.

COUNCIL RESOLUTION

210/16

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

Approved by Administrator Lynch

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

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 ⇒ 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.

COUNCIL RESOLUTION

211/16

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

Approved by Administrator Lynch

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

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:	Nil Cost 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.

COUNCIL RESOLUTION

212/16

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

Approved by Administrator Lynch

12. CORPORATE BUSINESS - KEY DIRECTION 3. STRENGTHENING OUR LOCAL ECONOMY

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">1. Bombala Streetscape Submissions (<i>Under Separate Cover</i>) ⇒2. Bombala Streetscape Table Notes (<i>Under Separate Cover</i>) ⇒3. Delegate Streetscape Submissions (<i>Under Separate Cover</i>) ⇒4. Delegate Streetscape Table Notes (<i>Under Separate Cover</i>) ⇒
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.

COUNCIL RESOLUTION

213/16

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 and staff be authorized to begin negotiations for acquisition of this land,
 - Maybe Street Streetscape Plan
- C. That Council consult with affected land owners regarding acquisition 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 consult with affected land owners regarding acquisition 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,

Approved by Administrator Lynch

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

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 ⇒
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.

COUNCIL RESOLUTION

214/16

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

Approved by Administrator Lynch

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

Nil

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

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.

COUNCIL RESOLUTION

215/16

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

Approved by Administrator Lynch

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">1. Minutes of meeting with Regulatory Authorities (<i>Under Separate Cover</i>) ⇨2. DPI Water - S60 Approval for water and sewer treatment works (<i>Under Separate Cover</i>) ⇨3. Letter from EPA with conditions for the upgrade of the Bombala STP (<i>Under Separate Cover</i>) ⇨4. PP_Delegate Water Supply WTP Project (<i>Under Separate Cover</i>) ⇨5. PP_Bombala STP Renewal (<i>Under Separate Cover</i>) ⇨
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.

COUNCIL RESOLUTION

216/16

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:
 - o Stage 1 - \$604,925
 - o Stage 2 - \$631,000
2. The estimated cost of the replacement of the Bombala Sewage Treatment Plant as follows:
 - o Stage 1 - \$250,000
 - o Stage 2 - \$400,000
 - o 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.

Approved by Administrator Lynch

**15.3 MA2016/0002 DELETION OF REQUIRMENT 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"> • Change to staging and lot layout for stages, 6, 7 and 8 • Creation of a 'development lot' for the further development for the purposes of seniors housing. • Deletion of Condition 58 which requires the construction of an intersection between the Barry Way and Jillamatong Street prior to stage 6. • Inclusion of the construction of a new sewer pump station to service proposed lots within the development.
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. Councils 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.

COUNCIL RESOLUTION

217/16

That Council defer the report MA2016/0002 Deletion of Requirement for Barry Way Exit for Highview Estate Subdivision to the December Council meeting to allow consultation with the developer on proposed new road construction and Section 64 wastewater contributions.

Approved by Administrator Lynch

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:	<ol style="list-style-type: none">1. Draft Conditions of Consent (<i>Under Separate Cover</i>) ⇨2. Development Plans (<i>Under Separate Cover</i>) ⇨3. Additional Development Plans including changes to Facade of Building (<i>Under Separate Cover</i>) ⇨

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.

COUNCIL RESOLUTION

218/16

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.

Approved by Administrator Lynch

Note 2: Draft Conditions of Consent DA2016/0132

ADMINISTRATIVE CONDITIONS

Approved Plans and Documentation

1. The developer is to ensure that the development complies fully with DA2016/0132 as submitted to Council on the 15/03/2016 4:13:24 PM with supporting documentation including, but not limited to the development plans being:

Reference No.	Title/Description	Prepared By	Date/s
SK1	Site Plan	Applicant	Undated
SK2	Floor Plan & Elevations	Applicant	Undated
SK3	Front Elevation & Facade	Applicant	Undated

as stamped by the Snowy Monaro Regional Council and attached to this Notice, except where amended by the following conditions of consent (and as amended in red by Council):

Inconsistency between documents

2. In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

Prescribed Conditions

3. The developer shall comply with any relevant prescribed conditions of development consent under clause 98 of the Environmental Planning and Assessment Regulation. For the purposes of section 80A(11) of the Environmental Planning and Assessment Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:
 - The work must be carried out in accordance with the requirements of the Building Code of Australia
 - A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - (a) showing the name, address and telephone number of the principal

- certifying authority for the work, and
- (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - (c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Other Approvals

Separate Section 138 Permit – Roads Act 1993 (RMS)

- 4.
 - a) Prior to the commencement of works, the developer shall obtain Section 138 consent under the Roads Act, 1993 from Council for all works on road.
 - b) Only one access point to road from the subject property will be permitted. All other existing vehicular access points to road must be physically closed by reinstating the kerb and gutter to Council's satisfaction.
 - c) The driveway on Jindabyne Road must be designed and constructed in accordance with Council standards and must be a minimum 5.5m wide for the first 6m from the property boundary to comply with section 3.2.2 of Australian Standard 2890.1.2004.
 - d) The developer must apply for, and obtain a Road Occupancy Licence (ROL) from the RMS Traffic Operations Unit (TOU) prior to commencing works that impact a travel lane of a State Road or impact the operation of traffic signals on any road. The application will require a Traffic Management Plan (TMP) to be prepared by a person who is certified to prepare Traffic Control Plans. Should the TMP require a reduction of the speed limit, a Speed Zone Authorisation will also be required from the TOU. The developer shall submit the ROL application 10 business days prior to commencing work. It should be noted that receiving an approval for the ROL within this 10 business day period is dependent upon RMS receiving an accurate and compliant TMP.

Separate Section 68 Approval to Carry Out Stormwater, Water Supply and Sewerage

Works

5. Notwithstanding the issue of this development consent, separate approval from council under Section 68 of the Local Government Act 1993 must be obtained prior to commencement of stormwater, water supply or sewerage works. In this regard, a S68 Application to Carry Out Stormwater, Water Supply and Sewerage Works must be submitted on councils standard application form and be accompanied by the required attachments and prescribed fee, prior to release of the Construction Certificate.

Prior To The Commencement Of Works

Commencement of Works Notice

6. At least 2 days prior to commencement of works on-site, a notice of commencement (refer attached form) is to be submitted to Council in accordance with the provisions of section 81(2)(c) of the Environmental Planning & Assessment Act 1979. Failure to notify Council prior to commencement may lead to the instigation of legal action.

Construction Certificate

7. The developer is to ensure no site works, construction or building works are to commence without first obtaining a Construction Certificate.

Appointment of Principal Certifying Authority and Notice of Commencement

8. At least 48 hours prior to the commencement of any works on the site, a "Notice of Commencement of Work and Appointment of PCA Form" will be submitted to Council. This includes that prior to the commencement of works the Applicant will submit to Council:
 - (a) A construction certificate for the building work which has been issued by the Certifying Authority (i.e. Council or Accredited Certifier); and,
 - (b) Evidence that the person having the benefit of the development consent has:
 - i) Appointed a Principal Certifying Authority (PCA) and notified Council in writing of the appointment, irrespective of whether Council or an accredited private certifier is appointed;
 - ii) notified the PCA that the person will carry out the building work as an

owner-builder, if that is the case; and,

- (c) Evidence that the principal PCA has, no later than 2 days before the building

work commences:

- i) notified the consent authority and the Council of his or her appointment, and;
- ii) notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work; and,

- (d) Evidence that the person having the benefit of the development consent, if not carrying out the work as an owner-builder has:

- i) notified the Certifying Authority (i.e. Council or Accredited Certifier) of any such appointment; and,
- ii) unless that person is the principal contractor, notified the principal contractor of any critical state inspection and other inspections that are to be carried out in respect of the building work.

Temporary Benchmark

9. The developer shall ensure that a temporary benchmark is established on-site or adjacent to the site in a position clear of any of the proposed works. All levels for the site including driveway long-sections, building floor levels, and any other level relevant to the project are related back to the benchmark datum.

Temporary Sanitary Facilities

10. Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided must be:

- (a) a standard flushing toilet; and
- (b) connected to either: an accredited sewage management facility or an approved chemical closet.

The toilet facilities shall be provided on-site, prior to the commencement of any works.

Enclosure of the Site

11. The site must be enclosed with a suitable security fence to prohibit unauthorised access, to be approved by the Principal Certifying Authority. No building work is to commence until the fence is erected.

Termite Control

12. Prior to the commencement of works, the Applicant will submit to the satisfaction of the PCA (i.e. Council or Private Certifier) documentation confirming the building will be protected from termite attack in accordance with the provisions of Australian Standard AS 3660.1. The submitted documentation will include:
 - (a) details of the proposed methods to be used; and
 - (b) certification of works performed;

13. A durable notice must be permanently fixed to the building in a prominent location, such as in the electrical meter box indicating:
 - (a) the method of protection;
 - (b) the date of installation;
 - (c) where a chemical barrier is used, its life expectancy as listed on the National
 - (d) Registration Authority label; and.
 - (e) the need to maintain and inspect the system on a regular basis.

NOTE: Under slab chemical treatment will not be permitted as the only method of

treatment unless the area can be retreated without major disruption to the building.

Master Water Meter

14. The developer shall ensure that a master water meter and backflow prevention device is provided to the property prior to commencement of works on-site.

During Works

Approved Plans to be On-site

15. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification will be kept on the site at all times during construction and will be readily available for perusal by any officer of the Council or the PCA.

Erosion & Sediment Control

16. The developer is to ensure that where site works are undertaken including all excavations, land clearing and materials storage, all topsoil that is removed is stripped and stockpiled in an appropriate location for future revegetation works. The stockpiled area is to be encircled by a geofabric filter fence.

17. The developer is to ensure that erosion and siltation control measures are installed and maintained on the site for the entire length of the construction project. Erosion control measures are to include the placement of hay bales staked in the ground or the erection of geofabric filter fencing at the bottom of all areas where cut and fill is carried out and within any existing drainage areas from those cut and fill areas. These control measures are to be in accordance with the requirements of the consent authority and best management practices as outlined in the NSW Department of Housing "Soils and Construction, Managing Urban Stormwater 4th Edition, March 2004 – the Blue Book".

All-weather Access

18. An all-weather stabilised access point must be provided to the site to prevent sediment leaving the site as a result of vehicular movement. Vehicular movement should be limited to this single accessway.

Public Property

19. The developer shall ensure that no trees on public property (footpaths, roads, reserves, etc.) are removed or damaged during works including the erection of any fences, hoardings or other temporary works.

Site Management

20. The developer is to ensure that all builder' sheds, including temporary sanitary closets, must at all times be:
- (a) located wholly within the site;
 - (b) properly constructed and maintained to industry standards;
 - (c) securely anchored to the ground, and
 - (d) removed upon completion of the project.

Trade Waste

21. (a) The applicant must provide an adequate trade waste service to ensure that all waste material is contained, and removed from the site for the period of construction
- (b) Building materials used in the construction of the building are not to be deposited or stored on Council's footpath or road reserve, unless prior approval is obtained from Council.
- (c) The burning of builders waste on site by open fire is prohibited.

Use of Explosives

22. The developer is to ensure that any person considering the use of explosives during construction must at all times:
- (a) be an operator licensed by the WorkCover (NSW);
 - (b) notify the local police and persons likely to be affected by the blasting;
 - (c) obtain the necessary public liability insurance; and
 - (d) use approved and serviceable blasting mats.

Use of Power Tools

23. The developer is to ensure that work on the development site by all persons using power tools and equipment is limited to the following hours:

Mon – Fri	7.00am to 6.00pm
Saturday	7.00am to 6.00pm
Sunday	8.00am to 5.00pm
Public Holidays	8.00am to 5.00pm

Inspection Notification

24. The Principal Certifying Authority (PCA) (i.e. Council or Private Certifier) is to be given a minimum of 48 hours notice prior to any critical stage inspection or any other inspection nominated by the PCA via the notice under Section 81A of the Environmental Planning and Assessment Act 1979.

Public Access and Site Security

25. It is the responsibility of the applicant to restrict public access to the building site, building works or materials or equipment on the site when building work is not in progress or the site is otherwise unoccupied. In this regard, the developer must ensure that perimeter fencing is provided for all construction sites in accordance with Occupational Health and Safety Regulation 2001.

Excavation

26. The developer is to ensure that at all times all excavations and backfilling associated with the development is executed safely and in accordance with professional standards.
27. The developer is to ensure that all excavations are properly guarded and protected at all times to prevent them from being a danger to life or property.

Plumbing & Draining

28. The developer is to ensure that prior to any plumbing work being commenced the licensed plumber / drainer must lodge with Council a starting docket and a

dimensioned schematic layout of the sanitary drainage lines.

29. The developer is to ensure that all plumbing and drainage work is in accordance with the Australian Standard 3500 and the NSW Codes of Practice for Plumbing and Drainage.
30. The developer shall ensure that a licensed plumber and drainer undertakes the connection to Council sewer system. The sewer riser is to be flush with the finished surface levels of the land and provided with a cap and concrete collar.

Hot Water Installation

31. All new hot water installations will deliver hot water at the outlet of sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding 45°C (disabled). A certificate certifying compliance with the above is to be submitted by the licensed plumber on completion of works. (Note; special requirements for disabled persons refer AS 3500 for mixing valve requirements for hot water supply)

Material Storage

32.
 - (a) The surrounding road carriageways are to be kept clean of any material carried onto the roadway by construction vehicles. Any work carried out by Council to remove material from the roadway will be at the applicant's expense.
 - (b) Building materials used in the construction of the building are not to be deposited or stored on Council's footpath or road reserve unless prior approval is obtained from Council.

Dust Control Measures

33. Adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted:
 - (a) Physical barriers will be erected at right angles to the prevailing wind direction or will be placed around or over dust sources to prevent wind or activity from generating dust emissions,
 - (b) Earthworks and scheduling activities will be managed to coincide with the next stage of development to minimise the amount of time the site is left cut

- or exposed,
- (c) All materials will be stored or stockpiled at the best locations,
 - (d) The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs,
 - (e) All vehicles carrying spoil or rubble to or from the site will at all times be covered to prevent the escape of dust or other material,
 - (f) All equipment wheels will be washed before exiting the site using manual or automated sprayers and drive-through washing bays,
 - (g) Gates will be closed between vehicle movements and will be fitted with shade cloth, and
 - (h) Cleaning of footpaths and roadways will be carried out regularly.

Retaining Walls

34. All retaining walls in excess of 1.0 metres in height must be certified by a qualified structural engineer. In this regard, a engineer must also verify the structural integrity of the retaining wall after construction and a copy of this certification is provided to Council prior to release of Occupancy Certificate.

Sewerage Connection

35. The developer shall make arrangements with Council (via S68 Ancillary Application) for the connection of the development to Council's sewerage system.

Revegetation Works

36. The developer is to ensure that at the completion of site works the following landscaping works are carried out:
- (a) topsoil is spread over all disturbed areas* with priority given to cut and fill batters;
 - (b) all disturbed areas* are re-vegetated using drylands grass mix with a complete fertiliser;
 - (c) all disturbed areas* are to be weed free hay mulched.

(* including all footpath areas and adjoining properties where applicable)

Prior To Occupation Or Commencement Of Use

Occupancy Certificates

37. An Occupation Certificate must be issued by the Principal Certifying Authority prior to occupation or use of the development. In issuing an Occupation Certificate, the Principal Certifying Authority must be satisfied that the requirements of Section 109H of the Environmental Planning and Assessment Act 1979 have been complied with as well as all of the conditions of the Development Consent.

Landscaping Plan

38. The developer shall ensure that landscaping of the site is carried out in accordance with the approved *Site Plan* prior to issue of the Final Occupation Certificate.

Road Damage

39. The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development, is to be repaired to the satisfaction of the Director of Engineering and Operations and to be met in full by the applicant prior to the issue of an Occupation Certificate.

Use Of Site

Stormwater Design

40. The developer shall ensure that all storm water is directed from the roof to either rainwater tanks or to Council's Stormwater infrastructure.

Hard Surface Run-off

41. Stormwater run-off from driveways and car parks is to be diverted through landscaped areas to provide pollutant reduction and detention, before being discharged to Council's Stormwater System. Alternatively, porous paving can

be used instead of concrete where conditions are appropriate.

Finished Drainage System

42. The developer is to submit two copies of the finished internal storm water drainage system to Council prior to the release of the Final Occupation Certificate. The developer must ensure that the internal stormwater drainage details include:
- (a) a silt arrestor / surcharge pit within and adjacent to the property boundary;
 - (b) details of the point of discharge; and
 - (c) method of connection to Council's storm water drainage system.

Garbage Disposal – Commercial

43. The developer shall ensure that adequate facilities of a type approved by Council must be provided for the development.

Maintenance of Garbage Bins

44. The developer shall ensure that the garbage bin/s are:
- (a) maintained in good order and healthy state at all times; and
 - (b) only for the purpose of storage and collection of garbage.

Hard Surface Driveway

45. The developer shall ensure that to help prevent scouring of the site, the proposed driveway is either paved or sealed.

Driveway Design

46. The developer shall ensure that the proposed driveway has:
- (a) a gradient not exceeding 16%;
 - (b) changes in gradient not exceeding 6.7%; and
 - (c) a length per change of gradient of not less than 4 metres.

NOTE:- Concrete driveway is allowed except up to 1 metre either side from the centre line of the stormwater infrastructure on the eastern side of the site. Any driveway over this stormwater infrastructure is to be gravel road base material.

External Finishes

47. That the approved colours of the exterior of the building are:

Roof:

Walls:

Windows/ Doors/ Door Awnings/ Gutter & Downpipes:

Note: This condition can be amended with the written consent of Council.

Amenity

48. The developer shall ensure that lighting of the premises is to be directed so as not to cause nuisance to the owners or occupiers of adjoining premises or to motorists on adjoining or nearby roads.

Storage of Goods and Materials

49. All goods, materials and equipment shall be stored within the building and no part of the land shall be used for purposes of storage.

Property Number

50. The developer shall attach to the business signage a street number that is clearly visible from the street frontage of the property. To ascertain the correct street number for the site, the developer shall contact Council's Revenue Officer on (02) 6451 1195 during business hours.

Note 3:

Hours of Operation

51. The hours of operation for the development shall be limited to between 8am to 5pm on weekdays.

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 it is efficient in the delivery.

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

COUNCIL RESOLUTION

219/16

That Council

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

Approved by Administrator Lynch

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

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.

COUNCIL RESOLUTION

220/16

That Council receive and note the Final Report - Asset Management Assessment of Snowy Monaro Regional Council, November 2016

Approved by Administrator Lynch

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.

COUNCIL RESOLUTION

221/16

That Council

- A. Receive and note the IT Resourcing Review – Final Report prepared by iPlatinum
- B. The recommendations from the final report be considered for inclusion in the SMRC Implementation Plan.

Approved by Administrator Lynch

16.3 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. Motor Vehicle Leaseback and Private Use Policy [⇒](#)
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.

COUNCIL RESOLUTION

222/16

That Council adopt SMRC 174 Motor Vehicle Leaseback and Private Use Policy.

Approved by Administrator Lynch

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:	Nil Cost Centre4010 – 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 Office 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.

COUNCIL RESOLUTION

223/16

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.

Approved by Administrator Lynch

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 ⇒ 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.

COUNCIL RESOLUTION

224/16

That Council

- A. Adopt the Quarterly Budget Review Statement for the period ended 30 September 2016
- B. The 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.

Approved by Administrator Lynch

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.

COUNCIL RESOLUTION

225/16

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

Approved by Administrator Lynch

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 (Under Separate Cover) ⇒
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.

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

COUNCIL RESOLUTION

226/16

That Council

- A. Receive and note the report on the service review project
- B. Adopt the recommendations from the Service Review Report

Approved by Administrator Lynch

17. REPORTS BY GENERAL MANAGER

Nil

18. NOTICE OF MOTION

Nil

19. MOTIONS OF URGENCY

Nil

20. QUESTIONS TAKEN ON NOTICE

Nil

21. STRATEGIC OVERVIEW

Nil

22. CONFIDENTIAL MATTERS

COUNCIL RESOLUTION

227/16

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:

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.

Approved by Administrator Lynch

Note 4: Invitation to Public

Upon the above motion being moved and seconded, the Administrator invited representations from the public as to whether this part of the meeting should be closed to consider the nominated items. There were no requests by members of the public to make any representations.

Note 5: Confidential Session of Committee

At 6.16 pm the meeting was closed to the press and public.

Note 6: Resumption of Open Committee Meeting

At 6.17 pm the Closed Session ended and the Council meeting continued in Open Session.

23. REPORT FROM CONFIDENTIAL SESSION

22.1 TENDER EVALUATION AND AWARD OF TENDER FOR THE CONSTRUCTION OF SEPTAGE AND SLUDGE PONDS AT THE JINDABYNE SEWERAGE TREATMENT PLANT.

COUNCIL RESOLUTION

228/16

That Council

- A. Consider the recommendation in the Tender Evaluation Report as evaluated by the Tender Evaluation Panel; and
- B. Approve the award of the Contract to RD Miller Pty Ltd (Specialised Earthworks) for a Lump Sum and Schedule of Rates Contract Amount of \$589,200.

Approved by Administrator Lynch

There being no further business the Administrator declared the meeting closed at 6.19pm

CHAIRPERSON



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