



**SNOWY MONARO**  
REGIONAL COUNCIL

# **BUSINESS PAPER**

**PUBLIC EXHIBITION COPY**

**Ordinary Council Meeting**  
**1 November 2018**

## **CONFLICTS OF INTEREST**

A conflict of interest arises when the Mayor 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 Mayor or staff member who considers they may have a conflict of interest should read Council Policy.

The responsibility of determining whether or not the Mayor 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 Mayor 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 Mayor, 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 Mayor 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 Mayor 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 Country**

Council wishes to show our respect to the First Custodians of this land the Ngarigo, Walgalu, Ngunnawal and Bidhawal people and their Ancestors past and present.

### **Webcasting**

*Council meetings are recorded and live streamed to the internet for public viewing. By entering the Chambers during an open session of Council, you consent to your attendance and participation being recorded and streamed on Councils website [www.snowymonaro.nsw.gov.au](http://www.snowymonaro.nsw.gov.au)*

**ORDINARY COUNCIL MEETING  
TO BE HELD IN COUNCIL CHAMBERS, 81 COMMISSIONER STREET, COOMA NSW  
2630**

**ON THURSDAY 1 NOVEMBER 2018  
COMMENCING AT 5.00PM**

**BUSINESS PAPER**

- 1. APOLOGIES/REQUESTS OF LEAVE OF ABSENCE**
- 2. CITIZENSHIP CEREMONY**
- 3. PRESENTATIONS**
- 4. PUBLIC FORUM**
- 5. DISCLOSURE OF INTEREST**  
(Declarations also to be made prior to discussions on each item)
- 6. MATTERS DEALT WITH BY EXCEPTION**
- 7. ADOPTION OF MINUTES FROM PREVIOUS COUNCIL MEETING**
  - 7.1 Extraordinary Council Meeting held on 16 October 2018
  - 7.2 Closed Session of the Extraordinary Council Meeting held on 16 October 2018
  - 7.3 Ordinary Council Meeting held on 18 October 2018
  - 7.4 Closed Session of the Ordinary Council Meeting held on 18 October 2018
- 8. DELEGATE'S REPORT (IF ANY)**
- 9. ADOPTION OF COMMITTEE MINUTES/RECOMMENDATIONS**
  - 9.1 Meeting Minutes of Dalgety Hall Section 355 Committee 30 August 2018 3
  - 9.2 Minutes of the Waste Management Committee 14 September 2018 7
  - 9.3 The Minutes of the Recreational Facilities Section 355 Committee meetings held on 28 November 2017, 19 February 2018, 22 March 2018, 16 July 2018 and 17 September 2018. 17
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  - 9.5 Minutes fo the Snowy Monaro Local Traffic Committee meeting held 15 October 2018 45
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19.1 Audit, Risk and Improvement Committee Offer of extension to Mr M Pearson <i>Item 19.1 is confidential in accordance with s10(A)(2)(a) of the Local Government Act because it contains personnel matters concerning particular individuals (other than councillors) and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.</i>	
19.2 Proposed Container Deposit Revenue Share Agreement <i>Item 19.2 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.</i>	

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## 9.1 MEETING MINUTES OF DALGETY HALL SECTION 355 COMMITTEE 30 AUGUST 2018

Record No:

Responsible Officer:	Director Operations & Infrastructure
Author:	Property Officer
Key Direction:	4. Creating a Safer, Healthier and Thriving Community
Delivery Plan Strategy:	DP4.1.2.1 Support the availability of volunteering opportunities and build capacity.
Operational Plan Action:	OP4.9 Strengthen, support and promote volunteering within Council and in the Community as a valued vocation that builds social capacity
Attachments:	1. Minutes of Dalgety Hall Meeting 30 August 2018
Cost Centre	Dalgety Memorial Hall CC 1570
Project	Dalgety Memorial Hall PJ 150247
Further Operational Plan Actions:	

### EXECUTIVE SUMMARY

A copy of the Meeting Minutes for Dalgety Hall Section 355 Committee held on 30 August 2018 are attached for Council's information.

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

#### OFFICER'S RECOMMENDATION

That Council receive and note the minutes of the Dalgety Hall Section 355 Committee held on 30 August 2018.

### BACKGROUND

A copy of the Meeting Minutes for Dalgety Hall Section 355 Committee held on 30 August 2018 are attached for Council's information.

### QUADRUPLE BOTTOM LINE REPORTING

#### 1. Social

Council meets its social obligations by attaining the objectives of Key Direction Four of the Community Strategic Plan Delivery Program by supporting volunteer groups for Section 355 Committees.

#### 2. Environmental

The Dalgety Hall Committee assists in enhancing the visual impact for hall users, the community and visitors to the township.

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### **3. Economic**

Continued maintenance and repair works for the Dalgety Hall have been provided for in Halls 2019 Budget.

### **4. Civic Leadership**

This Section 355 Committee is a Management Committee.

Advisory Committees provide recommendations to Council. The facilities are managed by Council including bookings, repairs, purchasing and financial accounts.

Management Committees manage the facility themselves for example bookings, repairs, purchasing and financial accounts.

Council is demonstrating leadership by assisting in the improvement and enhancement of our Region's Community Facilities with the assistance of Section 355 Committees and Community Volunteers.

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GENERAL MEETING  
DALGETY HALL 355 COMMITTEE  
30<sup>TH</sup> AUGUST 2018

Open: 9.35am Meagan Power (President) open and welcomed members

Present: Meagan Power (President), Roger White (Treasurer), Michelle White (Secretary)  
Lorraine Thomas (SMRC), Judy Walters, Nicole O'Connor

Apologies: Mikala Walters, Tracey Mugridge

Minutes of General Meeting 29/10/15 read and accepted. Moved Michelle – Seconded Judy

Treasurers Report – Balance as at 30/6/18 - \$10,504.07

Petty Cash as at 30/6/18 - \$57.15

Moved Roger Seconded Judy

With the Passing of Jeffrey Power the President was advised to contact members to nominate Roger White for this position – unanimous

Correspondence:

\*Gas Bills

\*SMRC – Continuation letters for the 355 Committee until November 2018, when Council will revise again. No Council representative Appointed as yet

\*Dalgety Show Society – Erection of shed at hall for Quilt frame Storage

Business Arising:

\*Men's Urinal – to be done

\*Show Society purchased Quilt frames as an alternative to hanging them from the walls and new ceiling

\*Dessert plates purchased

General Business:

\*Wedding in January wants to put up a marque outside – Lorraine said it should be fine

\*Bonds were kept for two functions as property was burnt and those concerned will not have rental of the hall again

\*Meagan will organise for a ceiling light bulb to be replaced in the main hall

\*Meagan purchased another table to replace the one that went missing after the 2018 Show and is sending invoice to be paid. \$59.99

\*With the passing of some of our Committee members over the last couple of years Michelle White invited Nilcole to attend the meeting to see if she would like to become a member.

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\*Removal and trimming maintenance of trees around the hall - Meagan to get in touch with Council Manager for Open Spaces Jane Konowski regarding this matter and get her recommendations

Judy Walters has put in her resignation from this 355 Committee and we would like to thank her for her input and dedication to the hall committee.

Looking through the minutes book that I have that started in 1953, Judy's name comes up at a meeting in 1978 so we would like to thank you for you 40 years of service to the Dalgety Hall and wish her all the best

I would also like to make mention of the other Committee members that have volunteered their time as well while I was going through the minutes book that have passed.

Jeffrey Power - 1970 to 2017 - 47 years

Meagan Power 1972 and still going strong

Gloria Mugridge - 1978 to 2015 - 37 years

Rodney Mugridge - 1978 to 2018 - 39 years

Such respect for all they have done and wonderful role models for the town

Dalgety Show Society Quilt Shed request

Mikala and Tracey due to work commitments have documented their opinions for reference on this matter

The Dalgety 355 Committee Recommendation **MOVED BY** Judy Walters is -

\*The site requested for the 6m x 3m x2.1 a small car shed to house the Dalgety Show Society Quilt frames is too large

\*As Dalgety Township is a Heritage listed town consideration must be taken when putting up new buildings next to the existing. The small storage shed was built before the Public Toilets and the site that was requested will impede on the existing absorption trenches that have balustrades to protect the underground plumbing.

\*As there is ample storage at the pavilion where the stands are currently stored and it was discussed that men would still have to move them regardless even if the shed was put at the hall because they are quite heavy and awkward. The ladies of the Show Society and the Quilters should not have to be moving them as Council have high concerns with Work Place Safety

\*The Grounds Person for the Dalgety Show Society should be encouraged to organize volunteers for the 2 days that they need moving (setup and Monday clean up) days or pay a couple of people to do that job and some of the other heavy lifting jobs

\*The last recommendation was to contact Council (Lorraine Thomas) to arrange for the Community Project Team from Cooma Jail to come out on those days to help get this part of the Show set up at the hall and the frames taken back to the pavilion

**SECONDED BY** Roger White

Meeting closed 10.45 am

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**9.2 MINUTES OF THE WASTE MANAGEMENT COMMITTEE 14 SEPTEMBER 2018**

Record No:

Responsible Officer: Director Environment & Sustainability  
Author: Executive Assistant to Director of Environment & Sustainability  
Attachments: 1. Waste Committee Minutes 14 September 2018

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**EXECUTIVE SUMMARY**

The Waste Management Committee met on 14 September 2018 in Cooma. The Committee's recommendations are presented for Council's consideration and adoption.

**OFFICER'S RECOMMENDATION**

That the recommendations of the meeting of the Waste Management Committee held on 14 September 2018 be adopted.

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# Waste Management Committee Minutes



**Address: Committee Room, 81 Commissioner Street Cooma**

**Date: Friday, 14 September 2018 Time: 3.00pm**

## Present:

Position	Member (Name)	Present/Apology
Chair	Councillor Rogan Corbett	Present
Secretary (acting)	Katherine Miners	Present
Committee Member	Councillor Lynley Miners	Present (From 3:24pm)
Committee Member	Councillor James Ewart	Present (Until 4:20pm)
Committee Member	Peter Smith	Present
Committee Member	Patrick Cannon	Present
Committee Member	Mathew Cross	Present
Committee Member	Mandy Thurling	Apology

## Opening of the Meeting

The Chair, Councillor Rogan Corbett, opened the meeting at 3:13pm

### 1 Apologies

An apology for the meeting was received from Mandy Thurling, Manager Resource & Waste Services.

### 2 Adoption of Previous Minutes

Minutes of the meeting held on Tuesday 12 June are confirmed as a true and accurate record of proceedings.

*Moved: Cllr James Ewart      Seconded: Cllr Rogan Corbett*

### 3 Business Arising from Previous Minutes

Nil

#### **4 Correspondence**

- a. NSW Justice Department  
Noted – to be discussed
- b. Burchalls Transport  
Noted – to be discussed

#### **5 Report of Designated Staff/Delegate – items for discussion**

##### **5.1 Resource and Waste Strategy**

It was noted that the Resource and Waste Strategy is on the action list and is one of the key projects in this year's delivery plan. Copies of Resource and Waste strategies have been obtained from other Councils, as well as CRJO's document, for review to ensure a document that is created is consistent with neighbouring councils and CRJO.

The Strategy will most likely not be completed by February 2019, however there will be an indication of what major projects should be included. Once a rough draft has been completed it will be presented to the committee for feedback and to determine direction of the document. Staff are currently trying to focus on the Strategy however there are some significant resourcing issues at the moment.

##### **5.2 Report on extension to kerbside collection for villages – Bredbo, Michelago and Nimmitabel**

The bins are due to be rolled out in the villages at the start of next week and the following week. Collection of the bins will commence on 5 October starting on recycling week and staff are currently being rostered to work the runs. The villages will be provided with a red and yellow bin only and a calendar and information letter will be provided with the bins. Education sessions will be done in schools in these areas.

Mandy Thurling met with Nimmitabel Advancement Group and received mostly good feedback.

The public meeting at Michelago on 12 September was discussed. Cllr Ewart also attended this meeting. It was noted that there was a good turn out and that most of the village residents were supportive of introducing kerbside collection. The community are aware that a new collection location is being considered, however the specific location was not disclosed as it is currently under negotiation. BM&R suggested that Council enter a licence agreement rather than a lease with the proposed site. In return for Council using this space rent free, an option is for Council undertake minor improvements (e.g. fill potholes, collect litter in that area etc). It was explained that usage and volume of waste being collected would be monitored and any necessary adjustments would be made accordingly, for example if significant volumes were being produced for collection Council would look for an alternative way to operate the service. Rural roads would be looked at on a road by road basis and it is expected that more rural residents would come on board over time.

It was noted that Bredbo are engaged and looking forward to the arrival of the new bins. It was advised that the operating hours of the transfer station are to be reconsidered in accordance with the needs of the community.

It was noted that the former Snowy River area residents are still issued with 240L waste bins. Feedback received has indicated that the 240L waste bins are too big for elderly residents. Some of the 240L bins being brought back in Cooma can be reissued as they are still in good condition. The rest will be recycled.

### 5.3 Tender for Waste Audit to be conducted across the region – 3 RFQ's received

Council has gone out to tender and have received three responses that are being evaluated. One quote that has been received is significantly over budget. Staff will endeavour to have the audit done within the budgeted amount. The last audit was undertaken about 18 months ago.

This will be completed in the last quarter of this year. 100 bins in the former Cooma-Monaro area, 100 bins in the former Snowy River area and 30-40 in the former Bombala area will be looked at in all categories to understand the level of contamination in each bin. This data will be useful for grants and educational material in the future. It was noted that all three areas now have a CDS collection point.

### 5.4 Bombala and Delegate Waste Facility EPA Response

Attached to the report were letters from the EPA following their inspections in February 2018. The EPA requested that Council provide a proposed program of improvements by 28 September. This is as a result of notices that were placed on the former Council in 2011 but had not been followed up by the EPA. The agreed approach is to get on the front foot with the EPA to ensure that any improvements are in accordance with their direction. Council will undertake to remediate some of the issues this year and note that additional funding will be required in future years. The program of works will be presented to Council on 20 September 2018.

It was discussed that the most urgent items to be dealt with at the Bombala Landfill are stormwater, leachate dams, waste covering, and litter. The machinery at the landfill is approaching the end of its serviceable life and there was no waste plant reserve carried forward from the former Council; this needs to be built up to fund the upgrade of machinery. The landfill has an estimated 20 years left in airspace.

Landfilling has ceased at the Delegate site and it will be converted to a transfer station, however there is potentially further room available for use when Bombala Landfill is full.

The budget for works at Bombala is \$600,000 and \$300,000 for Delegate. These amounts were allocated after the merger to show the EPA that Council is serious about completing the works. There is likely to be considerably more than \$900,000 worth of work to undertake, and means of funding these future works will need to be assessed.

Delegate Landfill has been tidied up. The skip layout needs to be improved. Transfer station capping works are unfunded at this stage, however the EPA could be approached to progress this item.

It was discussed that grants are released occasionally. It is difficult to apply without an adopted plan in place.

All members agreed to approach this issue proactively and to start costing works to be combined in the EPA response.

**Recommendation:**

That the Committee endorse the proposed Program of Works for Bombala and Delegate Landfills.

*Moved James Ewart Seconded Lynley Miners*

### 5.5 Resource and Waste Education Team Update

This report was presented to advise the committee on what the education team has been working on over the last three months, to track their progress and see what they have been doing throughout the community. Education has started around side arm collection and staff are undertaking training to learn how to use the new vehicle. Once 360L recycle bins are fully implemented in the following fortnight, the side arm vehicle will be used. The side arm can still lift bins if they are not presented for collection in the correct manner however this is not optimal.

Officers will have an education stall at the Centennial plaza during school holidays.

**Recommendation:**

That the Committee receive and note the information in the report updating Education activities during July, August and September 2018.

*Moved Rogan Corbett      Seconded Lynley Miners*

### 5.6 Legacy sites project report

Staff have commenced a project to understand where there are historical landfill sites around the region. At this point there have been 19 sites identified, 15 of which could be potentially problematic depending on the level of site rehabilitation (if any) previously undertaken. It is believed that there could be at least another 5 sites that have not yet been identified. The EPA have specific guidelines as to the closure of sites.

Risk assessments were carried out for each site to rank the risk rating of these sites. Staff have prepared a draft financial model to look at final capping and will need to liaise with the EPA regarding the process. Consideration will also need to be given to the final closure of our current operating landfill sites, once their operating life has been reached.

Financial information needs to be provided to internal auditors, however some more work needs to be done before a report can be provided to Council. The current figures are estimates based on the work undertaken to rehabilitate part of the Adaminaby Landfill. Further detailed designs will need to be done to understand the full extent of required works.

It is noted that there needs to be a way of determining what was a public versus a private waste site.

Discussion was held around establishing test pits to sample the area to determine the extent of waste disposal.

Before any figures are presented to Council, a report needs to go to ARIC and to a third party assessor to verify costs. The EPA will also need to be contacted to see how requirements can be met without spending over budget. Budget is available undertake an independent financial review of the project. Further, a business case will be presented to the Acting General Manager in relation to resourcing the required work. The EPA will be contacted to find out what is happening in other areas.

Recommendation:

That

- A. The Waste Committee receive and note the report
- B. The project recommendations be adopted
- C. The Draft Legacy Sites Project Report be provided to the Audit Risk Improvement Committee

*Moved: Rogan Corbett      Seconded: Lynley Miners*

*James Ewart left the meeting at 4.20pm*

### 5.7 NSW Justice Department request for free waste disposal

A request had been received from the NSW Justice Department (Cooma Correction Centre) for free disposal of some waste generated from their activities. Discussion was held as to whether Council should be providing a 'donation' to a state government department. It was noted that the inmates do provide Council with a service however it was also identified that some of their activities form part of their community service contribution.

Recommendation:

That the Committee:

- A. Not agree to the request for Free Waste Disposal
- B. Authorise staff to discuss the request with the Manager of Security to consider other options

*Moved: Lynley Miners      Seconded: Rogan Corbett*

### 5.8 Burchalls Transport Correspondence

A request had been received from Burchalls transport requesting a reduction in the disposal rate for waste generated outside the Council area, and for their overall waste disposal charges.

Prior to the merger there was an 'out of Shire' disposal rate for waste disposed at Council facilities that originated in other Council areas. Following the merger, the 'out of Council area' fee was removed, and there is only one adopted commercial waste charge. Council is still however dealing with waste coming in from Cabramurra, Selwyn, Thredbo etc to the Cooma Landfill.

In past years, a discount of the 'out of Council' rate had been provided for Burchalls and for waste from Thredbo. The rate charged following the discount was similar to the general commercial waste charge.

The correspondence from Burchalls did not specify if the requested discount was on behalf of someone that they may be contracted to or for themselves. They are however asking for all of their operations to receive a discount, not just for waste coming from the resort areas. This would potentially create issues in providing a commercial advantage to one operator over other operators in the area.

It was agreed that the charge as adopted in Council's fees and charges should be applied. It was noted that to provide an alternate fee, a formal change to the adopted fees and charges would be required following the required process in accordance with the Local Government Act.

Recommendation:

That the Committee:

- A. Not agree to provide a discount for disposal of Commercial waste
- B. Advise Burchalls Transport and Recycling, and management of the Thredbo resort of the Waste Committee's decision.

*Moved: Rogan Corbett      Seconded: Lynley Miners*

### **5.9 Project Harmonisation of commercial waste collection method of charging across council region**

This year's fee structure has included a commercial kerbside collection charge for Nimmitabel, Bredbo and Michelago being consistent with that for Bombala.

As background information, it was noted that the three former councils had separate ways of calculating charges for commercial waste. The method of charging for Cooma, Berridale and Jindabyne needs to be reviewed with the aim of having the same charging method in place.

It was noted that it would be best to find a way to have the same way to calculate incoming waste across the region to ensure a consistent and fair way to charge incoming waste is implemented.

## **6 General Business**

### **6.1 NSW Government's recycling support package – application submitted waiting on response**

All members noted the above.

### **6.2 Container Deposit Scheme (CDS) partnership agreement between Re.Group and Council**

A confidential document had been received from Re.Group and provided to Committee members. Re.Group has proposed that they enter into a revenue share agreement directly with Council. In response, SMRC advised that any agreement which impacts the gate fee would require a contract negotiation with Remondis. Re.Group has provided a response to Remondis providing them with various options, which were not acceptable to Remondis. It was identified that Council would be taking on commercial risk through the options proposed with not much benefit in return. Assistance has been sought from PWC (through Office of Local Government) who has advised that the options Re.Group has presented should be more favourable to Council and should accommodate the MRF for China Sword Impacts. The ACT has been approached regarding the possibility of a three party agreement with Remondis and Re.Group with Council having an interest.

Discussions are being held with other Councils in the CRJO Region to see how they are handling this issue.

Staff have contacted Re.Group and they have advised that they will be in contact with Remondis and not Council as they are the contract holders.

Updates will be provided to Council as this progresses.

### **6.3 Other items**

- Finding and keeping heavy rigid drivers at the moment is proving difficult. Internal recruitment is also affecting staff numbers. The managers are looking at harmonising pay grades.
- A tender has been released for green waste and concrete crushing services. A report will be coming to Council soon
- Cooma Pony Club are asking for tip waving fees for asbestos. They are to be advised they need to make an application through the sponsorship process of which the next round opens in October and will go to the December Council meeting. It was noted that the Club have applied for funding under the Boco Rock Wind Farm grant and that the asbestos may have to be removed now and have them provided with a backdated refund.

## **7 Action Sheet**

Items on attached action sheet were discussed.

## **8 Date of next Meeting**

The next meeting is to be advised.

## **9 Close of Meeting**

There being no further business the meeting concluded at 5:37pm

### Action Sheet

Ref	Date	Action	Assignee	Completed	Notes
7.1	12/04/18	Development and implementation of Resource and Waste Strategy	Patrick Cannon		<p>Subject to funding provided in the 2018/19 financial year</p> <p>Copies of Resource and Waste strategies have been obtained from other councils, as well as CRJO's documents for review. Strategy will most likely not be completed by February 2019</p>
7.2	12/04/18	Extension to Kerbside collection for villages – Bredbo, Michelago and Nimmitabel	Mandy Thurling		<p>Report to ELT for approval to go to Council. Kerbside Expansion Report approved by Council on 17 May 2018</p> <p>Community consultations undertaken during June/July to inform the community on the introduction of a kerbside service to their village. Meetings held with each Village association.</p> <p>The rollout of the bins and commencement of service will be undertaken during the month of September 2018.</p> <p>Bins due to be rolled out from 17 September 2018 onwards. Collection of bins will start on 5 October with calendars and information provided. Meetings held in Michelago to discuss kerbside and Saturday collection options. Education sessions will commence in schools.</p>
7.3	12/04/18	Tender for Waste Audit to be conducted across the region	Mandy Thurling		<p>Tender for Waste Audit in Draft form</p> <p>Tender process will be undertaken through Tenderlink towards the end of June 2018</p> <p>Three tenders have been received and are to be evaluated</p>
7.4	12/04/18	EPA and Council operation and site planning for Bombala and Delegate Landfills	Patrick Cannon and Mathew Cross		<p>A written report of site inspections from EPA has been received and a formal response and management plan and timeline will be drafted</p> <p>Works to be costed and included in response to EPA. Report to Committee and Council to seek endorsement of proposed works.</p>

Ref	Date	Action	Assignee	Completed	Notes
7.5	12/04/2018	Legacy Landfill Sites	Mathew Cross and Mark Doran		Ongoing investigations A report is to be prepared for ARIC and a third party assessor. A business case is to be prepared for the Acting General Manager in relation to resourcing work. The EPA is to be contacted to discuss how other regions are tackling this issue.
7.6	12/04/18	Harmonisation of Commercial Waste method of Charging	Mandy Thurling		Ongoing investigations. Rural Areas moving to annual collection charge applied on rates notice. Consistent with how charge is applied to the Former Bombala Region
7.7	12/04/2018	Removal of the caged bin enclosure to the entrance of the Delegate Landfill	Mathew Cross and Patrick Cannon		Community Consultation and site closure and rehabilitation Improved layout to be considered.
7.8	12/04/18	Cathcart Transfer Station Prior Street Cathcart be removed and the area rehabilitated	Mathew Cross and Patrick Cannon		Community Consultation is required and the possibility of relocation of the site to within the villages are to be investigated and site closure and rehabilitation
7.9	15/05/18	Complete the agreed changes to Fees and Charges schedule and submit to Council for approval	Patrick Cannon	06/06/2018	Submit to SMRC prior to closure of the Fees & Charges community consultation Councillors requested that visual prompt be drafted to ensure that the public are aware of the volume of a cubic metre A \$value comparison of Fees and Charges of boundary councils to be drafted up.
7.10	14/09/18	NSW Justice Department request for free waste disposal	Patrick Cannon		Staff to discuss alternative options with the Manager of Security
7.11	14/09/18	Burchalls request for fee waiver	Patrick Cannon		Advise Burchalls Transport and Recycling, and Management of the Thredbo resort that Waste Committee determined that no discount will be provided
7.12	14/09/18	CDS partnership agreement between Re.Group and Council	Patrick Cannon and Peter Bascomb		Group Manager and Acting General Manager to talk to other councils to understand how they are dealing with CDS and revenue sharing arrangements
7.13	14/09/18	Tender for green waste and concrete crushing	Patrick Cannon		A report is to be provided to council following tender evaluations

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**9.3 THE MINUTES OF THE RECREATIONAL FACILITIES SECTION 355 COMMITTEE MEETINGS  
HELD ON 28 NOVEMBER 2017, 19 FEBRUARY 2018, 22 MARCH 2018, 16 JULY 2018 AND  
17 SEPTEMBER 2018.**

Record No:

Responsible Officer: Director Operations & Infrastructure

Author: Open Space & Recreation Manager

Attachments: 1. Recreation Facilities Meeting 28/11/2017

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2. Recreation Facilities Meeting 19/02/2018

3. Recreation Facilities Meeting 22/03/2018

4. Recreation Facilities Meeting 16/07/2018

5. Recreation Facilities Meeting 17/09/2018

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**EXECUTIVE SUMMARY**

The Recreational Facilities S355 Committee have met on 28 November 2017, 19 February 2018, 22 March 2018 and 16 July 2018 and 17 September 2018 in the Cooma Council Chambers. The minutes from these meetings are attached for Council's information.

**OFFICER'S RECOMMENDATION**

That Council receive and note the Minutes of the meeting of the Recreational Facilities S355 Committee meetings held on 28/11/2017, 19/02/2018, 22/03/2018 and 16/07/2018.

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# Minutes



## Recreational Facilities Committee

**Date/Time** Monday 28 November 2017 at 5.00pm

**Location** Council Chambers

**Attendance**

Member (Representing)	Present	Apology	Absent
Rogan Corbett, Community Representative	✓		
Joe Vescio General Manager SMRC	✓		
Ken Dane, Community Representative		✓	
Neroli O'Neill, Community Representative		✓	
Alannah Dickeson, Recreation Planner SMRC	✓		
Glen Hines Group Manager Faculties	✓		
John Rooney, SMRC Mayor (Chair)	✓		
Suzanne Dunning, Community Representative		✓	
John Britton, Cooma Lions Club		✓	
Chris Reeks, Cooma Lions Club	✓		
Steve Aldous, Mountain Bike Club		✓	

**Observers**

Brian Geach, Cooma Basketball			
Tracey Mason, Cooma Rifle Club			
Lyndon Taylor, Cooma Little Athletics	✓		
Michael Thornton, Cooma Swimming Club	✓		
Brian Coyte, Cooma Rugby Union			
Michelle Corby, Cooma Rugby Union			
Lisa Dyball, Cooma Judo Club			
John Kleven, Cooma Judo Club			
David Pevere, Bocce Club	✓		
Pat Redmond, Cooma Gymnastics Club			
Linda Nicholson, Cooma Gymnastics Club			
Phil Ingram, Monaro High School and Cooma Squash Club			

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### **1 Apologies**

That the apologies from Ken Dane, Neroli O'Neill, Suzanne Dunning, John Britton and Steve Aldous be accepted.

### **2 Confirmation of Previous Minutes – 17 August 2017**

It was noted that the Minutes of the meeting held on 30 October 2017 were an accurate record of the meeting.

### **3 Business Arising from the Previous Minutes**

#### **3.1 Mt Gladstone and Mountain Bike Trails**

Grant funding should be sort for upgrade of toilet block and BBQ at picnic area

#### **3.2 Norris Park Toilets**

Glen Hines confirmed that the module for the toilet block has been ordered and that formal approval procedures will be granted. The timeframe for installation is unknown at this point due to process involved with native title claim.

#### **3.3 Sporting Gallery Display**

This was installed on 25 October 2017. Letters were sent to all involved however not everyone responded. Space has been left for future

#### **3.4 Southern Cloud Memorial**

The Cooma Lions Club are still working on this project. Chris to follow-up with Glen Hines regarding fence at Creek Street.

#### **3.5 Lions Park Project**

Electrically operated barbecues have been installed in the existing shelter. All BBQ's are working, Glen to Follow-up on remaining grant funding

#### **3.6 Trees in Cooma Showground**

A meeting has been held on site with members of this committee and further consultation with the primary users of the showground will be undertaken. Glen Hines to follow up progress with Jane Kanowski

#### **3.7 Badja Reserve Plan of Management**

The Plan of Management has been finalised and is on the website. Glen Hines to follow-up progress

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### 3.8 Multifunction Centre - Doors

Quotes are to be obtained to provide doors that permit a wider entrance. Glen Hines to follow-up progress

## 5 General Business

### 5.1 Regional Sports Infrastructure Fund

There are currently 2 funding streams. They include;

1. 20 million with Department of Education (Monaro High School)- potential for joint use community/School
2. 20 million Sports Facilities Fund

The Monaro High School has indicated that funds may be allocated to a new facility such as a Theatre or Performing Arts space.

Mayor John Rooney had discussed the concept of co-locating both facilities (sports centre and theatre) with School principle. Savings could be made with regard to access, car parking, administration etc.

Ross Lawley had prepared a report following the previous meeting to include costs for an indoor sports complex. Plans included all facilities including;

- 2x Multi-use basketball/netball/volleyball courts
- General purpose training/warm-up hall
- Gymnasium
- Change rooms/toilets
- Meeting rooms
- Size land swimming pool
- Cafeteria
- Office
- Outdoor synthetic track.

The report concluded that a complex that would include all of the above facilities would cost approximately \$34 749, 792.

Joe Vescio- The concerns for Council would be long term operating costs. Consideration to feasibility will be important. There will need to be commitment and compromise from all involved.

Michael Thornton- If it is not feasible to include an indoor swimming pool in a new facilities consideration should be given to possible upgrade of existing swimming pool to become a year round facility. Alannah, Glenn and Michael to investigate options

It was agreed that the concept plan needs to be refined.

Councillor Rogan Corbett suggested that a working party is formed to investigate realistic options.

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These options should take the following into account;

1. What would be the costs of upgrading existing Cooma pool to be indoor? What would be the long term maintenance costs- Glen and Michael and Alannah to investigate
2. Will the Grant fund allow funding to be split between 2 projects? Pool and indoor sports facilities
3. What should be included in an indoor sports facilities- Identify which indoor sports are compatible
4. An assessment of existing facilities needs to be undertaken

Alannah Dickeson and Glen Hines are to find examples of feasible indoor sporting complex options and present to the next meeting.

**Recommendation:**

That a working party be set up to investigate the following;

- Cooma pool upgrade to become open year round
- Indoor sports centre

**6 Next Meeting**

The next meeting will be held on Monday 18th January 2018 at 5.00pm in the Cooma Council Chambers.

There being no further business the meeting closed at 6.30pm.

# Minutes



## Recreational Facilities Committee

**Date/Time** Monday 19 February 2018 at 5.00pm

**Location** Council Chambers

**Attendance**

Member (Representing)	Present	Apology	Absent
Rogan Corbett, Councillor SMRC	✓		
Joe Vescio, General Manager SMRC		✓	
Ken Dane, Community Representative		✓	
Neroli O'Neill, Community Representative	✓		
Alannah Dickeson, Recreation Planner SMRC		✓	
Glen Hines, Group Manager Faculties	✓		
Jane Kanowski, Acting Open Space & Recreation Manager		✓	
John Rooney, SMRC Mayor (Chair)	✓		
Suzanne Dunning, Community Representative	✓		
John Britton, Cooma Lions Club	✓		
Chris Reeks, Cooma Lions Club		✓	
Steve Aldous, Mountain Bike Club			✓
Lyndon Taylor, Cooma Little Athletics		✓	
Mathew Jamieson, Cooma Little Athletics		✓	

### 1 Apologies

As per above attendance table.

### 2 Confirmation of Previous Minutes – 22 January 2018

It was noted that the Minutes of the meeting held on 22 January 2017 were an accurate record of the meeting.

### 3 Business Arising from the Previous Minutes

#### 3.1 Mt Gladstone and Mountain Bike Trails

Grant funding should be sought for upgrade of toilet block and BBQ at picnic area. Opportunities for funding are available. Rogan suggested SMRC contact Chris O'Sullivan to get a better understanding of available Grants and application guidance

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### 3.2 Norris Park Toilets

Glen Hines confirmed that the module for the toilet block has been delivered. The Aboriginal Land Claim has been extinguished over the Norris Park reserve area so construction is able to commence. Jane is to liaise with the appropriate representatives for timeframes. Construction plans to be provided to Lions club representative. Open Space and Recreation Manager to facilitate sewer hook-up and provide assistance as required to Lions Club

### 3.3 Southern Cloud Memorial & Cooma Back Creek

The Cooma Lions Club is still working on this project. Glen and Jane to meet with the Lions Club to discuss the possibility of cleaning up of Cooma Back Creek as it is full of weeds. There may be the opportunity to obtain funding for this. Jane and Glen inspected site with Lions Club 24<sup>th</sup> January. Jane is arranging weed spraying and is conversing with Grants Officer on potential funding for improvement in this area. Council does not have allocated budget for ongoing maintenance of the creek area behind the memorial

**Action:** Mayor Rooney suggested that the Grants Officer be asked to investigate funding opportunities for the beautification of Cooma Back Creek

The Lions Club have put in a cost to extend the fencing at the Cooma Showground along Boundary St to the Harlowe Horse Stall structure. Jane to investigate the budget - may require a report to Council for additional funds. No update – Council report to be completed

### 3.4 Lions Park Project

Jane is to check on the remaining funds available and to contact John and Chris regarding priorities and progress of the installation of seating and bin enclosures. Additional funding will be sought for this where possible. Original grant money has been acquitted. Breakdown to be forwarded to Lions Club. There is \$7000 within a Capital project allocation for Lions Park

### 3.5 Trees in Cooma Showground

A meeting has been held on site with members of this committee and further consultation with the primary users of the showground will be undertaken. Neroli requested a copy of the plan as the Rodeo Club had not received notification. Jane is to send a copy and arrange a meeting on site to discuss. – Report has been sent and received.

### 3.6 Badja Reserve Plan of Management

The Plan of Management has been finalised and is on the website. Jane has been in contact with the Numeralla District Activities Inc. representatives and will meet on site with key community members who have opposing views, to decide on priorities and come up with a plan of action to progress this after the 2018 Folk Festival. Jane will be meeting with Numeralla Community members following return from leave

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### **3.7 Multifunction Centre - Doors**

Quotes are to be obtained to provide doors that permit a wider entrance. Jane had contacted Monaro Glass - they are unable to do this work. Rogan will supply the contact details of a company that may be able to provide a quote for this. Supplier contact detail provided by Rogan. Glen and Rogan to meet at multifunction center to determine a scope of improvements with a view to apply for grant funding

## **5 General Business**

### **5.1 Regional Sports Infrastructure Fund –Indoor Stadium**

Alannah Dickeson presented some examples of feasible indoor sporting complex options. The application needs to be submitted. It was agreed that the concept plan needs to be refined and scaled down. Alannah is looking at the Queanbeyan Facility and has spoken to a contact person there. The suggestion is to develop a 3-court stadium, including an outdoor synthetic athletics running track.

Alannah requires the contact details for sporting and community groups to obtain letters of support for this project to demonstrate their commitment to its use. Mayor Rooney is willing to write to all sporting groups and invite their comments on the proposed facility.

Suzanne handed out a design of the MSAC facility in Melbourne to the committee members.

Alannah will work on finalising the submission as they need to be in by March.

Update from Glen – Architects are preparing concept designs and a feasibility report which should be received by SMRC this week. Mayor stated Bronnie Taylor will be providing letters of support for this project as well as upgrades to pools

#### **5.1.1 Enclosing of Cooma and Bombala Pools & Upgrading of Jindabyne Pool**

The enclosing of the two pools and upgrading of the Jindabyne facility is to be considered as a separate issue to the Indoor Sporting Complex. An application is to be submitted to enclose both pools so that they can be utilized on a year-round basis and to upgrade the Jindabyne Pool facility.

Glen is to approach aquatic consultants to provide advice and cost estimates. The committee is in support of this.

Glen is in discussions with Aquatic Engineers and has provide requested information on Cooma, Bombala and Jindabyne pools to enable the company to provide a price for concept designs and high level price estimates to be used for grant applications

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**Recommendation:**

That a working party be set up to investigate the following;

- Cooma pool upgrade to become open year round
- Indoor sports center
- No update on forming a Working Party at this meeting

**5.2 Cooma Athletics funding**

Lyndon informed the committee that the Cooma Athletics Club have been successful in a funding bid to construct a storage shed at Snowy Oval to replace the two storage containers that are currently on site. The location of the proposed shed may need to be altered - depending on the design and access if the proposed indoor facility is successful. Further discussion regarding this is required as they have time constraints with their project. Jane and Glen to be involved with this.

Glen - Once the design and feasibility report has been received for the synthetic track the Athletics Club will be able to determine location. Storage facilities will likely be included in the design

**5.3 Recreational Facilities Committee Meeting frequency**

Ken raised the issue that there is a need for meetings to be held monthly - at least while there are so many important issues. The committee agreed with this proposal. Noted

**5.4 SMEC Fluid Laboratory building**

Neroli asked what is proposed with the Fluid Lab building on the SMEC site as she was of the understanding that Council had been approached and offered to take on ownership. The site is an important part of Cooma's heritage and its potential use needs to be considered. Mayor Rooney expressed concern over the ongoing maintenance cost to Council.

Discussion by the committee regarding the re-purposing the site and the historic value to the community. Neroli requested that the committee be kept informed of any decisions or options regarding this building.

Council agree to joint fund with SMEC feasibility study last meeting

**5.4 Landrover 60<sup>th</sup> Reunion - Cooma Showground - Easter 2018**

Clr Corbett reported that there are 850 registrations for the Landrover 60<sup>th</sup> Reunion planned for Easter at the Cooma Showground.

There will be a street parade – a traffic management plan has been submitted to Council for approval.

SMRC staff and event organizer meeting at showground to discuss preparations 20th Feb. Mayor suggested the matter of the Traffic Management plan be escalated to him should it not be finalised in time.

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#### **5.6 Proposed Caravan Parking Area – Hawkins St, Cooma**

The committee was informed of the proposal to purchase land in Hawkins St for the purpose of creating a caravan carpark area as there is inadequate facilities in Cooma for caravans to park. Jane indicated that Council own the two adjacent blocks – so purchasing additional land may not be required. Jane is to investigate or determine the ownership of these and send through the Certificates of Title to the Mayor.

Glen – The Hawkins St site was inspected with the owner and considering location and owner conditions on sale this is not a suitable site. Council are considering alternative locations.

#### **5.7 Caravan Parking – Signage**

Suzanne commented that the signage around town for Caravan Parking Area directions needs to be upgraded to encourage travelers. Jane is to pass this on to the Roads Department. No Update this meeting

#### **5.8 Grant Funding**

Mayor has requested a briefing on available grant funding and updates on current applications. To be arrange with Grants Officer

#### **5.9 Lightning Bolt – emergency Services Vehicles / PTSD Awareness**

Council has been approached by organisers to host the Lightning Bolt II convoy of emergency services vehicles raising awareness of PTSD. Potential for Cooma Car Club to be involved. Logistics to be determined.

#### **5.10 Corellas in Centennial Park**

Issue with overpopulation of Corellas in Centennial Park was raised. Glen to investigate response and potential solutions

#### **5.11 Time Walk**

Maintenance issues / repairs of Time Walk in Cooma. Facilities to determine scope in consultation with John Britton / Lions Club

### **6 Next Meeting**

The next meeting will be held on Monday 19 March 2018 at 5.00pm in the Cooma Council Chambers.

There being no further business the meeting closed at 6.30pm.

# Minutes



## Recreational Facilities Committee

**Date/Time** Thursday 22 March 2018 at 5.00pm

**Location** Council Chambers

**Attendance**

Member (Representing)	Present	Apology	Absent
Rogan Corbett, Councillor SMRC	✓		
Joe Vescio, General Manager SMRC		✓	
Neroli O'Neill, Community Representative	✓		
Alannah Dickeson, Recreation Planner SMRC	✓		
Glen Hines, Group Manager Faculties		✓	
Jane Kanowski, Acting Open Space & Recreation Manager	✓		
John Rooney, SMRC Mayor (Chair)	✓		
Suzanne Dunning, Community Representative	✓		
John Britton, Cooma Lions Club	✓		
Chris Reeks, Cooma Lions Club		✓	
Steve Aldous, Mountain Bike Club	✓		
Lyndon Taylor, Cooma Little Athletics			✓
Mathew Jamieson, Cooma Little Athletics			✓

### 1 Apologies

As per above attendance table.

### 2 Confirmation of Previous Minutes – 19 February 2018

It was noted that the Minutes of the meeting held on 19 February 2018 were an accurate record of the meeting. **Moved:** Suzanne Dunning **Seconded:** John Britton

### 3 Business Arising from the Previous Minutes

#### 3.1 Mt Gladstone and Mountain Bike Trails

Grant funding should be sought for upgrade of toilet block and BBQ at picnic area. Opportunities for funding are available.

A detailed design is complete and the environmental assessment has also been completed.

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Works to include an additional 8.5km of Mountain Bike Trails is to commence in mid-April. There are currently 16km of rideable trails on the reserve. Work will also include new signage and trails that are suitable for a wider range of abilities.

Steve advised that an Enduro Racing event is to be planned for next year in Cooma –to start in Centennial Park and up to Mt Gladstone. They are expecting at least 400 entrants which will be great for the town to showcase the trails and expand on this as a tourism opportunity.

Jane is to follow up with the Cooma Correctional Centre regarding the walking trail work which has not progressed for some time. Jane to provide the contact details to the Mayor.

### **3.2 Norris Park Toilets**

Glen Hines confirmed that the module for the toilet block has been delivered. The Aboriginal Land Claim has been extinguished over the Norris Park reserve area so construction is able to commence. Jane is to liaise with the appropriate representatives for timeframes. Construction plans to be provided to Lions club representative. Open Space and Recreation Manager to facilitate sewer hook-up and provide assistance as required to Lions Club. Jane will proceed with quotes for the plumbing and electrical work and liaise

### **3.3 Southern Cloud Memorial & Cooma Back Creek**

The Cooma Lions Club is still working on this project. Glen and Jane to meet with the Lions Club to discuss the possibility of cleaning up of Cooma Back Creek as it is full of weeds. There may be the opportunity to obtain funding for this. Jane and Glen inspected site with Lions Club 24<sup>th</sup> January.

The committee discussed the possibility of the Corrective Services team being engaged to tidy up the Cooma Back Creek area. Jane will follow up with Anna Weglarz and also with Council's Environmental Officer to determine what the parameters are with working in the water way.

The Lions Club have put in a cost to extend the fencing at the Cooma Showground along Boundary St to the Harlowe Horse Stall structure. Jane to investigate the budget - a report to Council for additional funds.

### **3.4 Lions Park Project**

There is \$7000 within a Capital project allocation for Lions Park. Jane has met with Chris and John and worked out the priorities – the remaining funds are to be used to install seating and bin enclosures. It was also agreed that additional car parking was required. John was to follow up with the Corrective Services to see if they were able to assist with relocating a portion of the timber fencing to allocate an additional car park area.

### **3.5 Badja Reserve Plan of Management**

The Plan of Management has been finalised and is on the website. Jane has been in contact with the Numeralla District Activities Inc. and has met on site to determine the best options so that there is a compromise within the community. The main points discussed were limiting access to the River

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confluence area and developing this as a picnic area and also to provide water to the existing amenities so that it is independent of the resident. New signage and the use of boulders to restrict vehicle movement will also be included.

### **3.6 Multifunction Centre - Doors**

Glen and Lorraine met with Clr Corbett at the Multifunction Centre. Glen is scoping works to upgrade this facility including painting, kitchen upgrades & modifications to the front doors so that funding opportunities can be sought.

### **3.7 Regional Sports Infrastructure Fund –Indoor Stadium**

The application has been submitted. The Mayor stated Bronnie Taylor would be providing letters of support for this project as well as upgrades to pools. Alannah to follow up on letters of support as this was not received for either projects.

### **3.8 Enclosing of Cooma and Bombala Pools & Upgrading of Jindabyne Pool**

Glen has followed up with the proposal to enclose the pools and has raised an order for a contractor to provide concept designs and high level pricing as well as feasibility studies for these proposals.

### **3.9 Cooma Athletics funding**

Jane to liaise with the representatives - the DA is fine to go ahead as proposed.

### **3.10 SMEC Fluid Laboratory building**

Ongoing negotiations are continuing between Council and SMEC for joint funding of a feasibility study to be undertaken. Council has allocated funds for this.

### **3.11 Landrover 70<sup>th</sup> Reunion - Cooma Showground - Easter 2018**

Clr Corbett reported that there are 1540 registrations and over 800 vehicles for the Landrover 70<sup>th</sup> Reunion planned for Easter at the Cooma Showground.

There will be a street parade – a traffic management plan has been submitted to Council for approval.

### **3.12 Proposed Caravan Parking Area – Hawkins St, Cooma**

Glen – The Hawkins St site was inspected with the owner and considering location and owner conditions on sale this is not a suitable site. Council are considering alternative locations.

### **3.13 Caravan Parking – Signage**

The Caravan Parking Area signage needs to be upgraded – possibility of having it installed at the information signs at the town entry. Jane to follow up with the tourism staff.

### **3.14 Lightning Bolt – emergency Services Vehicles / PTSD Awareness**

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Council has been approached by organisers to host the Lightning Bolt II convoy of emergency services vehicles raising awareness of PTSD. This has been planned for the 15 October.

### **3.15 Corellas in Centennial Park**

Glen has followed up with NPWS – they are a native bird and not able to be destroyed. Further investigation to be undertaken

### **3.16 Time Walk**

Maintenance issues include cleaning and patching is required. John is to update the cost for these repairs.

## **4 Disclosure of interest**

Nil

## **5 General Business**

### **5.1 Monaro Sports Gallery**

Jane has received a nomination for inclusion in the Sports Gallery from Barry Scanes. Barry has achieved many State and National level awards for shooting competitions from the 1970's. The committee agreed that he should be included in the Monaro Sports Gallery. Jane is to follow up with this.

#### **Recommendation**

That Barry Scanes' application is accepted for inclusion in the Monaro Sports Gallery.

### **5.2 Upgrade of Mt Gladstone facilities**

The increased usage of Mt Gladstone as a destination for Mountain Biking demonstrates a need to improve the existing facilities at the picnic area. The toilet facilities are inadequate and in poor condition. Funding opportunities to upgrade this reserve are to be sought.

Also maintenance is required to the fencing along the Greendale Rd boundary and also access improved to the picnic area at the Snowy Mtns Highway turnoff as previously discussed with the Works section.

### **5.3 Elm Tree in Centennial Park**

A report will be sent to the April Council meeting regarding the Arborist Report on the Elm Tree in Centennial Park.

### **5.4 Vulcan Street Playground**

9.3 THE MINUTES OF THE RECREATIONAL FACILITIES SECTION 355 COMMITTEE MEETINGS  
HELD ON 28 NOVEMBER 2017, 19 FEBRUARY 2018, 22 MARCH 2018, 16 JULY 2018 AND 17  
SEPTEMBER 2018.

ATTACHMENT 3 RECREATION FACILITIES MEETING 22/03/2018

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Neroli has asked if some maintenance to the playground at Vulcan Street can be done and also if it could be upgraded. Jane to follow up with staff.

**6 Next Meeting**

The next meeting will be held on Monday 23 April 5.00pm in the Cooma Council Chambers.

There being no further business the meeting closed at 6.30pm.

# Minutes



## Recreational Facilities Committee

**Date/Time** Monday 16 July 2018 at 5.00pm

**Location** Council Chambers

**Attendance**

Member (Representing)	Present	Apology	Absent
Rogan Corbett, Councillor SMRC	✓		
Joe Vescio, General Manager SMRC		✓	
Neroli O'Neill, Community Representative	✓		
Alannah Dickeson, Recreation Planner SMRC		✓	
Glen Hines, Group Manager Facilities	✓		
Jane Kanowski, Open Space & Recreation Manager		✓	
John Rooney, SMRC Mayor (Chair)		✓	
Suzanne Dunning, Community Representative	✓		
John Britton, Cooma Lions Club	✓		
Chris Reeks, Cooma Lions Club	✓		
Steve Aldous, Mountain Bike Club	✓	✓	
Mathew Jamieson, Cooma Little Athletics		✓	

### 1 Apologies

As per above attendance table.

### 2 Confirmation of Previous Minutes – 21 May 2018

It was noted that the Minutes of the meeting held on 22 March 2018 were an accurate record of the meeting. **Moved:** Neroli O'Neill **Seconded:** Chris Reeks

### 3 Business Arising from the Previous Meetings

#### 3.1 Mt Gladstone

Jane had a meeting with the Cooma Correctional Centre regarding the walking trail work which has not progressed for some time. This was discussed and will progress once their staffing issues have been resolved. Corrective Services still planning to progress this – no firm time frame as yet.

The increased usage of Mt Gladstone as a destination for Mountain Biking demonstrates a need to improve the existing facilities at the picnic area. The toilet facilities are inadequate and in poor condition. Funding for this was included in the Building Country Communities application. Awaiting

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outcome of funding application to be announced in August

Also maintenance is required to the fencing along the Greendale Rd boundary and also access improved to the picnic area at the Snowy Mtns Highway turnoff as previously discussed with the Works section.

\$100K trail project now complete. Mountain Bike Club commented on high usage and excellent reviews from users both in and out of the region. Mountain Bike Club also raised issues with illegal fire wood collection and 4WD's in the area. Open Space and Rec. to investigate additional signage and surveillance options

### **3.2 Norris Park Toilets**

WMS and safety documents complete and volunteers aware that work is to be undertaken within WHS requirements. Civil work to commence week starting 16<sup>th</sup> July. Plumbers have been delayed due to attending frozen / broken pipework and other emergency works.

### **3.3 Southern Cloud Memorial & Cooma Back Creek**

Pam Vipond gave a talk regarding her project to rehabilitate along Cooma Back Creek. Planting of native shrubs has commenced. Pam discussed the need for the native vegetation along the banks and in-stream along the Creek bed. Question posed by Lions Club regarding Cooma Back Creek Funding of \$100K, scope and costing on a specific tree removal. Facilities to follow up with Pam

The Lions Club have put in a cost to extend the fencing at the Cooma Showground along Boundary St to the Harlowe Horse Stall structure. – Lions to provide an updated quote for consideration.

Installation of perspex in the memorial will be completed by Lions prior to Southern Cloud Anniversary.

### **3.4 Lions Park Project**

There is \$7000 within a Capital project allocation for Lions Park. Jane has met with Chris and John and worked out the priorities – the remaining funds are to be used to install seating and bin enclosures. It was also agreed that additional car parking was required. John offered to follow up with the Corrective Services to see if they were able to assist with relocating a portion of the timber fencing to allocate an additional car park area.

Additional works including carpark, pathways, shelters and BBQ's were included as part of the Building Country Communities application.

### **3.5 Badja Reserve Plan of Management**

The Plan of Management has been finalised and is on the website. Jane has been in contact with the Numeralla District Activities Inc. and has met on site to determine the best options so that there is a compromise within the community. A plan has been distributed to the community for comment and meetings with the community have been undertaken. Budget has been combined with Major

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Projects funding. A draft landscape plan has been presented to the community.

### **3.6 Multifunction Centre - Doors**

Facilities staff met with Clr Corbett at the Multifunction Centre. Facilities scoped works to upgrade this facility including painting, kitchen upgrades & modifications to the front doors and an application has been submitted to the Building Country Communities Grant funding. Clr Corbett advised additional funding may be available through an alternative source for use at the multi-center

### **3.7 Regional Sports Infrastructure Fund – Indoor Stadium**

The application has been submitted. It was raised that the Judo Club had not been included in the consultation process for this as they are looking for a venue to use. An invitation is to be sent to John Kleven to attend the Recreational Facilities committee meetings. Funding for this project has not been finalised. Outcome of grant applications will be known in the coming months

### **3.8 Enclosing of Cooma and Bombala Pools & Upgrading of Jindabyne Pool**

Glen has followed up with the proposal to enclose the pools and has raised an order for a contractor to provide concept designs and high level pricing as well as feasibility studies for these proposals. Concept designs have been completed with costing. A grant application has been submitted for pool covers. Additional concepts and prices have been obtained that are more aligned with grant application amounts. Awaiting outcome of grant funding.

### **3.9 Cooma Athletics funding**

Mathew would like information regarding the progress of the DA to be sent to him. Jane to follow up. DA complete

### **3.10 SMEC Fluid Laboratory building**

Ongoing negotiations are continuing between Council and SMEC for joint funding of a feasibility study to be undertaken. Council has allocated funds for this and the study should be back within a month. Feasibility study is complete with consultant to provide a briefing with staff early August.

### **3.12 Proposed Caravan Parking Area – Hawkins St, Cooma**

Glen – The Hawkins St site was inspected with the owner and considering location and owner conditions on sale this is not a suitable site. Alternative locations are being looked at. Public Works have been requested to include caravan/rv parking in the Nijong Oval Major Project design and have also been requested to provide a design concept to upgrade the Commissioner St Carpark in its entirety including the provision of caravan / rv parking

### **3.14 Lightning Bolt – emergency Services Vehicles / PTSD Awareness**

Council has been approached by organisers to host the Lightning Bolt II convoy of emergency services vehicles raising awareness of PTSD. This has been planned for the 15 October. The Car Club venue is to be used for this. Facilities staff to follow up on this event.

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### **3.16 Time Walk**

Maintenance issues include cleaning and patching is required. John estimates the cost of repairs to be around \$400. Jane and Glen agree that this can progress within the current budget. Cost are actually \$4500 - typo?). Lions to provide updated quote. This is for purchase of epoxy material, works to be undertaken by volunteers. Open Space & Rec. to follow up on lighting that requires maintenance (Essential Energy owned?)

### **3.17 Monaro Sports Gallery**

Council's communications officer will meet with Barry Scanes for inclusion in the Sports Gallery. Facilities staff to follow up with Communications Officer as to where this is at.

### **3.18 Elm Tree in Centennial Park**

The community engagement has started – the first tree will be removed over winter. Discussion regarding possibilities of future art work using the trunk. This is to be considered.

Quotes for removal of tree have been requested. Works will be undertaken towards the end of August. Staff are also seeking a contact that can provide design / costing for trunk sculpture. Suitable timber from the tree may be milled and used in other Council / Community projects.

### **3.19**

#### **4 Disclosure of Interest**

Nil

#### **5 General Business**

##### **5.1 Structure of the Recreational Facilities Committee**

Glen raised the issue of the need for the development of Terms of Reference for the Committee and also the possible need to expand it to include all the areas within the Shire as it is currently only Cooma based. This is to be discussed at the next meeting. Facilities staff to make contact with other recreational / sporting groups in the region to determine how they may want to interact with Council similarly to the Cooma Rec Facilities Committee. Geography is perhaps prohibitive in rotating this committee around the region. Further investigation as to how best to "Regionalise" is required. Guidance to be sought from S355 committee requirements set out in Local Govt Act.

##### **5.2 Men's Shed**

Facilities staff to follow up on suitable sites for a Men's Shed to be built as they are being evicted from their current premises at the Railway Tennis Courts shed. The old Council depot site in Mulach St has been suggested. Alternate sites are to be investigated – such as Hawkins St paddocks. A

9.3 THE MINUTES OF THE RECREATIONAL FACILITIES SECTION 355 COMMITTEE MEETINGS  
HELD ON 28 NOVEMBER 2017, 19 FEBRUARY 2018, 22 MARCH 2018, 16 JULY 2018 AND 17  
SEPTEMBER 2018.

Snowy Monaro Regional Council

preliminary assessment of sites in Mulach and Hawkins St for suitability has been undertaken. Flood zoning rules out the Hawkins St sites. The Mulach St site is more suitable but will be DA dependent. Facilities Staff to provide report to Council to consider a lease arrangement on the Mulach St site for next meeting. Facilities staff to consider a letter to Railways regarding Men's Shed at the current site.

5.3 Horse Sculptress – Michelago

Staff to follow up on the installation of horse sculptures that are at the Cooma Depot. To be placed on Monaro Hwy at Michelago? Roads?

**6 Next Meeting**

The next meeting will be held on Monday 17th September 2018 at 5.00pm in the Cooma Council Chambers.

There being no further business the meeting closed at 6.05pm.

# Minutes



## Recreational Facilities Committee

**Date/Time** Monday 17 September 2018 at 5.00pm

**Location** Council Chambers

**Attendance**

Member (Representing)	Present	Apology	Absent
Rogan Corbett, Councillor SMRC	✓		
Neroli O'Neill, Community Representative	✓		
Alannah Dickeson, Recreation Planner SMRC		✓	
Glen Hines, Group Manager Faculties		✓	
Jane Kanowski, Open Space & Recreation Manager	✓		
John Rooney, SMRC Mayor (Chair)		✓	
Suzanne Dunning, Community Representative	✓		
John Britton, Cooma Lions Club	✓		
Chris Reeks, Cooma Lions Club		✓	
Steve Aldous, Mountain Bike Club		✓	
Mathew Jamieson, Cooma Little Athletics	✓		
James Ewart, Councillor SMRC	✓		

### 1 Apologies

As per above attendance table.

### 2 Confirmation of Previous Minutes – 16 July 2018

It was noted that the Minutes of the meeting held on 16 July 2018 were an accurate record of the meeting. **Moved:** Neroli O'Neill **Seconded:** Suzanne Dunning

### 3 Business Arising from the Previous Minutes

#### 3.1 Mt Gladstone

Jane had a meeting with the Cooma Correctional Centre regarding the walking trail work which has not progressed for some time. This was discussed and will progress once their staffing issues have been resolved.

The increased usage of Mt Gladstone as a destination for Mountain Biking demonstrates a need to improve the existing facilities at the picnic area. The toilet facilities are inadequate and in poor condition. Funding for this was included in the Building Country Communities application. No

Snowy Monaro Regional Council

notification at this time.

Also maintenance is required to the fencing along the Greendale Rd boundary and also access improved to the picnic area at the Snowy Mtns Highway turnoff as previously discussed with the Works section. Jane to discuss CCTV camera options with LLS.

The update on the MTB trails from Alannah includes - the new climbing and descending trail is complete however approximately \$15 000 still remains in the grant fund of a total of \$100 000. (Community Sports Facility Program- Office of Sport Grant Fund). Jindabyne landscaping will be undertaking further maintenance works to the existing MTB trail network over the next 3 weeks. This will ensure the full grant fund can be formally acquitted by December this year.

Further funding has been applied for under the **Stronger Country Community Fund Round 2** for completion of the trail network at Mount Gladstone. This is in accordance with the high priority trails concept presented in the MTB Master Plan. We are expecting an announcement on this grant fund in the next couple of weeks.

### **3.2 Norris Park Toilets**

John Britton reported that construction is progressing well on this – Lions Club will complete the building construction then it is up to the plumbers and electrician to fitout and finalise.

### **3.3 Southern Cloud Memorial & Cooma Showground fence**

The Lions Club have provided an updated quote for the extension of the fencing at the Cooma Showground along Boundary St to the Harlowe Horse Stall structure.

### **3.4 Lions Park Project**

There is \$7000 within a Capital project allocation for Lions Park. Jane has met with Chris and John and worked out the priorities – the remaining funds are to be used to install seating and bin enclosures. It was also agreed that additional car parking was required. John offered to follow up with the Corrective Services to see if they were able to assist with relocating a portion of the timber fencing to allocate an additional car park area.

Work is progressing with the installation of some of the additional seats. The bridge has been installed across the causeway.

### **3.5 Badja Reserve Plan of Management**

Work will be incorporated with the Major Projects for the Reserve. Mark Wiggins has had a plan drawn up and has consulted with the community. Clr Ewart said all feedback that he has heard has been positive. The community has raised concern again regarding the need to change the speed zones - move the 50k speed zone to the other side of the Badja Bridge.

Snowy Monaro Regional Council

**Recommendation**

That a recommendation be sent to the Traffic Committee to move the 50km speed zones on Peak View Rd and Badja Rd to extend them to include the areas adjacent to the Reserve.

**3.6 Multifunction Centre**

Council has received \$500,000 to upgrade the Multifunction Centre. A meeting has been held with stakeholders to determine the priorities and scope of work. All agree that the kitchen needs upgrading and electrical works as the top priorities.

**3.7 Regional Sports Infrastructure Fund –Indoor Stadium**

This application for funding was not successful – Formal notification has not been received as yet.

**3.8 Enclosing of Cooma and Bombala Pools & Upgrading of Jindabyne Pool**

A grant application was been submitted – the funding body has requested that the application costs be split as they may support part of the application but not for the entire proposal.

**3.9 Cooma Athletics funding**

The CC has been approved and construction planned to commence shortly.

**3.10 SMEC Fluid Laboratory building**

Ongoing negotiations are continuing between Council and SMEC. The feasibility study has been completed. Negotiations are ongoing regarding this.

**3.12 Proposed Caravan Parking Area –Cooma**

Glen is meeting with the Caravan and RV association to determine if there are any suitable sites for them to establish a free camping site in Cooma. The establishment should be at their cost to set up.

**3.14 Lightning Bolt – emergency Services Vehicles / PTSD Awareness**

Council has been approached by organisers to host the Lightning Bolt II convoy of emergency services vehicles raising awareness of PTSD. The Car Club venue is to be used for this in October.

**3.16 Time Walk**

Maintenance issues include cleaning and patching is required. John is to provide an updated costing for this work.

**3.17 Monaro Sports Gallery**

Snowy Monaro Regional Council

Council's communications officer has met with Barry Scanes and will provide the photo and information to be included in the Sports Gallery.

### **3.18 Elm Tree in Centennial Park**

Work is programmed for after the Long weekend and the conclusion of the ski season

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#### **4 Disclosure of Interest**

Nil

#### **5 General Business**

##### **5.1 Structure of the Recreational Facilities Committee**

Discussion regarding the expansion of the committee to include all the areas within the Shire as it is currently only Cooma based. Ongoing consideration of this matter is required.

##### **5.2 Men's Shed**

The Men's Shed have received funding to erect a shed at the old Council depot site in Mulach St.

#### **6 Next Meeting**

The next meeting will be held on Monday 19 November 2018 at 5.00pm in the Cooma Council Chambers.

There being no further business the meeting closed at 5.55pm.

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## 9.4 MINUTES OF MEETING FOR SECTION 355 COMMITTEE DALGETY SPORT, RECREATION AND SHOWGROUNDS 4 SEPTEMBER 2018

Record No:

Responsible Officer:	Director Operations & Infrastructure
Author:	Property Officer
Key Direction:	4. Creating a Safer, Healthier and Thriving Community
Delivery Plan Strategy:	DP4.1.2.1 Support the availability of volunteering opportunities and build capacity.
Operational Plan Action:	OP4.9 Strengthen, support and promote volunteering within Council and in the Community as a valued vocation that builds social capacity
Attachments:	1. Minutes of Meeting Dalgety Sport, Recreation and Show Grounds Section 355 Committee 4 September 2018 Cost Centre Dalgety Showground Buildings CC 1555 Dalgety Sporting Fields CC 1620
Project	Dalgety Showground Buildings PJ 150251 Dalgety Sporting Fields PJ 160231

Further Operational Plan Actions:

### EXECUTIVE SUMMARY

A copy of the Meeting Minutes from the Section 355 Committee for Dalgety Sport, Recreation and Showgrounds Annual General Meeting and General meeting held on 4 September 2018 is attached for Council's consideration.

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

#### OFFICER'S RECOMMENDATION

That Council

- A. Receive and note the minutes of the Dalgety Sport, Recreation and Show Grounds Section 355 Committee Meeting held on 4 September 2018.

### BACKGROUND

A copy of the Meeting Minutes from the Section 355 Committee for Dalgety Sport, Recreation and Showgrounds Meeting held on 4 September 2018 is attached for Council's consideration.

### QUADRUPLE BOTTOM LINE REPORTING

#### 1. Social

The Dalgety Sport, Recreation and Show Grounds Section 355 Committee would assist Council to meet its social obligations by supporting volunteer groups of Section 355 Committees by attaining the objectives of Key Direction Four of the Community Strategic Plan Delivery Program.

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## **2. Environmental**

### **The Section 355 Committee to enhance the visual impact for Showground users, the community and visitors to the township. 3. Economic**

Continued maintenance and repair works for the Dalgety Showground have been provided for in Showground and Sportsground 2019 Budget.

## **4. Civic Leadership**

This Section 355 Committee is an Advisory Committee:

Advisory Committees provide recommendations to Council. The facilities are managed by Council including bookings, repairs, purchasing and financial accounts.

Management Committees manage the facility themselves for example bookings, repairs, purchasing and financial accounts.

Council is demonstrating leadership by assisting in the improvement and enhancement of our Shire's Community Facilities with the assistance of Section 355 Committees and Community Volunteers.

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**Minutes**  
**Section 355 Committee, Dalgety Sport, Recreation and Show Grounds,**  
**@ Buckleys Crossing Pub,**  
**4<sup>th</sup> September 2018**  
**@ 6pm**

**Present:** Sue Winchester, Trish Gerny and Jo Miners,

**Apologies:** Simon Freebody and Peter Lett, who had been consulted prior to meeting.

Trish tabled a design for a new Chook Shed to be erected north south along the Practice Cricket nets. This is due to new regulations that do not allow poultry to be exhibited alongside cattle or sheep in an enclosed area.

Trish has consulted with Jim Fletcher (Poultry exhibitor), Simon Freebody and Peter Lett. They have agreed that the tabled design will meet the regulations and allow for the poultry exhibits to be safely housed during the show.

There was discussion about the location of the roller doors, windows and privacy door and the use of the Chook Shed during the year. It was decided that Trish will ask Jim about the use of the shed for storage for items that only get used for the Show. This will allow other areas to be better utilised during the year e.g. the Multi-Purpose building.

Netting will also be erected over the Practice Nets to stop any stray balls. This will be paid for by the Show Society.

Items for Council Action:

The following Section 355 Committee's recommendation is submitted for Council's consideration.

**Section 355 Committee, Dalgety Show Grounds' Recommendation:**

That Council:

A. Request that Council approve the following:

- 1) Following the Snowy River Shire Council approving the "concept" of a new Chook Shed at the Showgrounds. The 355 Committee would like to recommend that the Snowy Monaro Regional Council approve the Development Application for the construction of the new shed at the Dalgety Show Grounds as per the diagram.
  - 2) Request that Council donate labor and machinery to be able to flatten the
-

area for the construction of the Chook Shed.  
3) Request that the Council donate the labor and machinery to drill the holes for the piers for the construction of the Chook Shed.  
Therefore it is requested that the Snowy Monaro Council approve all necessary applications as soon as possible so this can be erected prior to the 2019 Dalgety Show.  
If this is approved the Dalgety Show Society will organize and pay for the supply and erection of the Chook Shed by a qualified shed supplier.

**Date of next Meeting - to be advised**

**Close of Meeting**

There being no further business the meeting concluded at 7.30pm.

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**CHAIRPERSON**

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**DATE**

*(The minutes are to be signed and dated here by the Chairperson at the next meeting, certifying the above as a correct record.)*

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## **9.5 MINUTES FO THE SNOWY MONARO LOCAL TRAFFIC COMMITTEE MEETING HELD 15 OCTOBER 2018**

Record No:

Responsible Officer: Director Operations & Infrastructure  
Author: Roads Safety Officer  
Attachments: 1. Minutes - Local Traffic Committee held 15 October 2018

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### **EXECUTIVE SUMMARY**

The Local Traffic Committee met on 15 October 2018 in Jindabyne. The Committee's recommendations are presented for Council's consideration and adoption.

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

That the recommendations of the meeting of the Local Traffic Committee held on 15 October 2018 be adopted.

### **RECOMMENDATION OF THE LOCAL TRAFFIC COMMITTEE – 15 OCTOBER 2018**

#### **7.1 BOMBALA BIKE SHOW**

That Council approves the temporary road closure of FORBES STREET BOMBALA between WELLINGTON and MERCY STREETS on Friday 16 November from 12:00 pm until 6:00 pm and on Saturday 17 November from 8:00 am until 6:00 pm, subject to the updated TCP being provided.

#### **7.2 KIAH AVENUE, ZALKA HEIGHTS**

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

That Council approves:

- A. The installation of 50 km/h speed signs on Chapman Street (at the Snowy Mountains Hwy intersection), Kiah Avenue (at the Chapman Street intersection) and Karawatha Circuit (at the Chapman Street intersection) at Zalka heights (Cooma), subject to RMS approval;
- B. The installation of a Right Curve sign (W1-3) in Kiah Ave Zalka Heights (Cooma) approximately 250 metres from the intersection with Chapman Street; and
- C. Installation of Lane Edge marking from approximately 32 to 48 Kiah Avenue and 23 to 49 Kiah Avenue.

#### **7.3 SNOW GOOSE HOTEL - SNOWY MOUNTAINS TROUT FESTIVAL PRESENTATION**

That Council approves the temporary road closures for the Snowy Mountains Trout Festival Presentations on 9 November 2018, from 10:00 am until 11:59 pm in the following streets:

- a) Denison Street south of Druitt Street.
  - b) Entrance to Denison Street off the Snowy Mountains Highway, Adaminaby.
  - c) Baker Street, Adaminaby, 30 metres east and west of the intersection of Denison Street.
-

#### **7.4 SNOW GOOSE HOTEL - ADAMINABY RACE DAY AFTER MEET**

That Council approves the temporary road closure of the north-bound lane of Denison Street, Adaminaby on 24 November 2018 from 10:00 am until 11:59 pm for the “Adaminaby Race Day After Meet” gathering.

#### **7.5 KALKITE STREET, JINDABYNE**

##### **OFFICER’S RECOMMENDATION**

That the Local Traffic Committee notes the amended design to construction drawings for the Kalkite Street and Car Park upgrade in Jindabyne; and  
Defer the ‘No Parking’ item to the November Local Traffic Committee meeting, to discuss option with the school.

#### **7.6 MICHELAGO SPRING FAIR**

##### **OFFICER’S RECOMMENDATION**

That Council note the Michelago Region Community Association & Michelago Rural Fire Brigade withdrew their application to the committee.

#### **7.7 L'TAPE PARKING OPERATIONS PLAN**

That Council receives and notes the Parking Management Plan for L'Tape 2018.

#### **7.8 PARLIAMENT TO PEAK**

That Council agree to the Canberra to Thredbo Charity Ride “Parliament to Peak” to be held between Thursday 28 February and Friday 1 March 2019 with the following conditions: 10 to 12 riders per group staggered at 30 to 60 intervals.

#### **HARTLEY CYCLING CHALLENGE**

##### **OFFICER’S RECOMMENDATION**

That Council approves the Hartley Lifecare Ability Cycle Challenge event from 23 November to 26 November 2018, subject to providing a Certificate of Currency for the event with a minimum of \$20 Million public liability insurance listing Snowy Monaro Regional Council as an interested party.

#### **SNOWY RIDE 2018**

##### **OFFICER’S RECOMMENDATION**

That Council provides its approval of the Snowy Ride Check Points on the road reserve areas for the Snowy Ride on 2 and 3 November 2018, subject to the organisers providing a copy of an amended certificate of currency that includes Snowy Monaro Regional Council as an interested party.

#### **GENERAL BUSINESS**

The Snowy Monaro Local Traffic Committee wishes to acknowledge the hard work and dedicated effort of Volker Georgi in his work as Chair of this committee for the past 11 years.

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SNOWY MONARO  
REGIONAL COUNCIL

# Minutes

**Local Traffic Committee Meeting**

**15 October 2018**

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**LOCAL TRAFFIC COMMITTEE MEETING  
HELD IN SISTER PASSMORE ROOM, SNOWY RIVER HEALTH CENTRE, THREDBO TERRACE,  
JINDABYNE NSW 2627**

**ON MONDAY 15 OCTOBER 2018**

**MINUTES**

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MINUTES OF THE LOCAL TRAFFIC COMMITTEE MEETING OF SNOWY MONARO REGIONAL COUNCIL  
HELD ON MONDAY 15 OCTOBER 2018

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**MINUTES OF THE LOCAL TRAFFIC COMMITTEE MEETING  
HELD IN SISTER PASSMORE ROOM, SNOWY RIVER HEALTH CENTRE, THREDBO TERRACE,  
JINDABYNE NSW 2627**

**ON MONDAY, 15 OCTOBER 2018  
COMMENCING AT 9.30AM**

**PRESENT:** Graham Hope Chair, SMRC Road Safety Officer  
Constable Broden MacKinnon NSW Police Force Representative (Cooma)  
Mrs Judie Winter Local MP Representative  
Mr Jesse Fogg Roads & Maritime Services (RMS) Representative - via  
teleconference  
Mr Volker Georgi Development Engineer  
Erin Donnelly Secretary Council & Committees

**1. OPENING OF THE MEETING**

The Chair opened the meeting at 10.00AM

**2. APOLOGIES**

An apology for the meeting was received from Councillor Miners.

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

Nil

**4. ADOPTION OF MINUTES OF PREVIOUS MEETING**

**4.1 LOCAL TRAFFIC COMMITTEE MEETING 27 SEPTEMBER 2018**

<b>COMMITTEE RECOMMENDATION</b>	<b>LTC29/18</b>
THAT the minutes of the Local Traffic Committee Meeting held on 27 September 2018 are confirmed as a true and accurate record of proceedings.	
<b>Moved Ms Winter</b>	<b>Seconded Mr Fogg</b>
	<b>CARRIED</b>

**5. BUSINESS ARISING**

**6. ACTION SHEET**

Nil

MINUTES OF THE LOCAL TRAFFIC COMMITTEE MEETING OF SNOWY MONARO REGIONAL COUNCIL  
HELD ON MONDAY 15 OCTOBER 2018

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## 7. CORRESPONDENCE

### 7.1 BOMBALA BIKE SHOW

Record No:

Responsible Officer: Roads Safety Officer  
Key Theme: 2. Economy Outcomes  
CSP Community Strategy: 6.3 Further promote and develop the regions visitor accommodation, product and recreational infrastructure  
Delivery Program Objectives: 6.3.1 Businesses are supported in their promotion to encourage and develop our visitor economy  
Attachments: 1. Bombala Bike Show 2018 Application  
Cost Centre 1505 Engineering  
Project Local Traffic Committee  
Further Operational Plan Actions:

#### EXECUTIVE SUMMARY

A request has been received from the Bombala Motorcycle Association Incorporated seeking Council approval for a temporary road closure of FORBES STREET, BOMBALA between WELLINGTON and MERCY STREETS on Friday 16<sup>th</sup> November 2018 from 12:00 pm until 6:00 pm, and on Saturday 18<sup>th</sup> November 2018 from 8:00 am until 6:00 pm to enable the annual Bombala Bike Show activities to take place. The event organiser is expecting approximately 2000 people to attend the event. The road closures will be advertised in the Bombala Times and the Monaro Post on 7<sup>th</sup> and 14<sup>th</sup> November 2018.

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

#### COMMITTEE RECOMMENDATION

LTC30/18

That Council approves the temporary road closure of FORBES STREET BOMBALA between WELLINGTON and MERCY STREETS on Friday 16 November from 12:00 pm until 6:00 pm and on Saturday 17 November from 8:00 am until 6:00 pm, subject to the updated TCP being provided.

\_\_\_\_\_  
Representative of the NSW Police

\_\_\_\_\_  
Representative of the NSW RMS

\_\_\_\_\_  
Representative of the State MP

\_\_\_\_\_  
Representative of the Council

MINUTES OF THE LOCAL TRAFFIC COMMITTEE MEETING OF SNOWY MONARO REGIONAL COUNCIL  
HELD ON MONDAY 15 OCTOBER 2018

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**7.2 KIAH AVENUE, ZALKA HEIGHTS**

Record No:

Responsible Officer: Roads Safety Officer  
Key Theme: 3. Environment Outcomes  
CSP Community Strategy: 8.2 Improve and maintain our public owned infrastructure and assets and facilities to a high standard  
Delivery Program Objectives: 8.2.1 Council maximises its Asset utilisation to deliver services today and into the future  
Attachments:  
Cost Centre 1505 Assets & Engineering  
Project Local Traffic Committee  
Further Operational Plan Actions:

**EXECUTIVE SUMMARY**

A Speed Review of Kiah Avenue Zalka Heights (Cooma) was conducted using a Speed Display Sign. This review was sparked by a recent serious crash in Kiah Avenue that resulted in a car leaving the road on a bend and crashing into a parked vehicle and pushing it some 15 metres along the footpath.

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

**COMMITTEE RECOMMENDATION**

**LTC31/18**

That Council approves:

- A. The installation of 50 km/h speed signs on Chapman Street (at the Snowy Mountains Hwy intersection), Kiah Avenue (at the Chapman Street intersection) and Karawatha Circuit (at the Chapman Street intersection) at Zalka heights (Cooma), subject to RMS approval;
- B. The installation of a Right Curve sign (W1-3) in Kiah Ave Zalka Heights (Cooma) approximately 250 metres from the intersection with Chapman Street; and
- C. Installation of Lane Edge marking from approximately 32 to 48 Kiah Avenue and 23 to 49 Kiah Avenue.

\_\_\_\_\_  
Representative of the NSW Police

\_\_\_\_\_  
Representative of the NSW RMS

\_\_\_\_\_  
Representative of the State MP

\_\_\_\_\_  
Representative of the Council

MINUTES OF THE LOCAL TRAFFIC COMMITTEE MEETING OF SNOWY MONARO REGIONAL COUNCIL  
HELD ON MONDAY 15 OCTOBER 2018

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**7.3 SNOW GOOSE HOTEL - SNOWY MOUNTAINS TROUT FESTIVAL PRESENTATION**

Record No:

Responsible Officer: Roads Safety Officer  
Key Theme: 1. Community Outcomes  
CSP Community Strategy: 3.2 Positive social behaviours (including law and order) are fostered and encouraged to maintain our safe, healthy and connected communities  
Delivery Program Objectives: 3.2.2 Council supports and encourages safety initiatives to promote our connected communities  
Attachments: 1. Snowy River Trout Festival  
Cost Centre 1505 Assets & Engineering  
Project Local Traffic Committee  
Further Operational Plan Actions:

**EXECUTIVE SUMMARY**

Snow Goose Hotel Adaminaby has requested road closures for the Snowy River Trout Festival Presentation to be held on the village green in Adaminaby Town Centre. According to the organisers the event brings large crowds to the town and boosts the local economy. The road closures are for the safety of event goers.

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

**COMMITTEE RECOMMENDATION**

**LTC32/18**

That Council approves the temporary road closures for the Snowy Mountains Trout Festival Presentations on 9 November 2018, from 10:00 am until 11:59 pm in the following streets:

- a) Denison Street south of Druitt Street.
- b) Entrance to Denison Street off the Snowy Mountains Highway, Adaminaby.
- c) Baker Street, Adaminaby, 30 metres east and west of the intersection of Denison Street.

\_\_\_\_\_  
**Representative of the NSW Police**

\_\_\_\_\_  
**Representative of the NSW RMS**

\_\_\_\_\_  
**Representative of the State MP**

\_\_\_\_\_  
**Representative of the Council**

MINUTES OF THE LOCAL TRAFFIC COMMITTEE MEETING OF SNOWY MONARO REGIONAL COUNCIL  
HELD ON MONDAY 15 OCTOBER 2018

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**7.4 SNOW GOOSE HOTEL - ADAMINABY RACE DAY AFTER MEET**

Record No:

Responsible Officer: Roads Safety Officer  
Key Theme: 1. Community Outcomes  
CSP Community Strategy: 3.2 Positive social behaviours (including law and order) are fostered and encouraged to maintain our safe, healthy and connected communities  
Delivery Program Objectives: 3.2.2 Council supports and encourages safety initiatives to promote our connected communities  
Attachments: 1. Adaminaby Race Day After Meet  
Cost Centre 1505 Assets & Engineering  
Project Local traffic Committee  
Further Operational Plan Actions:

**EXECUTIVE SUMMARY**

Snow Goose Hotel Adaminaby has requested road closures for the Adaminaby Race Day After Meet to be held at the Snow Goose Hotel, Adaminaby. According to the organisers the event brings large crowds to the town and boosts the local economy. The road closures are for the safety of event goers.

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

**COMMITTEE RECOMMENDATION**

**LTC33/18**

That Council approves the temporary road closure of the north-bound lane of Denison Street, Adaminaby on 24 November 2018 from 10:00 am until 11:59 pm for the "Adaminaby Race Day After Meet" gathering.

\_\_\_\_\_  
**Representative of the NSW Police**

\_\_\_\_\_  
**Representative of the NSW RMS**

\_\_\_\_\_  
**Representative of the State MP**

\_\_\_\_\_  
**Representative of the Council**

MINUTES OF THE LOCAL TRAFFIC COMMITTEE MEETING OF SNOWY MONARO REGIONAL COUNCIL HELD ON MONDAY 15 OCTOBER 2018

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7.5 KALKITE STREET, JINDABYNE

Record No:

Responsible Officer: Roads Safety Officer

Key Theme: 1. Community Outcomes

CSP Community Strategy: 3.1 Develop, maintain and promote safe spaces and facilities that are enabling, accessible and inclusive for all

Delivery Program Objectives: 3.1.1 Public and community spaces are regulated and managed to be safe and equitable for all abilities

Attachments: 1. Kalkite Street (*Under Separate Cover*)  
2. Kalkite Street - Road Safety Audit (*Under Separate Cover*)

Cost Centre 1505

Project Local Traffic Committee

Further Operational Plan Actions:

EXECUTIVE SUMMARY

The amended design to construction plans for Kalkite Street and car park, Jindabyne. The amendments came from the Road Safety Audit Report (attached) and consultation with Jindabyne Central School and the P&C. In summary the change has been to the bus parking bay, which is reduced in size meaning it's no longer compliant as a bus parking bay; instead this will be a bus indent. There's also been a pedestrian crossing point (Desire Line) at the intersection of Snowy River Avenue and Kalkite Street and a grass buffer zone between reversing vehicles and the new footpath along Kalkite Street.

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

<b>COMMITTEE RECOMMENDATION</b>	<b>LTC34/18</b>
That the Local Traffic Committee notes the amended design to construction drawings for the Kalkite Street and Car Park upgrade in Jindabyne; and	
Defer the 'No Parking' item to the November Local Traffic Committee meeting, to discuss option with the school.	

\_\_\_\_\_  
Representative of the NSW Police

\_\_\_\_\_  
Representative of the NSW RMS

\_\_\_\_\_  
Representative of the State MP

\_\_\_\_\_  
Representative of the Council

The committee discussed the changes made to the Kalkite Street and Car Park upgrade, while the committee supported the amended design, discussed the 5 minute parking and why it was not a drop off zone. The committee felt it would be beneficial to discuss a "No Parking" and "Drop Off" zone with the school. This option would only be enforceable during specific times and deter parents from parking longer than 5 minutes.

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### 7.6 MICHELAGO SPRING FAIR

Record No:

Responsible Officer:	Roads Safety Officer
Key Theme:	2. Economy Outcomes
CSP Community Strategy:	6.2 Encourage and promote vibrant towns and villages, acknowledging and celebrating the unique heritage and character of each town
Delivery Program Objectives:	6.2.3 Council celebrates, supports and promotes the uniqueness and heritage characteristics of each town and village
Attachments:	1. Michelago Spring Fair
Cost Centre	1505 Asset Management & Engineering Services
Project	Snowy Monaro Local Traffic Committee

#### EXECUTIVE SUMMARY

The Michelago Spring Fair is an annual event held on the Michelago Oval. Council has received a request to close that part of Ryrie Street past the Oval to ensure that the parking by visitors to the Fair does not affect residents further down Ryrie Street.

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

#### OFFICER'S RECOMMENDATION

That Council note the Michelago Region Community Association & Michelago Rural Fire Brigade withdrew their application to the committee.

### 7.7 L'TAPE PARKING OPERATIONS PLAN

Record No:

Responsible Officer:	Roads Safety Officer
Key Theme:	1. Community Outcomes
CSP Community Strategy:	1.3 Recreation, sporting and leisure facilities encourage all ages to live in an active and healthy lifestyle
Delivery Program Objectives:	1.3.3 Council's recreational facilities, parks and public open spaces are safe, well managed and accessible
Attachments:	1. L'Tape Parking Operational Plan
Cost Centre	1505 Engineering
Project	Local Traffic Committee
Further Operational Plan Actions:	

#### EXECUTIVE SUMMARY

As part of the approval of the Traffic Management Plan for L'Tape 2018 the Local Traffic Committee

MINUTES OF THE LOCAL TRAFFIC COMMITTEE MEETING OF SNOWY MONARO REGIONAL COUNCIL  
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asked for a Parking Management Plan be provided.  
However, at an Inter-Agency meeting in Queanbeyan on 18<sup>th</sup> October the organisers showed another section of the plan that included contingency parking around John O'Connor Oval between Reedy's Cutting Road and Park Road that is not included in this plan.

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

**COMMITTEE RECOMMENDATION**

**LTC35/18**

That Council receives and notes the Parking Management Plan for L'Étape 2018.

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**Representative of the NSW Police**

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**Representative of the NSW RMS**

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**Representative of the State MP**

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**Representative of the Council**

The Committee discussed the Parking Management Plan for L'Étape and raised the question of whether Councils Parks and Gardens department had been contacted by the event organiser, as they would need approval from this department as well.

**7.8 PARLIAMENT TO PEAK**

Record No:

Responsible Officer: Roads Safety Officer  
Key Theme: 1. Community Outcomes  
CSP Community Strategy: 3.2 Positive social behaviours (including law and order) are fostered and encouraged to maintain our safe, healthy and connected communities  
Delivery Program Objectives: 3.2.2 Council supports and encourages safety initiatives to promote our connected communities  
Attachments: 1. Parliament to Peak Ride  
Cost Centre 1505 Engineering  
Project Local Traffic Committee  
Further Operational Plan Actions:

**EXECUTIVE SUMMARY**

Rare Cancers Australia formally requests approval to conduct the Canberra to Thredbo Charity Ride "Parliament to Peak". The ride is to be held between Thursday 28 February and Friday 1 March 2019.

This is a fundraising event not a cycle race. Rare Cancers Australia Ltd (RCA) requests a permit to hold this ride as an opportunity to raise funds for patient care.

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

<b>COMMITTEE RECOMMENDATION</b>	<b>LTC36/18</b>
<p>That Council agree to the Canberra to Thredbo Charity Ride “Parliament to Peak” to be held between Thursday 28 February and Friday 1 March 2019 with the following conditions: 10 to 12 riders per group staggered at 30 to 60 intervals.</p>	

<b>Representative of the NSW Police</b>	<b>Representative of the NSW RMS</b>
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<b>Representative of the State MP</b>	<b>Representative of the Council</b>
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As members have received many comments from the community about the management of cycling events in the area. The committee discussed putting a cap on the number of riders in a group, as a large number in one group can cause cars to sate behind the riders and restrict cars from safely overtake all riders and the lead cars. It was discussed that all cycling events to the area should have the same restrictions on the number of riders in a group, including staggering groups at intervals of 30 to 60 minutes.

**HARTLEY CYCLING CHALLENGE**

Record No:

Responsible Officer:	Roads Safety Officer
Key Theme:	2. Economy Outcomes
CSP Community Strategy:	6.1 The Snowy Monaro region is a destination that offers a variety of quintessential year – round experiences, attractions and events
Delivery Program Objectives:	6.1.1 Promote tourism and enhance the Snowy Monaro Region as a year round destination of choice through a collaborative approach between all stakeholders and interest groups
Attachments:	1. Hartley Cycle Challenge 1 2. Hartley Cycle Challenge 2
Cost Centre	1505 Asset management & Engineering Services
Project	Snowy Monaro Local Traffic Committee

**EXECUTIVE SUMMARY**

The event organiser is seeking Council approval to hold the event within the Snowy Monaro LGA. The event is to be held over five days from 23<sup>rd</sup> November to 26<sup>th</sup> November, 2017.

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

**COMMITTEE RECOMMENDATION**

**LTC37/18**

That Council approves the Hartley Lifecare Ability Cycle Challenge event from 23 November to 26 November 2018, subject to providing a Certificate of Currency for the event with a minimum of \$20 Million public liability insurance listing Snowy Monaro Regional Council as an interested party.

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**Representative of the NSW Police**

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**Representative of the NSW RMS**

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**Representative of the State MP**

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**Representative of the Council**

**7.10 SNOWY RIDE 2018**

Record No:

Responsible Officer: Roads Safety Officer  
Key Theme: 1. Community Outcomes  
CSP Community Strategy: 1.3 Recreation, sporting and leisure facilities encourage all ages to live in an active and healthy lifestyle  
Delivery Program Objectives: 1.3.3 Council's recreational facilities, parks and public open spaces are safe, well managed and accessible  
Attachments: 1. Snowy Ride 2018  
Cost Centre 1505 Asset Management & Engineering Services  
Project Snowy Monaro Local Traffic Committee

**EXECUTIVE SUMMARY**

The event organiser is seeking Council approval to hold the check points at Adaminaby, Berridale, Bombala, Cooma, Dalgety and Jindabyne. The event is to be held on 2 & 3 November, 2018, however, motorcyclists start arriving many days prior to the event and stay in the region for some days afterwards as well.

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

**COMMITTEE RECOMMENDATION**

**LTC38/18**

That Council provides its approval of the Snowy Ride Check Points on the road reserve areas for the Snowy Ride on 2 and 3 November 2018, subject to the organisers providing a copy of an amended certificate of currency that includes Snowy Monaro Regional Council as an interested party.

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Representative of the NSW Police

Representative of the NSW RMS

Representative of the State MP

Representative of the Council

## 8. GENERAL BUSINESS

### 8.1 QUESTION FROM COUNCILLOR SUE HASLINGDEN

Record No:

Responsible Officer: Roads Safety Officer  
Key Theme: 4. Leadership Outcomes  
CSP Community Strategy: 11.1 Public services and processes are delivered reliably and efficiently in response to community needs  
Delivery Program Objectives: 11.1.1 Information and communication systems support the business to deliver agile and quality service to the community  
Attachments:  
Cost Centre 1505  
Project Snowy Monaro Local Traffic Committee  
Further Operational Plan Actions:

#### EXECUTIVE SUMMARY

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

#### OFFICER'S RECOMMENDATION

That Council approves the installation of SCHOOL BUS ROUTE warning signs (W6-205) at the following locations:

- A. Mittagang Road, Cooma North, adjacent to the Water Pumping Station and
- B. At the commencement of the sealed intersection of Shannons Flat Road and Jones Plain Road.

The committee discussed the recommendation and believes there should be a process in place to review signage, and that an education program would be more beneficial than installing signs.

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### 8.2 BRUMBYS IN THE NATIONAL PARKS

The RMS representative informed the committee he received a call from a Ranger working in the National Parks (NP). They have concerns about the number of brumbies that have been hit by vehicles on the roads in the park. The Ranger was inquiring about what could be done, i.e. signage. RMS have asked for a map of the "hot spots" and more information from the Rangers. This information could be used to educate the community.

### 8.3 CYCLISTS ON RURAL ROADS

The Local MP Representative, Mrs Judie Winter, informed the committee of some incidents along Rocky Plain Rd. There have been, what seems like training groups, of riders along Rocky Plain Rd over the weekend, where the riders were on the wrong side of the road and the control vehicles were pulling in front of cars. This caused a number of cars to drive off the road to avoid the riders.

The Committee discussed these incidents and what measures could be put in place to mitigate the risks to motorists and cyclist, this will be looked into further.

### 8.4 ACKNOWLEDGEMENT OF FORMER CHAIRPERSON

The new Chairperson of the Committee, Graham hope, thank the former Chairperson , Mr Volker Georgi, for his commitment and work on the committee over the past 11 years.

## 9. MATTERS OF URGENCY

## 10. NEXT MEETING

Thursday, 29 November 2018, Cooma.

There being no further business the Chair declared the meeting closed at 11.41am

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#### CHAIRPERSON

The above minutes of the Local Traffic Committee Meeting of Snowy Monaro Regional Council held on 15 October 2018 were confirmed by Committee at a duly convened meeting on 29 November 2018 at which meeting the signature hereon was subscribed.

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## 12.1 PLANNING PROPOSAL 461 BARRY WAY, MOONBAH TO AMEND SNOWY RIVER LOCAL ENVIRONMENTAL PLAN 2013

Record No:

Responsible Officer:	Group Manager Economic Development and Tourism
Author:	Senior Strategic Land Use Planner
Key Theme:	3. Environment Outcomes
CSP Community Strategy:	8.1 Plan for rural, urban and industrial development that is sensitive to the region's natural environment and heritage
Delivery Program Objectives:	8.1.2 Land use is optimised to meet the social, environment and economic needs of the region
Attachments:	1. Planning Proposal 461 Barry Way, Moonbah
Cost Centre	8010 Strategic Planning
Project	Planning Proposal to amend Snowy River Local Environmental Plan 2013 by rezoning and amending the minimum lot size of 461 Barry Way (Lot 101 DP 817374)
Further Operational Plan Actions:	

### EXECUTIVE SUMMARY

The purpose of this report is to notify Council of a planning proposal and to provide recommendations on how Council should proceed. The planning proposal is for the rezoning and reduction in minimum lot size of Lot 101 DP 817374 461 Barry Way, Moonbah. This can only be achieved by amending the *Snowy River Local Environmental Plan 2013* (SR LEP, 2013).

The subject planning proposal is to amend the SR LEP, 2013 by rezoning Lot 101 DP 817374 from Zone RU1 Primary Production to Zone R5 Large Lot residential and reduce the minimum lot size from 250 hectares to 3000sqm. This proposal requires amending the Land Zoning Map LZN\_003 and Minimum Lot Size Map LSZ\_003A.

The planning proposal is consistent with the Jindabyne Growth Structure Plan 2007 (JGSP, 2007), which provides a strategic framework for the growth of Jindabyne from 2007 until 2027. This plan was adopted by Snowy River Shire Council in May 2007 and recommends the subject site along with the land surrounding be further investigated for large lot residential use, similar to the already developed estates of Cobbin Creek and Lakewood which are with in close proximity to the subject site.

The subject site is 2.72 hectares which is not considered a suitable size for primary production, the site has been recommended for further intensification through large lot residential development in the JGSP, 2007 which was adopted by Snowy River Shire Council. The proposal is consistent with all relevant section 9.1 directions and relevant State Government legislation.

As such it is recommended the planning proposal is submitted to the Minister of Planning for a Gateway Determination in accordance with section 3.34 of the *Environmental Planning and Assessment Act 1979*.

---

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

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

That:

- A. The report from the Senior Strategic Land Use Planner on the Planning Proposal 461 Barry Way (Lot 101 DP 817374) be received.
- B. The Planning Proposal be submitted to the Minister of NSW Planning & Environment for a Gateway Determination in accordance with Section 3.34 of the *Environmental Planning and Assessment Act 1979*.
- C. The Department of Planning and Environment be advised that Council wishes to be issued with an authorisation to use delegation for the Planning Proposal.
- D. In the event NSW Department of Planning & Environment issues a Gateway Determination to proceed with the Planning Proposal, consultation be undertaken with the community and government agencies in accordance with Schedule 1, Division 1, Clause 4 of the *Environmental Planning and Assessment Act 1979* and any directions of the Gateway Determination.

#### **BACKGROUND**

In May 2007 Snowy River Shire Council adopted the Jindabyne Growth Structure Plan 2007 (JGSP, 2007). The JGSP, 2007 identified the proposed site (Lot 101 DP 817374) as being suitable for rural residential development.

On 7 September 2018 a planning proposal (MA4001/2019) was lodged by Dabyne Planning Pty Ltd for lot 101 DP 817374 461 Barry Way, Moonah.

The proposal is to rezone 2.72 hectares of land from Zone RU1 Primary Production to Zone R5 Large Lot Residential and reduce the minimum lot size from 250hectares to 3000sqm.

The planning proposal for 461 Barry Way, Moonah (Lot 101 DP 817374) to amend the SR LEP, 2013 by reducing the minimum lot size from 250ha to 300sqm and rezone the site from zone RU1 Primary Production to zone R5 Large Lot Residential is considered to be consistent with Council's strategic framework and should be progressed by Council. The proposal is considered to be consistent with relevant legislation and ministerial directions. In addition the planning proposal delivers on a recommendation from the JGSP, 2007 which was adopted by Snowy River Shire Council in May 2007.

---

## **QUADRUPLE BOTTOM LINE REPORTING**

### **1. Social**

The planning proposal will not have a negative social impact. As identified below the proposal is unlikely to have a negative impact on the environment and will have a positive economic impact. This positive economic impact upon the local construction industry and the increase in population's positive impact on local retail will lead to a positive social outcomes.

This proposal will also provide more housing stock and diversity in a tight housing market which will allow the community more choice in addition to seeing the community grow.

### **2. Environmental**

The site is identified on the SR LEP 2013 terrestrial biodiversity map (BIO\_003) as such the planning proposal is accompanied by a preliminary ecological constraints analysis as appendix B (see planning proposal attached). The purpose of the preliminary ecological constraints analysis is to identify the potential for the presence of significant flora and fauna. The analysis reviewed the biodiversity field assessment maps and found the site is not mapped with potential high biodiversity values. An indicative subdivision plan has been provided as appendix A of the planning proposal. This subdivision has been designed to limit vegetation removal although this concept subdivision does pose a number of other issues.

The subdivision concept plan seems to indicate in regards to access that five (5) of the proposed six (6) lots will be accessed via a right of way easement. This is not a desirable outcome and should be reconsidered should the planning proposal be successful. While the concept subdivision provides indicative building envelopes for dwellings the 10/50 clearing for bushfire protection rule will allow all trees to be cleared within 10 metres of a dwelling. This will see some further vegetation removal than what has been indicated. Should the Gateway determination be favourable it is expected a referral to OEH will be required to satisfy Gateway determination conditions.

### **3. Economic**

This planning proposal will provide land supply for large lot residential style housing as per the recommendation of the JGSP, 2007 adopted by Snowy River Shire Council in May 2007. This proposal will contribute to the diverse housing mix in the Jindabyne area and helps afford the community and future residents with more housing choice resulting in a positive economic outcome for the community.

This is an owner initiated planning proposal, Dabyne Planning are the recognised applicants as such the relevant fees (\$1,916.00) have been paid as outlined by the Council Fees and Charges. These fees are designed to cover the costs of Council resources in preparing this report and sending the planning proposal to the Department of Planning and Environment for a Gateway determination. Should the Gateway determination be favourable further fees will be required from the proponent to cover the cost of council resources in progressing the planning proposal.

---

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

In pursuing the planning proposal Council upholds the recommendations of the Jindabyne Growth Structure Plan adopted by Snowy River Shire Council in May 2007. The JGSP, 2007 provides a framework for Jindabyne's potential growth to 2027 and identifies locations for a diverse range of residential developments.

Other Council documentation as outlined below has also identified the potential this site has for further intensification as identified in preliminary infrastructure analysis provided as Appendix C of the planning proposal (see attached). The infrastructure analysis identified and analysed the following documentation;

- Urban Infrastructure (utilities) and Engineering Review (415 & 417 Barry Way),
- Jindabyne and Villages Planning Project – Analysis of Infrastructure Capacity and Needs Assessment, and
- Jindabyne Water Supply System – Servicing Strategy.

These plans identified that it would not be feasible for the town water the supply to be extended to service five (5) extra dwellings given the distance of the augmentation required. Potable water supply achieved via roof water collection and tank storage would be a more effective outcome. These plans do however note that sewerage connections for each dwelling are feasible as the land is contained within the natural catchment of existing sewage pump station 5.

The planning proposal is consistent with all relevant section 9.1 Ministerial Directions.

---



## PLANNING PROPOSAL

### REZONING OF LAND TO R5—LARGE LOT RESIDENTIAL SNOWY RIVER LEP, 2013 LOT 101 DP 817374 461 BARRY WAY, MOONBAH



**JULY 2018**

**Project: 25-17**

**Dabyne Planning Pty Ltd**

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## PLANNING PROPOSAL

### REZONING OF LAND TO R5—LARGE LOT RESIDENTIAL SNOWY RIVER LEP, 2013 LOT 101 DP 817374 461 BARRY WAY, MOONAH

This report has been prepared by:



---

Ivan Pasalich  
**Principal**  
Dabyne Planning Pty Ltd

Nb: If the report is not signed above, it is a preliminary draft.

**JULY 2018**

**Project: 25-17**

**Dabyne Planning Pty Ltd**

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461 Barry Way, Moonbah ♦ Planning Proposal | July 2018

## **1. INTRODUCTION**

### **1.1 EXECUTIVE SUMMARY**

Dabyne Planning Pty Ltd has been engaged by the land owner of 461 Barry Way, Moonbah (Lot 101 DP 817374) to prepare a planning proposal to Snowy Monaro Regional Council.

The planning proposal concerns the entire allotment, which is 2.72 hectares in size and is located with direct access off the Barry Way.

The lot is currently zoned RU1 – Primary Production with a minimum lot size of 250 hectares under the Snowy River Local Environmental Plan, 2013 [SR LEP, 2013] and is vacant, except for a shed with the property used for grazing and horses.

In accordance with the Jindabyne Growth Structure Plan, 2007 (JGSP, 2007) the subject site is located within an area identified for 'rural residential' scale development. This scale of development is compatible with the rural residential development to the north, east and south of the subject site.

The subject site is serviced by reticulated sewer mains, has approved direct access off a public road and is located adjacent to other similar rural residential areas with a similar density and provision of services.

The planning proposal seeks to rezone the site to R5 – Large Lot Residential and reduce the lot size to 3000m<sup>2</sup> as an amendment to the SR LEP, 2013.

### **1.2 BACKGROUND**

The subject site was created in 1992 as part of a previous subdivision, with Lot 101 being created as a 2.72 hectare allotment, adjoining other rural-residential style allotments.

In 2003, Council approved the vehicle entry onto The Barry Way under DA 179/2003 and Construction Certificate CC 120/2003, along with the Colorbond Shed on the site, as per the stamped plan extract below.

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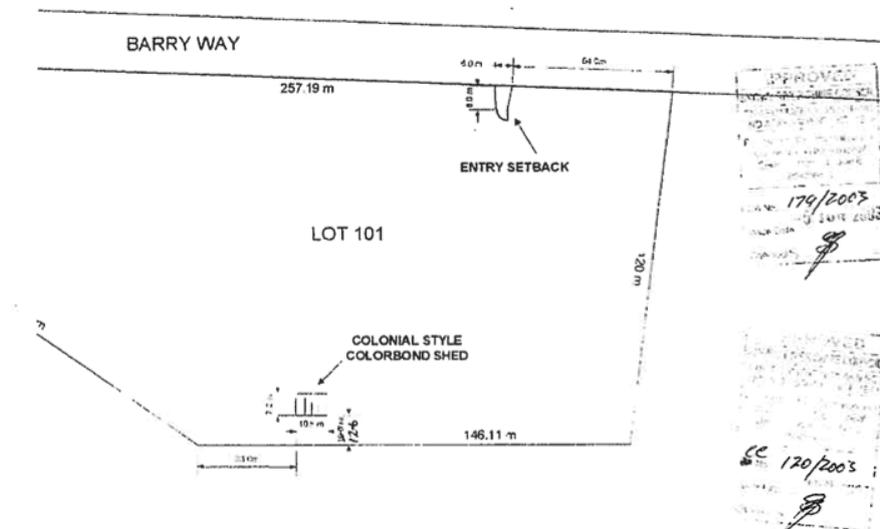


Figure 1: Extract of the stamped plans for the vehicle entry and shed

During 2006 and 2007, Council consulted the wider community regarding the preparation of the JGSP, 2007.

The subject site, including the four [4] surrounding allotments (Lots 103 & 103 DP 817374 + Lots 1 & 2 DP 817373) were identified within Area 'F', suitable for 'rural residential scale development'.

In 2017, the land owner engaged Dabyne Planning to commence a rezoning process, which including undertaking a pre-application meeting with Council on the 23 June 2017 and subsequent correspondence on the information requirements for the preparation of a planning proposal.

This report has been prepared in accordance with this meeting and correspondence with Council.

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## 2. THE LOCALITY & THE SITE

### 2.1 The Locality

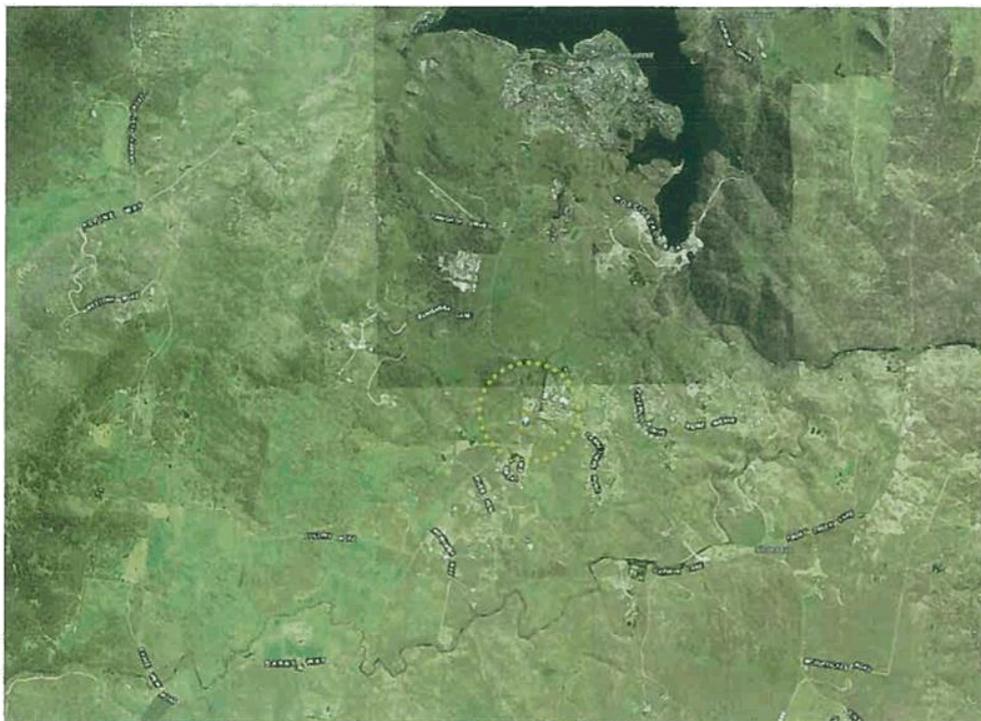
The subject site is located to the south of the Jindabyne township along the Barry Way. The site is located south and to the west of the Station Resort owned by Perisher Ski Resort, to the north of Cobbin Estate (Rural-residential estate comprising of Stages 1 & 2) and the east of rural properties.

The location of the site in context with the wider locality is illustrated in figures 2 & 3 below.



*Figure 2: Context of the subject site in the wider locality (topographical)*

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*Figure 3: Context of the subject site in the wider locality (aerial)*

The immediate locality is characterised by rural-residential properties, including High Country, Lakewood and Cobbin Estates to the north, east and south and a large tourist accommodation complex (Station Resort) also to the north and east.

461 Barry Way, Moonbah ♦ Planning Proposal 1 July 2018



Figure 4: Context of the subject site in the locality



Figure 5: Context of the subject site in the locality (aerial)

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## 2.2 The Site

The subject site is located at 461 Barry Way, Moonbah and is legally described as Lot 101 DP 817374. The allotment size is 2.72 hectares.

The subject site is located with frontage to the Barry Way of approximately 250m in length and is bound by rural residential properties to the north, east and south including holiday cabins to the north.

Access to the site is currently achieved directly from the Barry Way via an existing and approved driveway entry. An alternate access via a right-of-carriageway (legal, not physically constructed) is also available via Lot 102 to the south, from the Barry Way.

An extract of the Deposited Plan is provided in figure 6 below.

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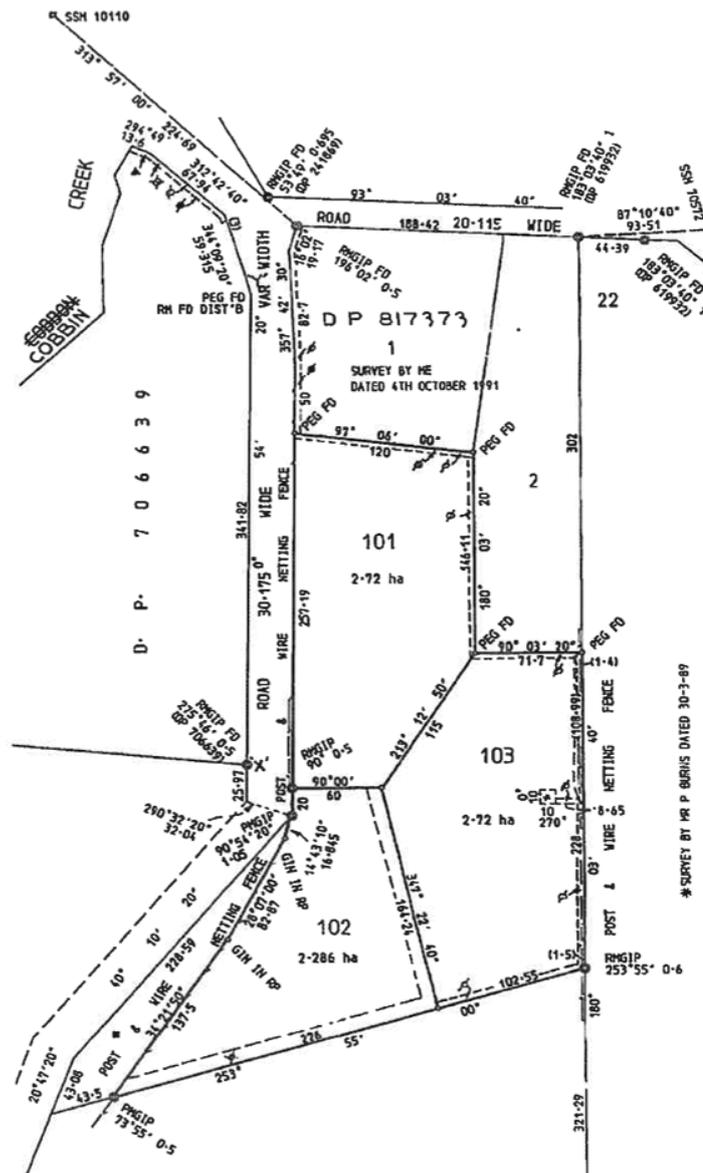


Figure 6: Extract of the Deposited Plan with Lot 101 shown

The site gently slopes from the west to east, towards the Barry Way and also slopes from south down to a central gully, as well as from the north down to a central gully.

Although mapped as a watercourse, the gully has been modified and piped under the road and is predominantly dry with no defined embankments.

Topographic maps of the subject site are provided in figure's 7 & 8 below.

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Figure 7: Topographic Map showing the subject site in context of the locality

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*Figure 8: Topographic Map showing the subject site*

An aerial map of the site is provided below in figure's 9 & 10.

461 Barry Way, Moonbah ♦ Planning Proposal | July 2018



*Figure 9: Aerial of the subject site in context with the locality*

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*Figure 10: Aerial of the subject site*

As shown above, the site is vacant, except for a shed and some other storage structures, having been used for grazing and horses.

An existing driveway accesses the shed.

The vegetation within the north-east corner comprises mainly of regrowth with some larger Eucalypts present, similarly the southern corner, which includes a rocky knoll.

Photos of the subject site are provided in figures 11 - 14 below.

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*Figure 11: Existing approved access onto the Barry Way*



*Figure 12: View to the north-west from the southern part of the site*

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*Figure 13: View to the north across the central part of the site*

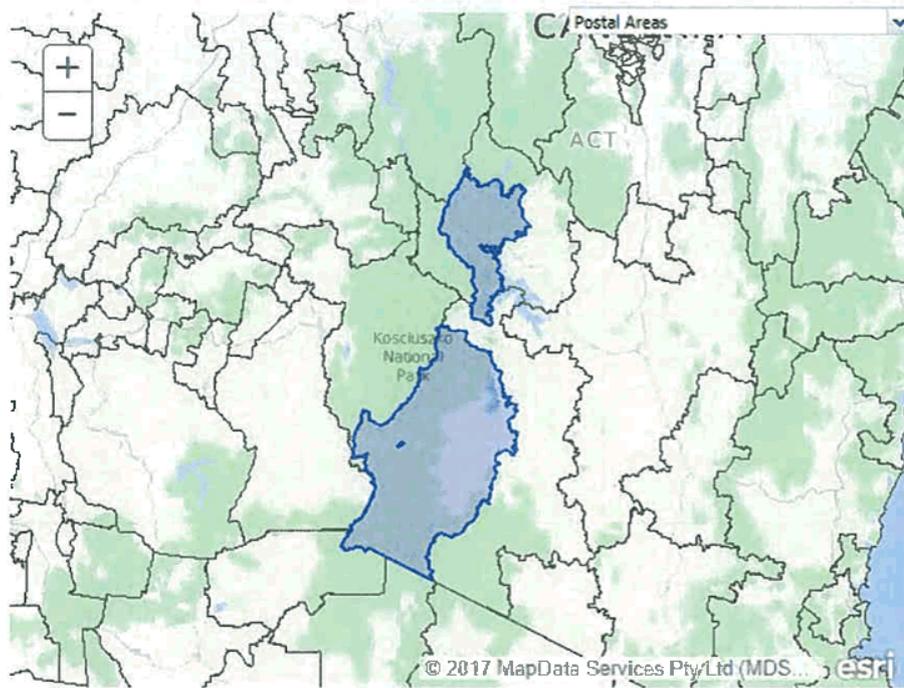


*Figure 14: View towards the east and exiting shed*

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### 2.3 Demographic Data

The following information is provided to describe the population and housing trends within the Jindabyne postcode area (2627) as per the Australian Bureau of Statistics Census map below.



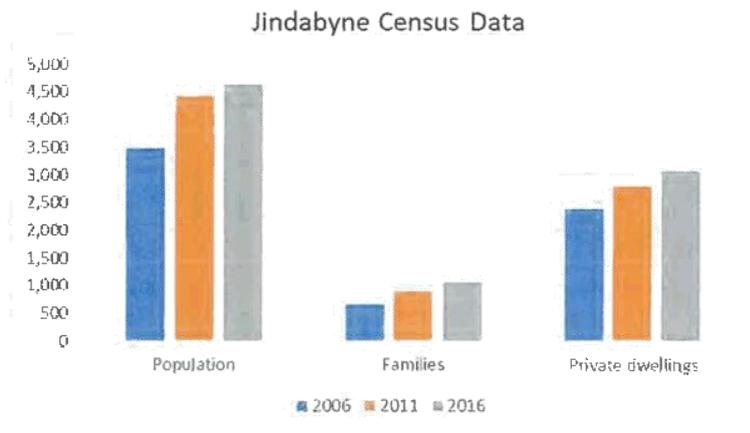
The Census data for 2006, 2011 and 2016 provided by the Australian Bureau of Statistics is discussed below.

#### 2.3.1 Population

The population for Jindabyne [postcode 2627] in 2006 was 3474 and at 2016 it was 4622, representing a 33% increase over the last decade:

	2006	2011	2016
Population	3,474	4,400	4,622
Families	658	887	1,049
Private dwellings	2,359	2,789	3,046

461 Barry Way, Moonbah ♦ Planning Proposal | July 2018



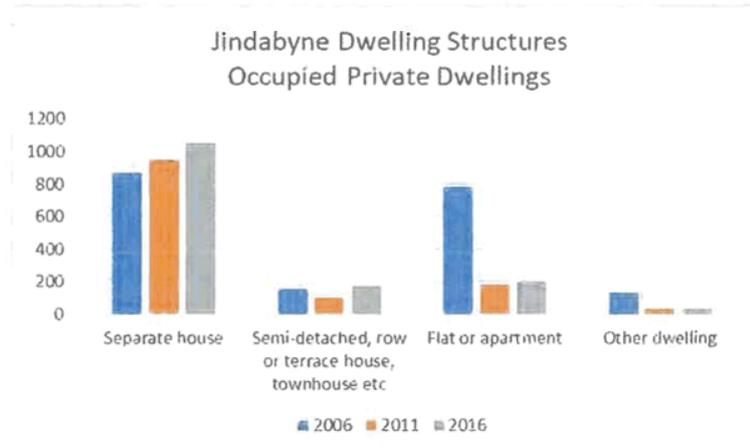
This includes an increase in the number of families being increased by 59% over the decade and number of private dwellings increased by 29%.

### 2.3.2 Dwelling Structure, Household Composition & Density

The dwelling structure for Jindabyne data between 2006 and 2016 indicates that the number of separate houses has increased, whilst the number of medium density dwellings (ie townhouses, flats or apartments) occupied have either decreased. This is likely due to the conversion of medium density dwellings to the holiday rental market, thus placing a greater emphasis for the need for more separate houses.

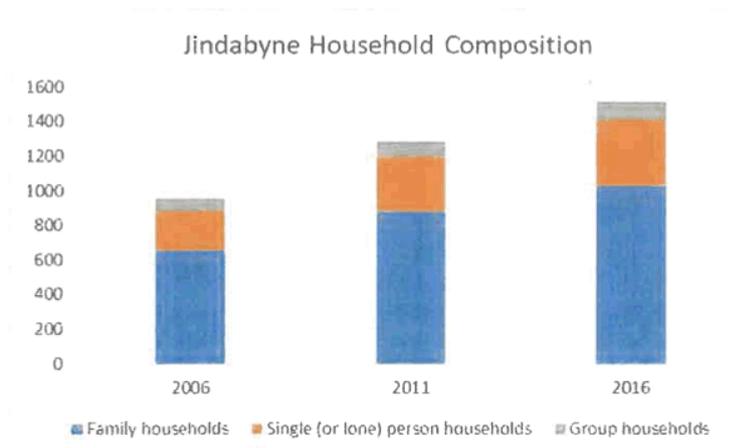
Dwelling Structure (Occupied private dwellings)			
	2006	2011	2016
Separate house	870	945	1050
Semi-detached, row or terrace house, townhouse etc	152	102	174
Flat or apartment	784	181	195
Other dwelling	130	30	33

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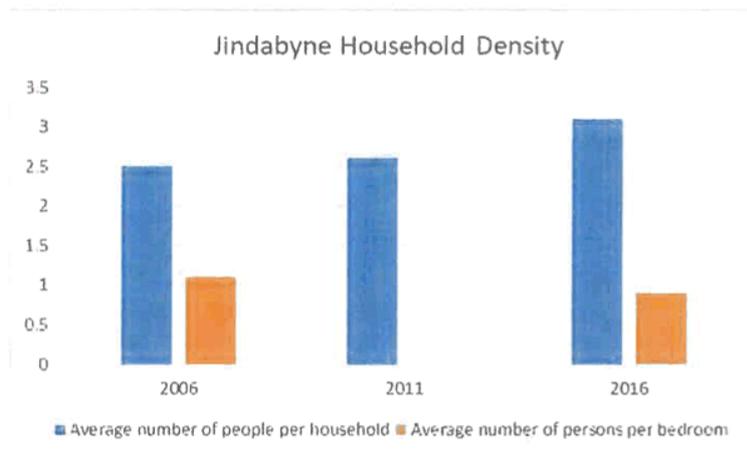
The household composition for Jindabyne between 2006 and 2016 has seen a 57% growth in family households with less growth in single person households and group households, placing greater emphasis on the supply of residential and rural residential land, suitable for families.

Household Composition			
	2006	2011	2016
Family households	655	880	1029
Single (or lone) person households	231	318	379
Group households	67	85	108



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Household Density			
	2006	2011	2016
Average number of people per household	2.5	2.6	3.1
Average number of persons per bedroom	1.1		0.9



### 2.3.3 Industry of Employment

The tourism industry is largest employer in the locality and region, with accommodation, sports and physical recreation activities and food services all forming part of tourism, representing about one third of all employment within the town.

Industry of Employment	%
Accommodation	16.5
Sports and Physical Recreation Activities	9.4
Cafes, Restaurants and Takeaway Food Services	6.3
School Education	3.7
Supermarket and Grocery Stores	2.6

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### 3. PLANNING FRAMEWORK

#### 3.1 Snowy River Local Environmental Plan, 2013

The subject site is located within the Snowy River Shire area of the Snowy Monaro Regional Council and therefore is subject to the Snowy River Local Environmental Plan, 2013 (SR LEP, 2013) as discussed below.

A summary of the SR LEP, 2013 provisions that are relevant and apply to the subject site is provided below.

##### Zoning:

The subject site is zoned RU1 – Primary Production as shown in figure 15 below.

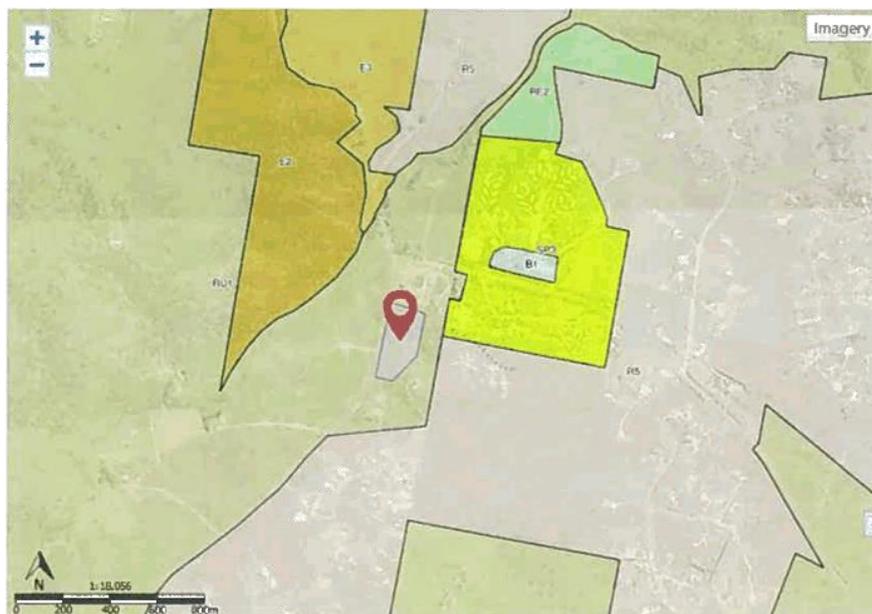


Figure 15: LEP Zoning Map

Clause 2.3 of the SRLEP, 2013 sets out the objectives of the RU1 zone, which are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To promote tourism, educational and recreational development and living opportunities that are compatible with agricultural activities and the environmental, historical and cultural values of the zone.*

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- *To ensure that development maintains and protects the scenic values and rural landscape characteristics of the zone through compatible, small-scale development.*

**Minimum Lot Size:**

Under the SR LEP, 2013 the minimum lot size for the subject site is 250 hectares as shown in the extract map below.

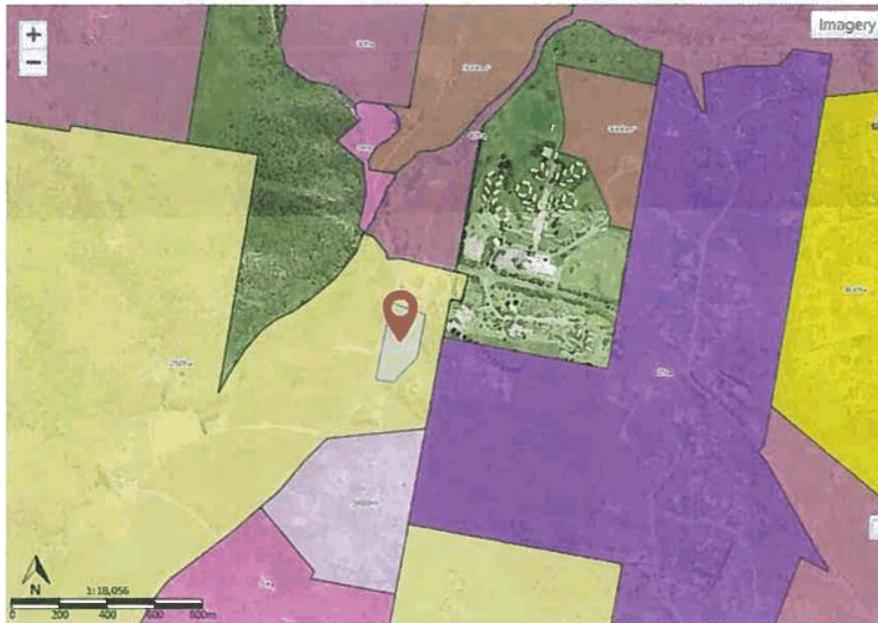


Figure 16: LEP Minimum Lot Size Map

The minimum lot size of the surrounding rural-residential areas is:

- 415 & 417 Barry Way (amended as part of SRLEP, 2013): 3000m<sup>2</sup>
- Station Resort (amended as part of SRLEP, 2013): 3000m<sup>2</sup>
- Cobbin Estate – Stage 1 5000m<sup>2</sup>
- Cobbin Estate – Stage 2 5ha
- High Country Estate 2ha

**Building Height:**

Under the SR LEP, 2013 the maximum building height is 9m as shown in the extract map below.

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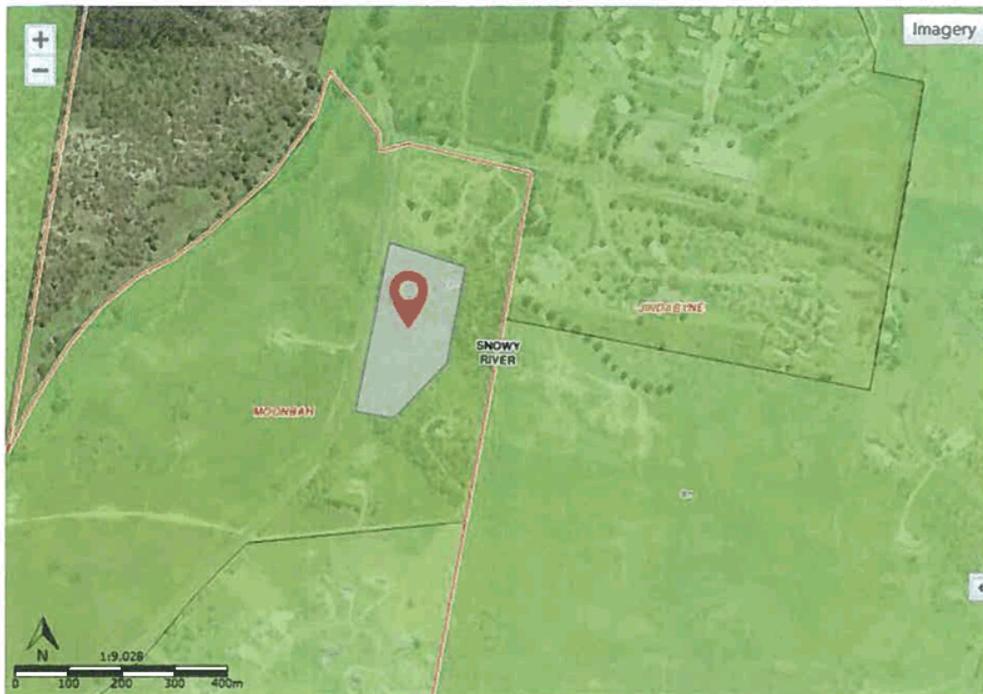
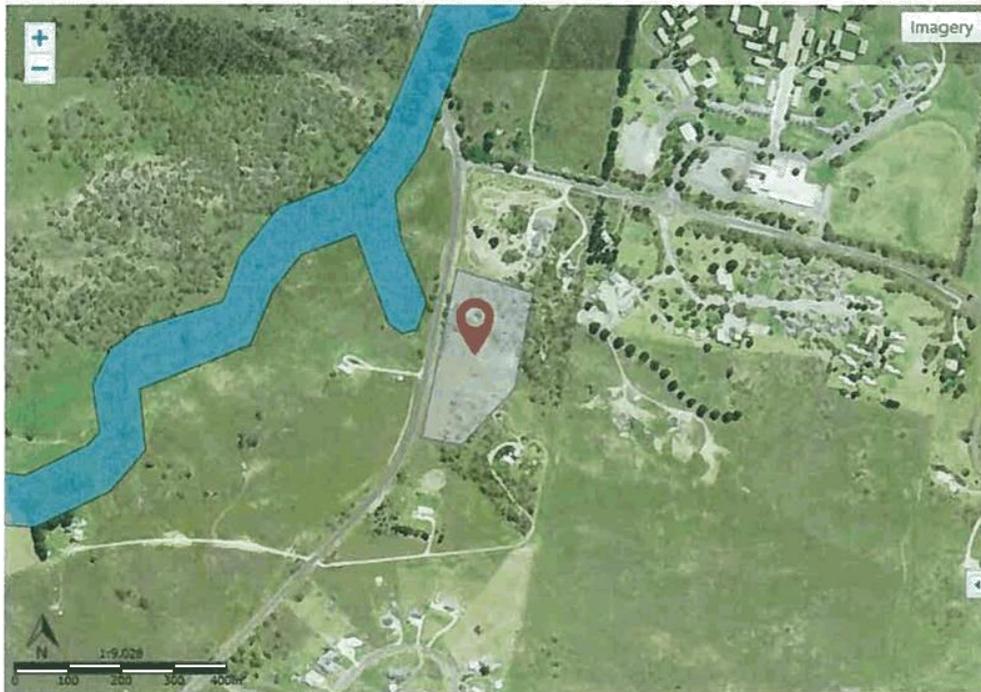


Figure 17: LEP Building Height Map

**Riparian Lands and Watercourses:**

Although mapped as incorporating a blue line's indicating watercourses as shown in figure 8 above, the site is not mapped as comprising riparian land or a watercourse under the LEP as shown in the extract in figure 18 below. The small tributary to Cobbin Creek to the west has been piped under the road and therefore does not extend eastwards into the subject site.

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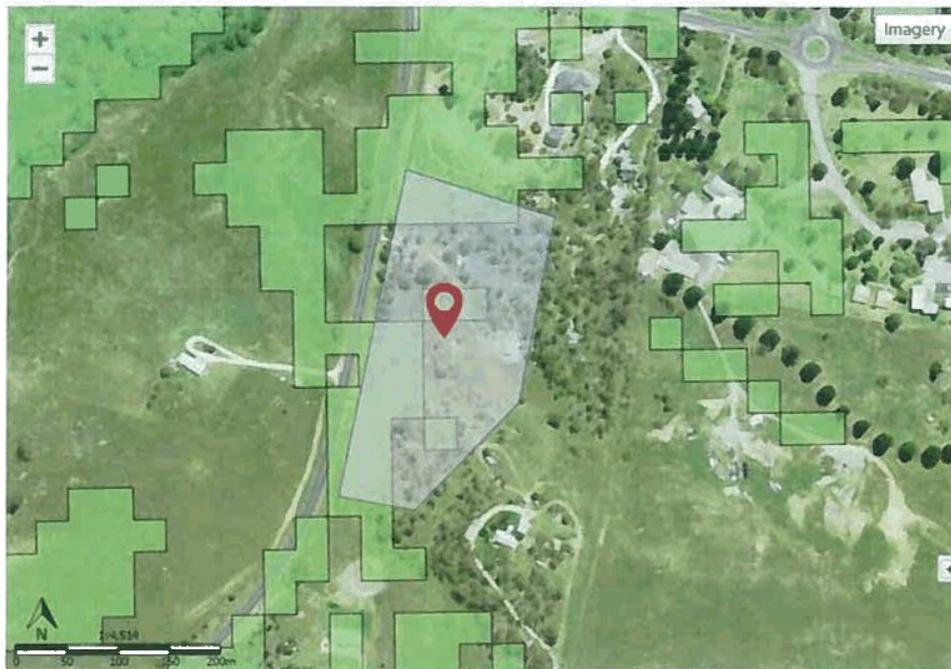


*Figure 18: LEP Riparian Land Map*

**Terrestrial Biodiversity:**

The subject site includes pockets of land mapped as 'Biodiversity' as shown in the extract LEP below.

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*Figure 19: LEP Terrestrial Biodiversity Map*

This mapping fails to recognise the site specific disturbance and previous grazing undertaken and is commonly not consistent to what is found on site, as demonstrated by the mapping the highly disturbed land associated with the Station Resort, to the north-east.

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## 4. PLANNING PROPOSAL PROCESS

### 4.1 Part 1 - Intended Outcome

This Planning Proposal has the express purpose of facilitating the development of the subject site for rural residential purposes generally in accordance with the JGSP, 2007 and the Concept Subdivision Plan provided in Appendix A. The intended outcome of the Planning Proposal is to be incorporated into the SRLEP, 2013.

#### *Objectives:*

- To facilitate peri-urban scale development of the site for rural residential purposes in an integrated manner in accordance with the capacity of the land and capitalising on existing infrastructure.
- Rezone the site from RU1 (Primary Production) to R5 (Large Lot Residential).
- Apply a minimum lot size of 3000m<sup>2</sup>
- Maintain existing building height control of 9m.

### 4.2 Part 2 - Explanation of Provisions

The Snowy River LEP 2013 will adopt the zone applicable under the Standard Instrument LEP.

It is proposed that the site be rezoned R5 – Large Lot Residential.

The following LEP maps apply to the site and are also intended to continue to apply:

- Height of Building Map.
- Terrestrial Biodiversity Map.

The following LEP maps apply to the site and the Planning Proposal seeks to amend the following maps:

- Amend Snowy River LEP 2013 to rezone the subject site to R5 – Large Lot Residential – 7050\_COM\_LZN\_003\_160\_20131128.
- Amend Snowy River LEP 2013 the Lot Size Map – LSZ\_003A – from 250ha (AE) to 3000m<sup>2</sup> (W) – 7050\_COM\_LSZ\_003A\_080\_20131118.

### 4.3 Part 3 – Justification

This section sets out the reasons for the proposed outcomes and development standards in the Planning Proposal. The following questions are set out in the Department of Planning's *A Guide to Preparing Planning Proposals* and address the need for the Planning Proposal, its strategic planning context, the environmental, social and economic impacts and the implications for State and Commonwealth government agencies.

#### 4.3.1 Section A – Need for the planning proposal

**Question 1. Is the planning proposal a result of any strategic study or report?**

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Yes.

The Jindabyne Growth Structure Plan (JGSP, 2007) was adopted by the former Snowy River Shire Council in May 2007 and at a broad level identifies areas to accommodate the growth of the Jindabyne township. The key criterion the Plan addresses includes:

- *To meet the population projections for the next 20 years and ensure a diversity of housing choices.*
- *To manage the future growth of Jindabyne.*
- *To ensure that infrastructure is provided in an orderly and efficient manner.*
- *To ensure the natural and cultural heritage of Jindabyne is not destroyed by inappropriate development.*
- *To provide open spaces and natural areas that contribute to the protection of scenic and natural values.*
- *To identify adequate land supply for diverse business uses as well as tourism.*
- *To ensure future development meets the expectations of the community for the social and cultural outcomes.*

The plan was informed by the Jindabyne & Villages Planning Project and Jindabyne Growth Discussion Paper.

The subject site is identified as being within 'Area F' as illustrated in the Jindabyne Growth Options Map (2006) below:

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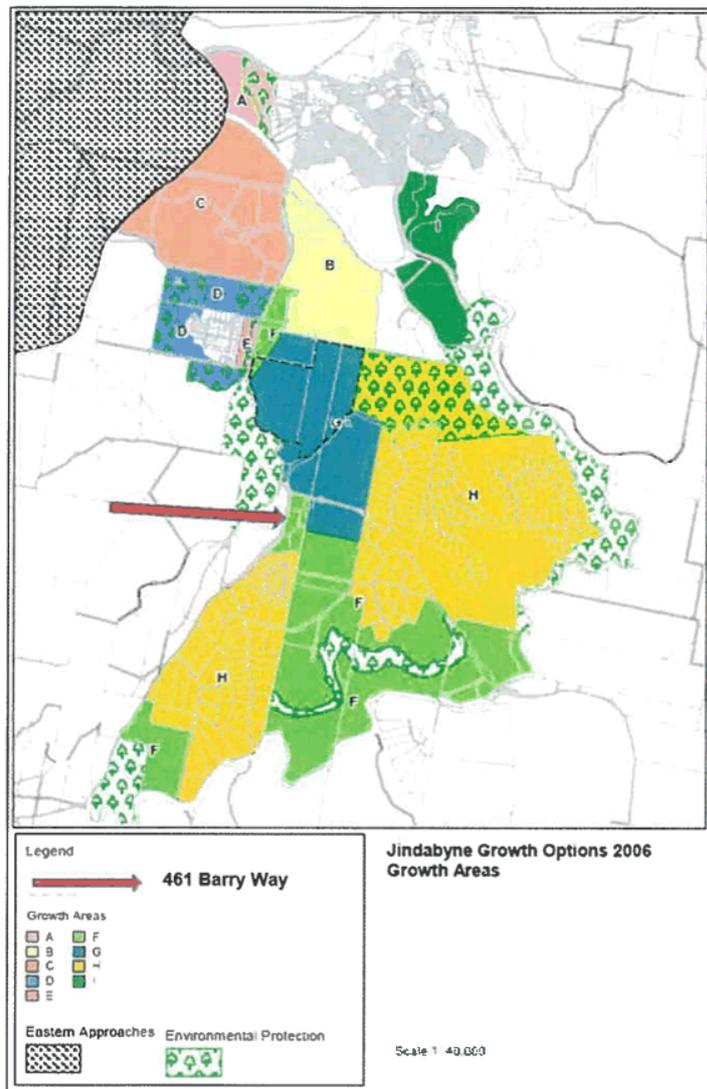


Figure 20: Jindabyne Growth Options 2006 - Growth Areas Map  
(Source: Snowy River Shire Council)

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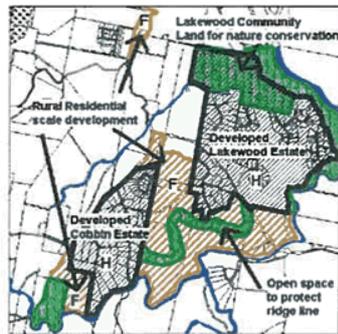


Figure 21: Jindabyne Growth Options 2006 – Growth Areas Map for the Site  
(Source: Snowy Monaro Regional Council)

An extract of the plan for 'Area F' is provided below:

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**Area F (Land directly adjoining and surrounding existing rural residential estates) and Area H Developed Lakewood and Cobbin Estates.**



- One option was put forward for this area.
- Rural residential scale development with limited development within creek areas and ridgelines to protect visual amenity and provide for potential recreation trails.
  - Originally the area to the north of Lakewood Estate was marked for rural residential development. However the area was set aside for nature conservation purposes in the original Lakewood subdivision and as such is now proposed to remain as open space/nature conservation.

**Recommended Structure Plan Policy**

- No further development of the Lakewood Community Land extending north from Lakewood Estate as shown on the JGSP. This area as well as the other areas nominated for open space will complement open space networks being developed through the Jindabyne Open Space Strategy.
- Direct rural residential style development to the remaining land in Area F as shown on the JGSP Map to retain the rural approach to town, minimise visual impacts and maintain the character of existing neighbouring Rural Residential Estates.
- Develop Open Space links through this area.

**Recommended Structure Plan Action**

- Incorporate provisions in LEP to allow rural residential development in the areas nominated on the JGSP Map.
- Develop and Implement Open Space and Recreational Landuse Strategy.
- Apply water sensitive urban design techniques to maintain the health of Cobbin and Mowamba Creek to all new subdivision proposals and applications.
- Develop required design guidelines to manage visual impact.

**Discussion**

The areas proposed for rural residential estate development must be connected to town water and sewerage services. These areas are not the most easily serviced areas however they can be provided with town services.

This scale of development serves to maintain the integrity and character of the existing rural residential estates. In addition siting lower scale development along the Barry Way provides a gradual escalation of development as proximity to the township increases.

The small area of rural residential development proposed opposite the current industrial estate is marked for this type of low scale development to maintain the open rural approach to the township. This area is not considered appropriate for industrial expansion as it not contiguous with the existing industrial area and would have adverse visibility impacts on the entrance to town.

Open space links through creek areas and ridgelines will be required. The Lakewood Community Land will complement the open space areas existing and proposed.

Generally submissions were supportive of the options for this land. One submission raised that lower density development is more appropriate over the Mowamba corridor area. It is considered that a combination of setbacks and open space adjoining the Mowamba Creek can adequately protect the water quality of the creek whilst allowing rural residential scale development that is connected to town services.

Figure 22: Extract of the Jindabyne Growth Structure Plan, 2007 in relation to 'Area F'

The above plan identifies that the area shaded in brown hatching as 'Area F', suitable for rural residential scale development, which includes the subject site. The recommended policy included in the Structure Plan for this area states 'Direct rural residential style development to the remaining land in Area F as shown on the JGSP Map to retain rural approach to town, minimise visual impacts and maintain the character of existing neighbouring Rural Residential Estates'.

As part of the Structure Plan, Council produced a 5 year action plan with priorities identified. Extracts relevant to the subject site are provided below:

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POLICY	ACTION	RESPONSIBILITY	PRIORITY
<ul style="list-style-type: none"> <li>Continue to work collaboratively to investigate options for future residential development and associated contributions planning on part of the Sport and Recreation Land.</li> </ul>	<ul style="list-style-type: none"> <li>Continue discussions with NSW Department of Sport and Recreation.</li> </ul>	SRSC and NSW Department of Sport and Recreation	Moderate
<ul style="list-style-type: none"> <li>Maintain Authorised Landing Area and continue to review potential upgrade and its role through a master planning process for the areas shown on the JGSP Map.</li> </ul>	<ul style="list-style-type: none"> <li>Involve user groups, landowners and key stakeholders in matters planning process.</li> </ul>	SRSC	Moderate
<ul style="list-style-type: none"> <li>Support a mix of development of Area C subject to a detailed master plan to determine appropriate location, style and scale of development that can coexist with the maintenance of the ALA prior to and informing rezoning of specific areas.</li> </ul>	<ul style="list-style-type: none"> <li>Approach relevant landowners to contribute to a master plan and servicing planning process to initiate process for rezoning.</li> </ul>	SRSC to initiate All stakeholders to participate and contribute to master planning process	Moderate
<ul style="list-style-type: none"> <li>Subject to satisfactory resolution of biodiversity and heritage constraints direct Industrial development to a limited area to the north as shown on the JGSP Map.</li> </ul>	<ul style="list-style-type: none"> <li>Undertake detailed study of biodiversity values over the entire area to determine development potential.</li> <li>Undertake analysis of heritage and cultural values of the area to determine development potential and strategies appropriate to maintain heritage values should development be considered.</li> <li>Undertake a detailed planning process to determine the most appropriate area for industrial expansion and management of heritage and biodiversity values.</li> </ul>	Relevant landowners and SRSC	Moderate
<ul style="list-style-type: none"> <li>No further development of the Lakewood Community Land extending north from the Estate. This area as well as the other areas nominated for open space will complement open space networks being developed through the Jindabyne Open Space Strategy.</li> <li>Direct rural residential style development to the remaining land in Area F as shown on the JGSP Map to retain the rural approach to town, minimise visual impacts and maintain the character of existing neighbouring Rural Residential Estates.</li> <li>Develop Open Space links through this area.</li> <li>Investigate other opportunities for rural residential scale development contiguous with urban areas.</li> </ul>	<ul style="list-style-type: none"> <li>Incorporate provisions in LEP to allow rural residential development in the areas nominated on the JGSP Map.</li> <li>Develop and implement Open Space and Recreational Landuse Strategy.</li> <li>Apply water sensitive urban design techniques to maintain the health of Cobbin and Mowamba Creek to all new subdivision proposals and applications.</li> <li>Develop required design guidelines to manage visual impact.</li> <li>Undertake required analysis to identify areas that meet council policy criteria for rural residential estate development.</li> </ul>	SRSC to pursue amendment to LEP. Relevant landowners and SRSC.	High

A high priority has been allocated to undertaking the actions highlighted above in regard to the subject site, which includes *'Incorporate provisions in LEP to allow rural residential development in the areas nominated on the JGSP Map.*

The primary purpose of this report is to provide Council with the necessary required analysis to guide the rezoning of the subject site. This therefore achieves the objectives of Structure Plan and 5 Year Action Plan for the site.

Although prepared in 2007, Council has not undertaken any of the actions identified within Area F.

Hence a Planning Proposal has been submitted, eleven (11) years after its adoption.

***Question 2 is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?***

The current zoning permits rural activities with one single dwelling entitlement due to the minimum lot size being far greater than the actual lot size.

The site is 2.72 hectares in size which is not considered suitable for primary production purposes.

The proposed rezoning of the site to R5 – Large Lot Residential represents the most logical way of achieving the intended objectives and outcomes under the current legislation with a reduction of the minimum lot size, commensurate with other R5 Large Lot Residential zoned land in the locality.

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This is consistent with the outcomes proposed under the Structure Plan for Jindabyne and the subject site.

#### 4.3.2 Section B – Relationship to strategic planning framework

***Question 3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?***

The South East and Tablelands Regional Plan 2036 (SET RP, 2036) was released in July 2017 and provides a 20 year blueprint for the future for the region, which Jindabyne and the subject site is located within.

Under the SET RP, 2036 the following key directions are considered applicable to the subject site and Planning Proposal.

*Direction 3: Develop the Snowy Mountains into Australia's premier year-round alpine destination*

An increase in visitor numbers not only requires better parking access, public facilities, signage and boat launching facilities, but requires an increased permanent residential population to support the tourism industry.

With the tourism industry being the largest industry employer as documented in 2.3.3 above, the provision of additional rural-residential housing supply close to Jindabyne, with access to infrastructure and services in accordance with the Structure Plan for the town, allows Direction 3 to be fulfilled.

*Direction 24: Deliver greater housing supply and choice*

The proposed rezoning of the subject site is consistent with the Structure Plan for the town, therefore consistent with the local housing strategy, providing rural residential scale development.

*Direction 25: Focus housing growth in locations that maximise infrastructure and services*

The proposed rezoning of the subject site is consistent with the current planning strategy for the town with access to services and infrastructure, being surrounded by other rural residential scale development at a similar density.

*Direction 28: Manage rural lifestyles*

Although the proposal is to rezone the subject site R5 Large Lot Residential, which is consistent with the Structure Plan for the site and locality, the rezoning will not conflict with environmental or agricultural lands as the site is surrounded by existing rural residential and tourism development, and will not impact upon water catchments with the lot size being too small to allow for new dams.

Furthermore, the site does not incorporate intact bushland or incorporate any bushfire prone land, requiring minimal clearing for future house sites.

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Consistent with the JGSP, 2007, the rezoning of the site will not create further fragmentation of productive agricultural land, is free of natural hazards or areas of cultural or heritage significance.

*Local Government Narratives – Snowy Monaro Regional Council*

In accordance with the housing principles for Snowy Monaro Regional Council, the rezoning of the land and reduction in minimum lot size will allow for an 'Increase housing in Cooma, Jindabyne and Bombala'.

Overall, the Planning Proposal is considered consistent with the SET RP, 2036.

***Question 4(a) Is the planning proposal consistent with a council's local strategy or other local strategic plan?***

The Planning Proposal is consistent with the Jindabyne Growth Structure Plan, 2007 as discussed under Question 1 above.

***Question 4(b) Is the planning proposal consistent with the local council's community plan, or other local strategic direction***

The Planning Proposal is considered consistent with the key themes of the Snowy Monaro Regional Council Community Strategic Plan 2040.

***Question 4(c) If the provisions of the planning proposal include the extinguishment of any interests in the land, an explanation of the reasons why the interests are proposed to be extinguished should be provided?***

There are no interests to be extinguished.

***Question 4(d) the concurrence of the landowner, where the land is not owned by the relevant planning authority?***

The concurrence of the land owner has been provided.

***Question 5 Is the planning proposal consistent with the applicable State Environmental Planning Policies?***

The following State Environmental Planning Policies are considered relevant to the Planning Proposal:

State Environmental Planning Policies	Assessment
<b><i>SEPP (Kosciuszko National Park – Alpine Resorts) 2007</i></b>	<i>Not inconsistent. The Planning Proposal does not seek any change to the provisions that apply to land within this SEPP or are currently Zone E1 National Parks and Nature Reserves under the LEP 2013.</i>
<b><i>SEPP 44 – Koala Habitat Protection</i></b>	<i>Not inconsistent. The rezoning of the site and future subdivision would require little vegetation removal of Eucalypts large enough to accommodate potential habitat for koalas.</i>

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	<i>Furthermore similar potential vegetation surrounds the site and is located through the locality and region which could support similar potential habitat for koalas. It is noted that the locality has not had any koala sightings.</i>
<b>SEPP 55 – Remediation of Land</b>	<i>Not inconsistent. The site is largely vacant and only been used for rural purposes (ie grazing and horses) and not used for potentially contaminating purposes.</i>
<b>SEPP (Infrastructure) 2007</b>	<i>Not inconsistent. Refer to Appendix C.</i>
<b>SEPP (Rural Lands) 2008</b>	<p><i>Not inconsistent. The subject site, being 2.72 hectares in size and surrounded by other rural-residential scale development, disconnected by larger rural holdings by the Barry Way is not considered to comprise of important or significant rural land.</i></p> <p><i>The site provides an opportunity for rural residential scale development at a density commensurate with surrounding rural residential estates, with limited impact on services.</i></p> <p><i>This is consistent with the local strategy and regional strategy for the site.</i></p> <p><i>In regards to the rural subdivision principles, the reduction in minimum lot size for the site is considered not to further fragment rural land, as it is already only suitable for rural residential purposes.</i></p> <p><i>The site sits within and adjoins rural-residential and tourism development to the north, east and south, considered compatible with these land uses.</i></p> <p><i>The reduction of the minimum lot size is consistent with the future supply of rural residential land, at the same density as the latest rezoned land to the north, under the SR LEP, 2013.</i></p> <p><i>The site offers little natural and physical constraints for further subdivision as outlined in the concept subdivision plan provided in Appendix A.</i></p>

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**Question 6 Is the planning proposal consistent with applicable Ministerial Directions?**

Direction	Assessment
<b>1. Employment and Resources</b>	
1.1 Business and Industrial Zones	<i>Not applicable.</i>
1.2 Rural Zones	<p><i>This direction applies to planning proposals which affect land within an existing rural zone and states that a planning proposal must not rezone land from a rural zone to a residential zone.</i></p> <p><i>The inconsistency is justified in this instance as a residential zone is consistent with a strategy for the site, being the JGSP, 2007 and the adjacent residential zoned land.</i></p>
1.3 Mining, Petroleum Production and Extractive Industries	<i>Not applicable.</i>
1.4 Oyster Aquaculture	<i>Not applicable.</i>
1.5 Rural Lands	<p><i>This direction applies to planning proposals which affect land within an existing rural zone and changes the existing minimum lot size within a rural zone.</i></p> <p><i>As addressed above, the proposal is considered consistent with the Rural Planning Principles and Rural Subdivision Principles under State Environmental Planning Policy (Rural Lands) 2008.</i></p> <p><i>The inconsistency with the direction is justified in this instance as a residential zone is consistent with a strategy for the site, being the JGSP, 2007 and the adjacent residential zoned land.</i></p>
<b>2. Environment and Heritage</b>	
2.1 Environment Protection Zones	<i>Not applicable. The site is not zoned for environmental protection purposes.</i>
2.2 Coastal Protection	<i>Not applicable.</i>
2.3 Heritage Conservation	<i>Not applicable. The site is not a heritage item or located adjacent to a heritage item or conservation area.</i>
2.4 Recreation Vehicle Areas	<i>The land is not currently used or will be used for recreation vehicles.</i>
<b>3. Housing, Infrastructure and Urban Development</b>	
3.1 Residential Zones	<i>This direction applies to planning proposals which affect land within a proposed residential zone.</i>

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	<p><i>The rezoning of the land to R5 - Large Lot Residential and reduction in the minimum lot size will allow for additional housing and choice, use of the existing services and infrastructure in place and is of appropriate design, consistent with adjoining rural residential development.</i></p> <p><i>The inconsistency with the direction is justified in this instance as a residential zone is consistent with a strategy for the site, being the JGSP, 2007 and the adjacent residential zoned land.</i></p>
3.2 Caravan Parks and Manufactured Home Estates	<i>Not applicable.</i>
3.3 Home Occupations	<i>Home occupations are permitted without consent under the current RU1 zone and would be permitted without consent under the proposed R5 zone.</i>
3.4 Integrating Land Use and Transport	<i>Not applicable.</i>
3.5 Development Near Licensed Aerodromes	<i>Not applicable.</i>
3.6 Shooting Ranges	<i>Not applicable.</i>
<b>4. Hazard and Risk</b>	
4.1 Acid Sulfate Soils	<i>Not applicable. The site is not mapped as having an Acid Sulfate Soils.</i>
4.2 Mine Subsidence and Unstable Land	<i>Not applicable.</i>
4.3 Flood Prone Land	<i>Not applicable. The site is not mapped or located within Flood Prone Land.</i>
4.4 Planning for Bushfire Protection	<i>Not applicable. The site is not mapped as being within Bushfire Prone Land</i>
<b>5. Regional Planning</b>	
5.1 Implementation of Regional Strategies (NB: This Direction has been revised to include previous Directions 5.6 and 5.7).	<i>The Planning Proposal is consistent with the South East &amp; Tablelands Regional Plan 2036 as discussed above.</i>
5.2 Sydney Drinking Water Catchments	<i>Not applicable.</i>
5.3 Significance on the NSW Far North Coast	<i>Not applicable.</i>
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	<i>Not applicable.</i>
5.8 Second Sydney Airport: Badgerys Creek	<i>Not applicable.</i>
5.9 North West Rail Link Corridor Strategy	<i>Not applicable.</i>
<b>6. Local Plan Making</b>	
6.1 Approval and Referral Requirements	<i>Consistent.</i>
6.2 Reserving Land for Public Purposes	<i>Not applicable.</i>
6.3 Site Specific Provisions	<i>Consistent. The proposal does not contain or warrant any restrictive site specific planning controls.</i>

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#### **4.3.3 Section C – Environmental, social and economic impact**

***Question 7. Is there any likelihood that critical habitat or threatened species populations or ecological communities or their habitats will be adversely affected as a result of the proposal?***

A preliminary ecological constraints analysis of the subject site has been undertaken and provided in Appendix B.

This assessment has found that the site is unlikely to support significant vegetation or high biodiversity values and a future subdivision of the site is unlikely to generate significant impacts on threatened species or endangered ecological communities due to the previous and ongoing use of the site for grazing and horses, the extent of similar vegetation attributes on the adjoining land and throughout the locality and the limited scale of the development anticipated.

The concept subdivision plan provided in Appendix C, further shows how the location of the internal road and intersection, utilising the existing access and driveway will result in minimal disturbance to native vegetation with the suitable dwelling sites located where impacts on native vegetation can be minimised through the use of building envelope's (or exclusion zones) through the subdivision design process.

***Question 8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?***

The rezoning of the site is unlikely to cause other environmental effects on water quality, bushfire, drainage, waste, noise, air quality and traffic as future development can connect with Council's sewer mains (thus not requiring on-site effluent); is not located within bushfire prone land; can accommodate stormwater drainage as set out in Appendix C; and will accommodate a housing density consistent with neighbouring rural residential scale development that generates similar and acceptable waste, noise, air quality and traffic.

***Question 9. Has the planning proposal adequately addressed any social and economic effects***

The Planning Proposal will increase the supply of rural residential land amongst other established rural residential estates, located south of the town where the town is growing.

The Planning Proposal will have a positive economic impact upon the local construction industry, increasing the prospects of local employment with local businesses likely to benefit.

Additional residential population will have a positive impact on key employment industries and will generate increased demand for services, thereby providing economic benefits to the area.

The proposal will have positive social and economic contributions as outlined above in the various strategies, by providing much needed housing supply and choice.

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#### **4.3.4 Section D - State and Commonwealth interests**

##### ***Question 10. Is there adequate public Infrastructure for the planning proposal***

As outlined in Appendix C, the subject site has direct access to a public road via an approved entrance onto the Barry Way.

The site has access to Council sewer mains and is serviced by Electricity.

Stormwater can be drained by gravity to the Barry Way, via the existing pipe under the road.

The site enjoys the same level of access to infrastructure as Cobbin Estate to the south, with adequate infrastructure provided.

##### ***Question 11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination***

The Gateway determination will identify any consultation with State or Commonwealth Public Authorities.

This will include consultation required in accordance with the Ministerial Direction under S.117 of the EP&A Act, 1979 & consultation that is required as a State or Commonwealth public authority will or may be adversely affected by the proposed LEP.

Consultation would occur following the outcome of the Gateway Determination.

#### **4.4 Part 4 – Mapping**

Revised LEP maps will need to be produced as discussed in 4.2 above. The maps will need to be prepared in accordance with the Standard Technical Requirements for LEP Maps.

#### **4.5 Part 5 – Community Consultation**

Community consultation will need to be undertaken in accordance with “A Guide to Preparing Local Environmental Plans”, with public exhibition following Gateway determination.

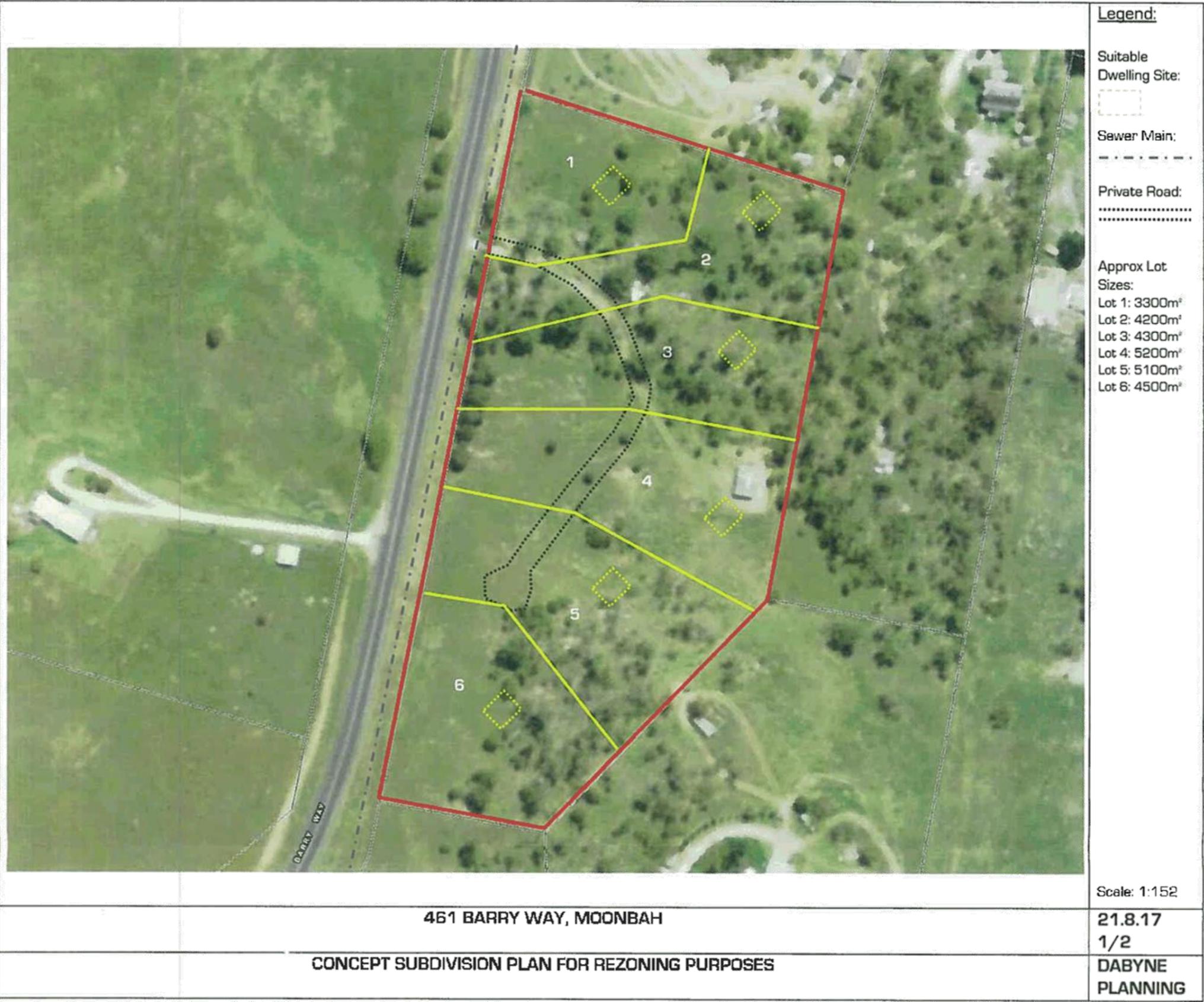


## APPENDIX A

### CONCEPT SUBDIVISION LAYOUT

APPENDIX A

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## **APPENDIX B**

### **PRELIMINARY ECOLOGICAL CONSTRAINTS ANALYSIS**

461 Barry Way, Moonbah ♦ Appendix B: Preliminary Ecological Constraints Analysis

## Preliminary Ecological Constraints Analysis Re-zoning of 461 Barry Way, Moonbah Lot 101 DP 817374

### 1.1 Introduction

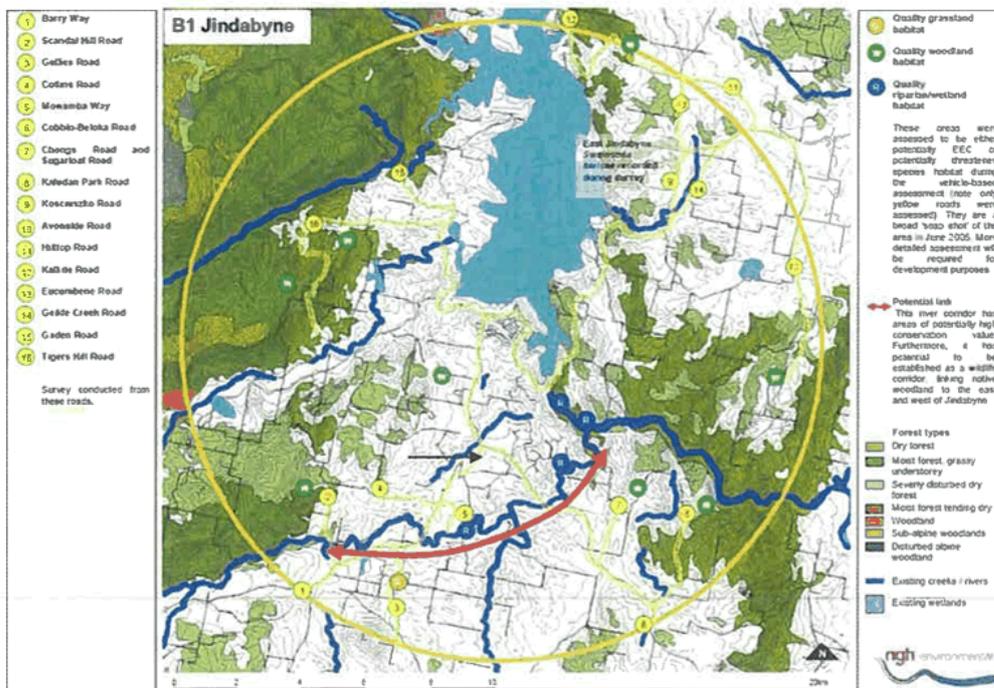
A preliminary ecological constraints analysis of the site was undertaken to inform the planning proposal to rezone an allotment of land located at 461 Barry Way, Moonbah, legally described as Lot 101 DP 817374.

The focus of this analysis was to undertake a preliminary study to identify the potential for presence of significant flora and fauna, including threatened species, populations, endangered ecological communities and habitats.

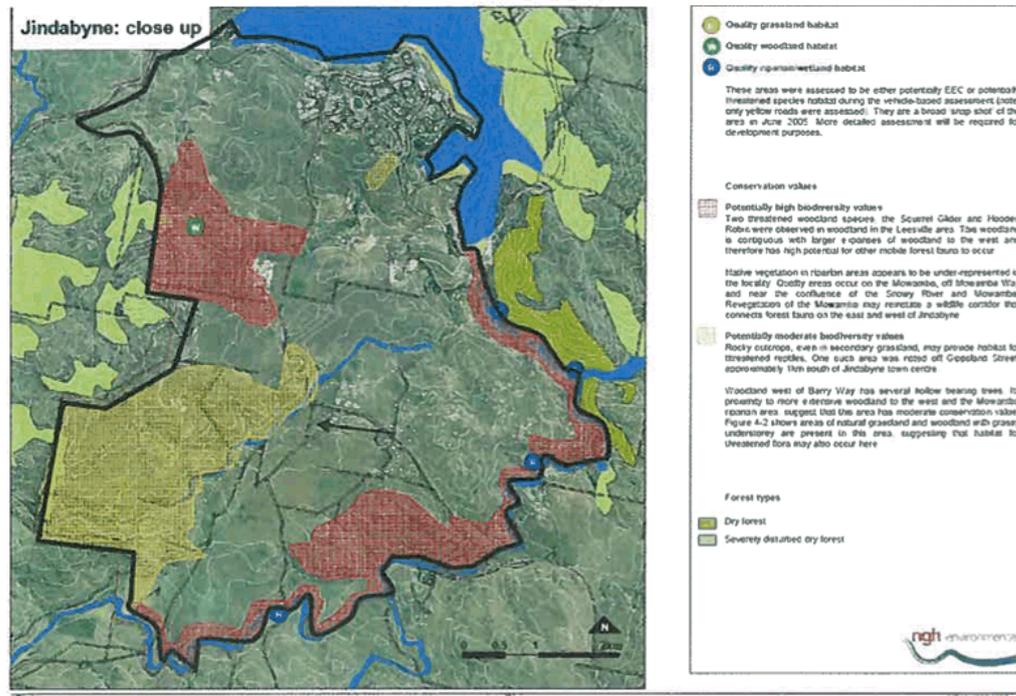
### 2. Jindabyne & Villages Planning Project

As part of the Jindabyne & Villages Planning Project, which included the Jindabyne Growth Structure Plan, 2007 (JGSP, 2007) Council commissioned an Analysis of Natural and Archaeological Values around the Jindabyne, Adaminaby, Berridale and Dalgety townships. This was undertaken by NGH Environmental in December 2005.

This analysis generated the following biodiversity field assessment maps for Jindabyne, with the subject site shown by the arrow.



461 Barry Way, Moonbah ♦ Appendix B: Preliminary Ecological Constraints Analysis



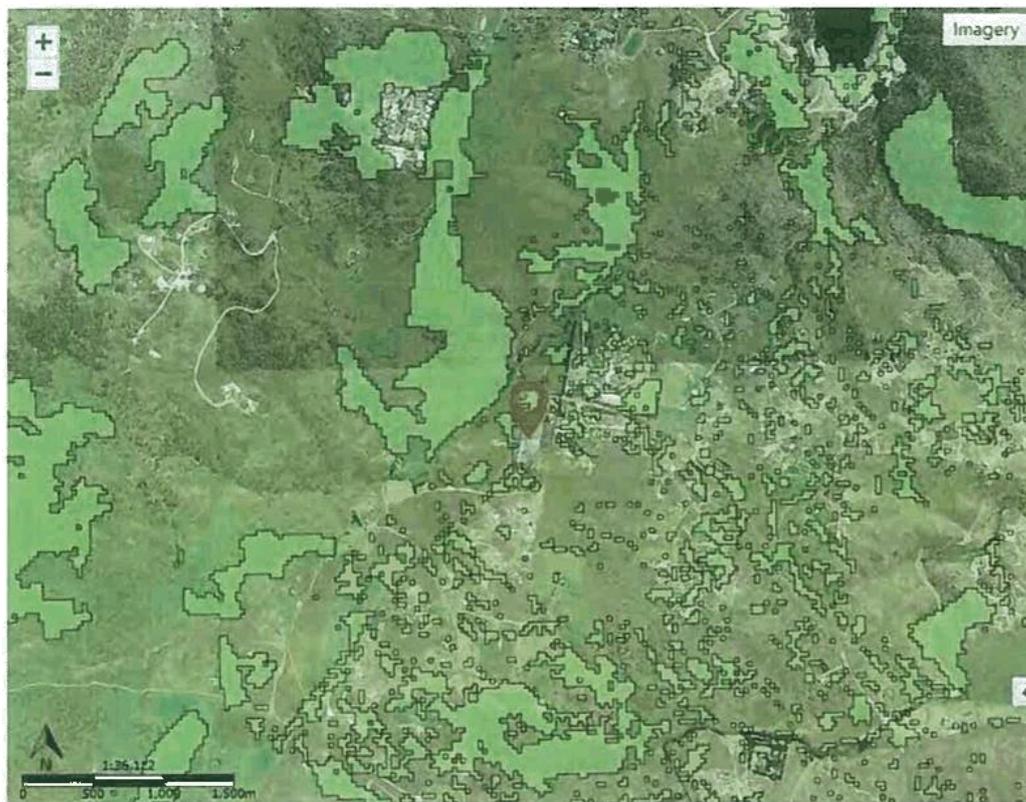
As shown above, the site was not mapped with potential high biodiversity values or incorporated quality woodland habitat, and hence the site was included within 'Area F' under the JGSP, 2007, suitable for rural residential scale development.

**3. Snowy River LEP, 2013 – Biodiversity Map**

The subject site has been mapped with pockets of land as comprising 'terrestrial biodiversity' under the Snowy River LEP, 2013.

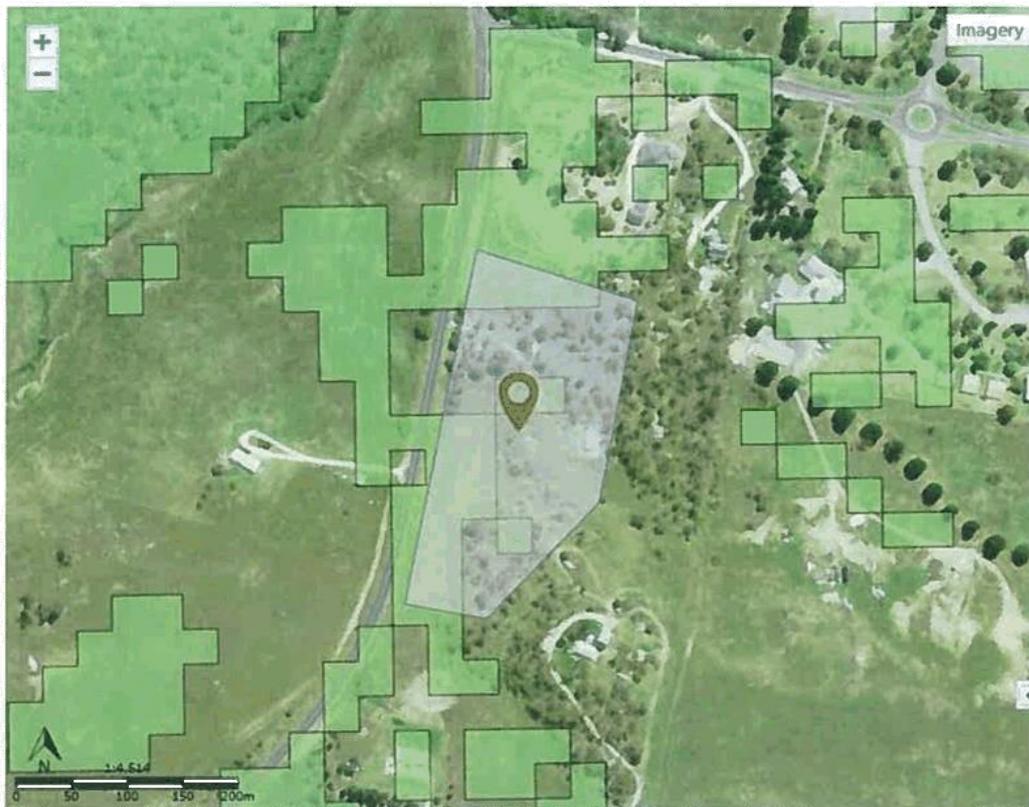
A wider view of the locality shows the subject site is mapped similar to the rural-residential areas to the north, east and south of the site with hundreds of small polygons indicating potential terrestrial biodiversity values, often at odds to the level of disturbance or actual ground cover comprising little to no native vegetation.

461 Barry Way, Moonbah ♦ Appendix B: Preliminary Ecological Constraints Analysis



A closer view of the site, indicates that the northern corner and western edge of the site comprises potential terrestrial biodiversity values, however the highly disturbed land to the north and west of the site, which includes roads, buildings and carparks has also been similarly mapped.

461 Barry Way, Moonbah ♦ Appendix B: Preliminary Ecological Constraints Analysis



This mapping has been based on the predictive Endangered Ecological Communities and Threatened Species Habitat map prepared by Snowy Monaro Regional Council, which indicates these areas potentially comprise of a secondary Snowgum Grassy Woodland EEC.

461 Barry Way, Moonbah ♦ Appendix B: Preliminary Ecological Constraints Analysis



**Ecologically Endangered Communities, Threatened Species Habitat**

Data source: S. Priday (2012). Data supplied in preparation of Terrestrial Biodiversity Mapping Snowy River Shire LEP 2013.  
 Threatened Species Habitat based on modelling for 13 threatened species:  
 Gang-gang Cockatoo (*Cakalophalon pmbriatum*), Flame Robin (*Petroica phoenix*), Scarlet Robin (*Petroica boodang*), Olive Whistler (*Pachycephala olivacea*),  
 Spotted Warbler (*Pyrrhuloxia sagittatus*), Brown Treecreeper (*Alcedo forsteri*), Diamond Firetail (*Stagonopleura guttata*), Spotted-tailed Quail  
 (*Callipepla maculata*), Kooka (*Phasianus versicolor*), Grassland Earless Dragon (*Tympanocryptis pinguicula*), Leafy Anchor Plant (*Dicentra ciliata*), Raleigh  
 Sedge (*Carex raleighii*), Creeping Hopbush (*Dodonaea procumbens*)



Although the accuracy of this mapping is highly questionable, particularly when highly disturbed or paved areas have been mapped with the same secondary Woodland vegetation, the concept subdivision plan provided in Appendix A has been designed to minimise potential impacts on these areas with the lot yield and layout designed to locate future dwellings along the eastern and southern end of the proposed lots and utilisation of the existing intersection and driveway for road access.

461 Barry Way, Moonbah ♦ Appendix B: Preliminary Ecological Constraints Analysis

#### 4. Biodiversity Offsets Scheme

Under the new Biodiversity Conservation Act, 2016, the Biodiversity Offsets Scheme includes a Biodiversity Values Map.

A search for the subject site indicates that the site is not mapped as comprising high biodiversity value, see below.



Therefore under the clearing threshold, the site has a minimum lot size of 250ha, which allows up to 1ha [10,000m<sup>2</sup>] of clearing of native vegetation without having to undertake a Biodiversity Assessment Method (BAM) assessment and therefore triggering the Biodiversity Offsets Scheme.

A future subdivision of the site, similar to that contemplated in the concept subdivision plan provided in Appendix A would not require clearing of native vegetation of the site in excess of 10,000m<sup>2</sup>. This is due to the site already being partly disturbed and particularly as the new internal road would follow the existing driveway, with no asset protection zones required or on-site effluent not being required with the existing sewer and electricity infrastructure is largely in place.

461 Barry Way, Moonbah ♦ Appendix B: Preliminary Ecological Constraints Analysis

A BAM assessment would therefore unlikely be required and the Biodiversity Offsets Scheme would therefore not be triggered.

Given that the site has been modified by previous grazing and horses over time and shares the same vegetation attributes as the adjoining land and locality, the proposed rezoning and future subdivision as contemplated in Appendix A, is highly unlikely to generate significant impacts on threatened species and endangered ecological communities.



## APPENDIX C

### PRELIMINARY INFRASTRUCTURE ANALYSIS

461 Barry Way, Moonbah ♦ Appendix C: Preliminary Infrastructure Analysis

## **Preliminary Infrastructure Analysis**

### **Re-zoning of 461 Barry Way, Moonbah**

### **Lot 101 DP 817374**

#### **1. Introduction**

In 2012, Robert Staples and Associates (Consulting Engineers and Project Managers) were engaged to undertake an 'Urban Infrastructure (utilities) and Engineering Review' of the properties at 415 & 417 Barry Way, Moonbah, to the north of the subject site as part of the Preliminary Urban Capability Assessment that informed the rezoning of this land (in part) to R5 – Large Lot Residential under the Snowy River LEP, 2013.

Robert Staples has provided authorisation to Dabyne Planning Pty Ltd (Attachment 1) that these reports can be used to inform a preliminary infrastructure analysis of the subject site as part of the planning proposal for rezoning of the land to R5 – Large Lot Residential.

Given the subject site will largely rely on the same infrastructure as that contemplated for 415 & 417 Barry Way, it is considered appropriate that the same infrastructure analysis can be used, where relevant as discussed below.

#### **2. Water Supply**

Council has previously commissioned two particular studies which has been incorporated into Council's strategic plans and capital works planning for future growth.

The studies are:

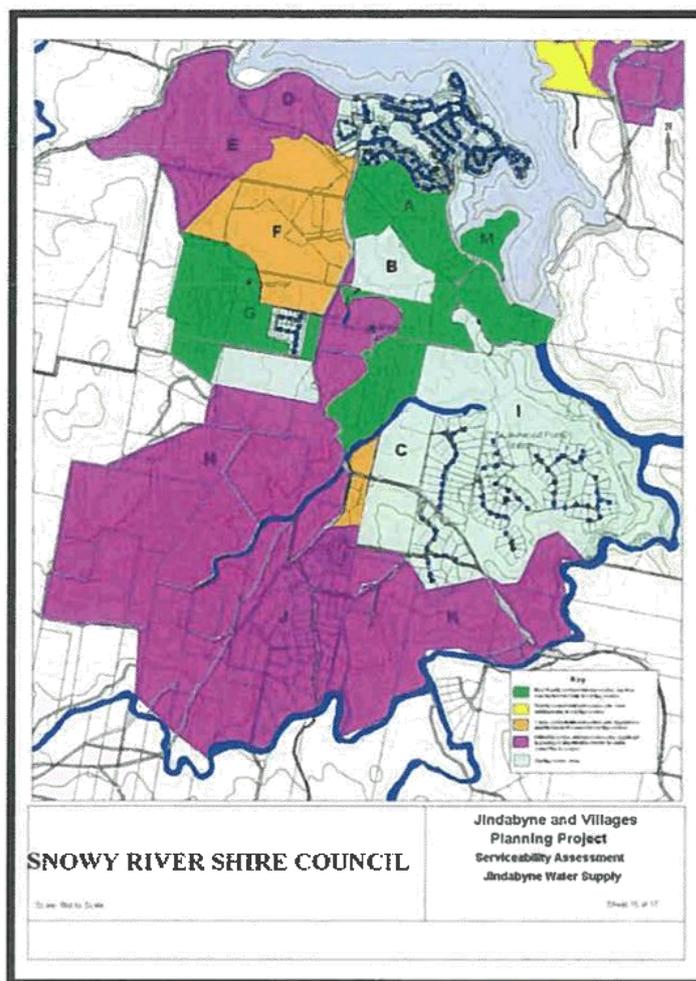
*'Jindabyne and Villages Planning Project - Analysis of Infrastructure Capacity and Needs Assessment'*, Robert Staples and Associates (December 2005).

*'Jindabyne Water Supply System - Servicing Strategy'*, Hunter Water Australia (Final 30 October 2009).

The study by Staples, 2005 was used by Council to develop the broader 'Jindabyne Growth Strategy' identifying areas for potential expansion of Jindabyne.

The Staples report produced a serviceability assessment of the potential growth parcels with respect to water supply. This is reproduced below in figure 1. The subject site is located within an area that is identified as difficult to service on the serviceability map.

461 Barry Way, Moonbah ♦ Appendix C: Preliminary Infrastructure Analysis



*Figure 1: - Serviceability Assessment Jindabyne Water Supply  
Source: Jindabyne and Villages Planning Project - Staples (2005)*

As shown in the Jindabyne Water Supply System map produced by Hunter Water Australia and provided in figure 2 below, the closest reticulated water supply trunk main services the Station Resort and High Country Estate at a considerable distance to the north-west.



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The studies are:

- 'Jindabyne and Villages Planning Project - Analysis of Infrastructure Capacity and Needs Assessment', Robert Staples and Associates (December 2005).
- 'Jindabyne Sewerage Scheme', MWH (Melbourne), (October 2010).

The study by Staples was used by Council to develop the broader 'Jindabyne Growth Strategy' identifying areas for potential expansion of Jindabyne. The subsequent detailed engineering design study undertaken by MWH analysed the Jindabyne Sewerage System having regard to existing system capacity and augmentation requirements to facilitate servicing of the identified growth areas.

The Staples report produced a serviceability assessment of the potential growth parcels with respect to sewerage servicing. This is reproduced provided in figure 3 below.

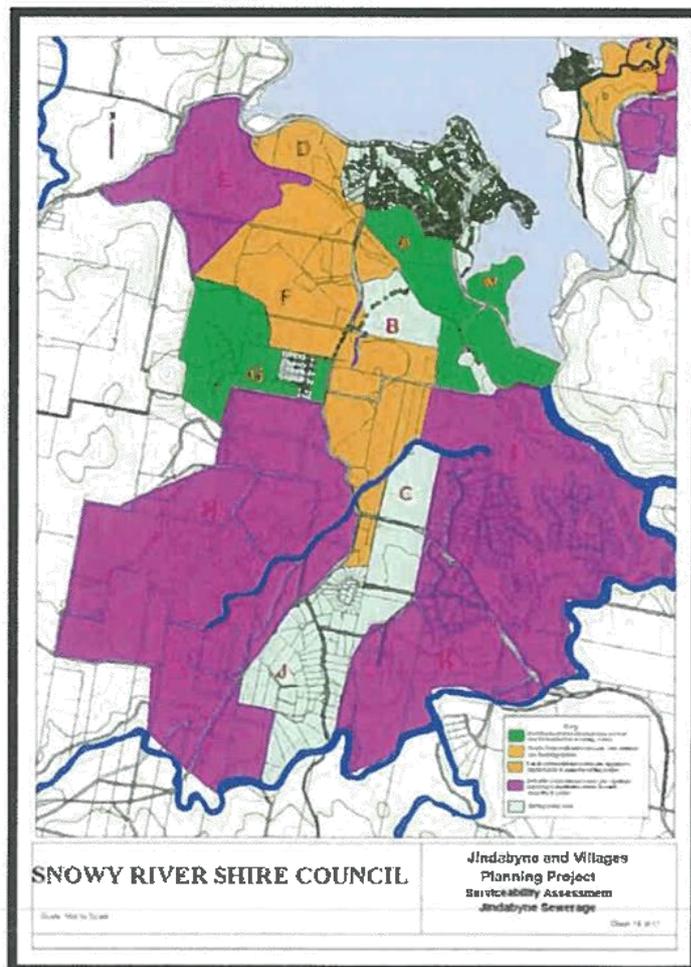


Figure 3: Serviceability Assessment Jindabyne Sewerage Scheme  
 (Source: Jindabyne and Villages Planning Project – Staples, 2005)

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The more detailed analysis contained in the MWH report focussed upon system capacity and the costs associated with upgrading the existing sewerage system to cater for future growth.

An analysis of the site indicates that it can be serviced by Council's existing sewerage. The land is contained within the natural catchment of Sewage Pump Station 5 (located to the south of Cobbin Creek – JS 5) as shown in the extracted map provided in figure 4 below.

The Staples report notes that JS 5 has been designed as the high lift delivery facility for all sewage within the catchment to the Jindabyne Sewage Treatment Plant (JSTP). Thus, as with Cobbin Estate to the south, sewage flows from the adjoining development areas are directed to JS 5 for delivery to JSTP.

It is clear from the MWH Report that provision has been made in Council's strategic planning for sewerage services to the land. Further the land is within the identified growth areas for Jindabyne and potential future growth from the site has been incorporated into the infrastructure capacity assessments and asset planning.

The map provided in figure 5 below shows the growth areas taken into consideration by the MWH report and clearly shows the site is within growth area 'F'.

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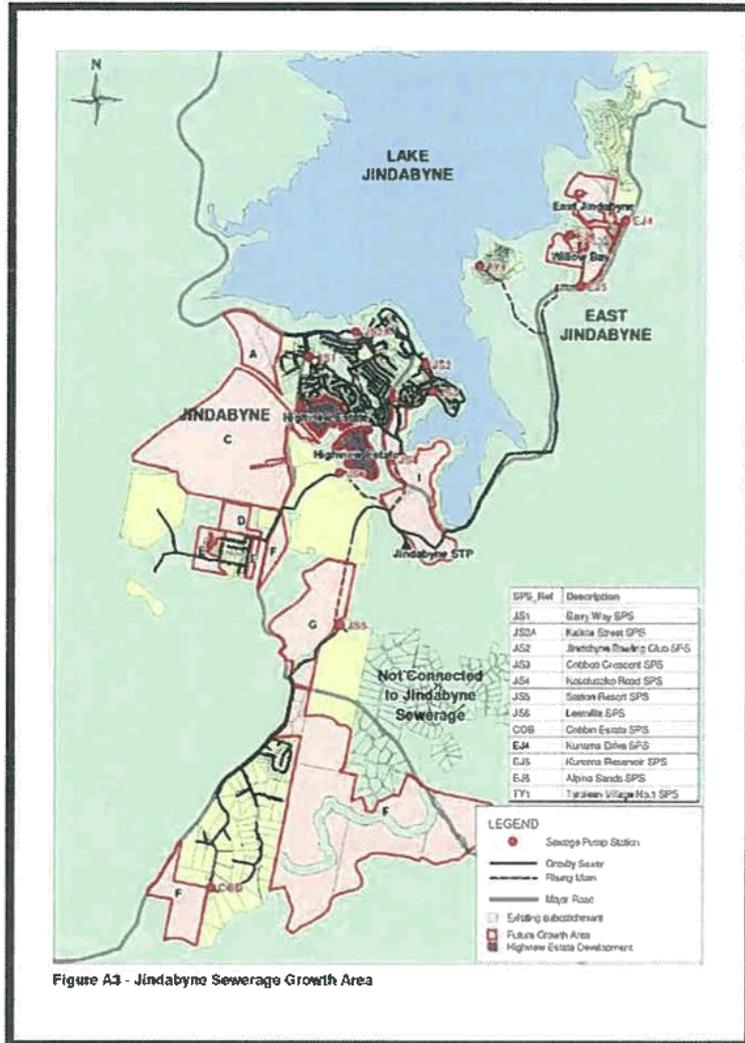


Figure 4: Future Growth Areas - Sewerage  
 (Source: 'Jindabyne Sewerage Scheme', MWH (Melbourne), October 2010)

Being located with frontage to the sewer main from Cobbin Estate to JS 5, the site and future subdivision is therefore able to connect into Council's sewer infrastructure.

#### 4. Electricity

The subject site already has electricity supply, with two branches of single phase overhead power supply provided as illustrated in figure 5 below.

461 Barry Way, Moonbah ♦ Appendix C: Preliminary Infrastructure Analysis



Figure 5: Electrical provisioning map (Source: Essential Energy)

Electricity is therefore available at the subject site.

#### 4. STORMWATER DRAINAGE

The subject site is located within the catchment of Cobbin Creek. Cobbin Creek normally flows into the Snowy River below Jindabyne dam wall, however Robert Staples advises that there is a diversion weir across Cobbin Creek downstream of the site which can direct water via an aqueduct to the Jindabyne Dam as part of the Snowy Mountain Hydro Electric Scheme.

Surface water on the site will flow westwards, with the Barry Way being at the lowest end of the site, with a swale drain located along the eastern edge of the road (western edge of the site), which then is piped under the road before dispersing into Cobbin Creek, 230m to the west, as shown below in figure 6.

461 Barry Way, Moonbah ♦ Appendix C: Preliminary Infrastructure Analysis

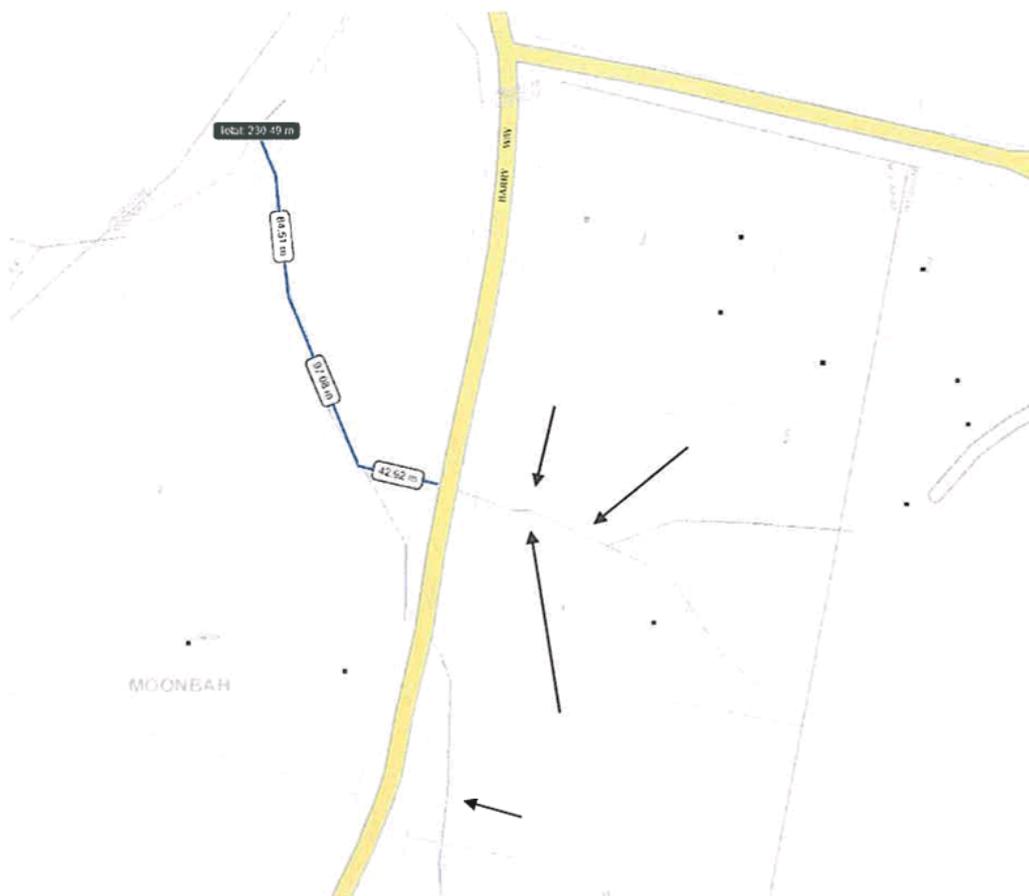


Figure 6: Overland flow paths and drainage

The overland flow paths are shown above, noting the blue lines which represent watercourses are only dry gullies with no formed banks or perennial water flow. This is due to the watercourses having been piped and the drainage on the site modified.

Therefore the collection and discharge of surface flows and stormwater drainage from the site is not considered to be a significant design or environmental issue for the site and Councils existing standards contained in its Development Control plans for subdivision and water sensitive urban design can be applied to a future subdivision of the site.

461 Barry Way, Moonbah ♦ Appendix C: Preliminary Infrastructure Analysis

**Attachment 1**



**Robert Staples and Associates**  
Consulting Engineers and Project Managers

21 July 2017

Our Ref: PNI73

Mr Ivan Pasalich  
Principal  
Dabyne Planning Pty Ltd  
PO Box 179  
JINDABYNE NSW 2627

Dear Ivan,

Re: Authorisation to use reports.

I refer to your request to use the following reports prepared by me to inform and support the preparation of a Planning Proposal for 461 Barry Way, Jindabyne

1. 417 Barry Way Jindabyne – Urban Infrastructure (Utilities) and Engineering Review - *Robert Staples and Associates (22 February 2012 – Report No. 127-1)*
2. 415 Barry Way Jindabyne – Urban Infrastructure (Utilities) and Engineering Review - *Robert Staples and Associates (22 February 2012 – Report No. 130-1)*

This is to certify that I give my permission and authorisation as the author and owner of the above reports for those reports, including plans and maps, to be used for the purpose of informing a submission with respect to 461 Barry Way subject to the limitations as described below. I note that there is a gravity sewer main adjoining the land and that on preliminary assessment it seems feasible that this sewer could service 5-6 Lots as part of Area F development zone. It is further noted that the above reports were prepared specifically for the identified lots. The use of the information in those reports whilst useful and informative is limited by the fact they are not site specific to 461 Barry Way. The disclaimer to this authorisation is that a site specific assessment will be required to accurately define the servicing parameters for the site. Use of the reports and information therein is at the risk of Dabyne Planning and Robert Staples and Associates will take no responsibility for any assumptions or conclusions drawn by others in the use of those reports.

Yours sincerely



**Robert Staples JP**  
MBA, BE(Civil), Grad.Dip.LG Mgt, LGE  
FIPWEA, LGEA  
Principal  
Robert Staples and Associates

**Robert Staples and Associates**  
Consulting Engineers and Project Managers  
Staplescorp Pty Ltd ACN 125 956 943 ABN 42 619 974 467  
'The Burren' 52 Reids Lane  
BERRIDALE NSW 2628

Telephone: 02-6456-3064  
Mobile: 0408-674-656  
Email: robertstaples@spin.net.au

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## 12.2 DA BEST PRACTICE GUIDELINE AND PROCESSING TIMES

Record No:

Responsible Officer: Director Environment & Sustainability

Authors: Group Manager Development & Building Certification  
Manager Development Assessment

Key Theme: 3. Environment Outcomes

CSP Community Strategy: 8.1 Plan for rural, urban and industrial development that is sensitive to the region's natural environment and heritage

Delivery Program Objectives: 8.1.3 Development assessment processes are streamlined to support regional development and growth

Attachments: 1. Council Report & Attachments 15 March 2018 (*Under Separate Cover*)  
2. Development Assessment Workshop Presentation (*Under Separate Cover*)

Cost Centre 1210 Development Assessment

### EXECUTIVE SUMMARY

A report was tabled at the Council meeting of 15 March 2018 following a request from the Mayor in relation to the NSW Department of Planning and Environment's "Development Application Best Practice Guide". Council resolved to "*defer the report DA Best Practice Guideline and Processing Times pending a workshop to discuss the Development Assessment Best Practice Guide*". (Resolution 68/18).

A workshop was undertaken with Councillors on 23 May 2018. The workshop outlined the current functions of the Development and Building Certification Group, current development application process of Council and measures that could be utilised to align with the relevant NSW Department of Planning and Environment "Development Assessment Best Practice Guide" (the Guide).

The following recommendations from the workshop are presented to Council for consideration.

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### OFFICER'S RECOMMENDATION

That Council endorse the following recommendations;

1. Council staff develop a Snowy Monaro Region Development Guide.
2. Increased promotion of pre-lodgement meetings with applicants and a media campaign be undertaken.
3. Creation of a user friendly information portal on Council's website.
4. Development assessment staff actively participate in the review of the consolidated LEP and DCP with the Strategic Planning Group to achieve practical workable provisions.
5. A review and report be presented to the General Manager on resourcing requirements for Building Surveying and Development Engineering staff in order to reduce development application referral times, assist with approvals relating to the issuance with Complying Development Certificates and provide efficient and timely advice to applicants.
6. Councillors continue to be provided with a list of applications lodged with Council on a monthly basis and a list of determined development applications on a monthly basis.
7. Ensure that when the corporate IT platform is implemented it includes online tracking of applications and use of mobile IT platforms, to improve efficiencies in administration of development assessment and building certification processes.
8. That checklists and guidelines are updated and expanded to ensure applicants have detailed information to ensure applications are submitted with all relevant information as required by Part 1 of Schedule 1 of the EP&A Regulation (in accordance with Clause 51 of the EP&A Regulation).
9. A review be undertaken and report be put forward to Council proposing amendments to the Bombala, Snowy and Cooma DCP's to align notification requirements as being commensurate with impacts and to reduce the number of development applications being notified.
10. That development applications be determined based on the information held at the time where an applicant has been requested to provide additional information (under Clause 54 of the EP&A Regulation) but has failed to respond within 21 days.
11. Additional information requests be provided to applicants in a timely manner and applicants be provided with only one opportunity for provision of additional information before determination of application. The response time on these requests be increased from 14 days to 21 days.

### BACKGROUND

On 18 December 2017 the Mayor requested (in relation to assessment and determination of Development Applications) *"a report to Council in February or March regarding what Council needs to put in place or resources it will require to ensure we can meet the best practice guideline and can improve our response times."*

A report was prepared in response to this request and tabled at the Council meeting of 15 March 2018. Council at this meeting resolved the following (Resolution 68/18):

*That Council defer the report DA Best Practice Guideline and Processing Times pending a workshop to discuss the Development Assessment Best Practice Guide. (Clr Beer/Clr Castellari – Carried).*

The recommendations of the report presented to Council meeting of 15 March 2018 were;

*That Council*

- A. Not accept DA's that are incomplete or unclear*
- B. Reject DA's that do not contain the information required by Part 1 of Schedule 1 of the EP&A Regulation (in accordance with Clause 51 of the EP&A Regulation).*
- C. Limit notification commensurate with impacts.*
- D. Amend notification requirements in Council Development Control Plans to reduce the number of DA's being notified*
- E. Determine DA's based on the information held at the time where an applicant has been requested to provide additional information (under Clause 54 of the EP&A Regulation) but has failed to respond within 14 days.*
- F. Not provide applicants with more than one opportunity for provision of additional information.*
- G. Reassess resourcing in areas of Building Surveying, and Engineering referrals for DA's*
- H. Determine whether to apply items E and F to developments other than 'housing' (or development ancillary to 'housing').*

The report highlighted that it was considered that the 'Guide' was very urban-centric and did not reflect issues and common practises that Councils in Rural or Regional areas were accustomed to, particularly in relation to the level of assistance provided to 'mum and dad' developers. The report acknowledged that some parts of the Guide could be adopted which would assist in improving DA processing times, such as limiting the time for provision of additional requested information, however this could potentially be at the risk of negative reactions from applicants.

It was clear from discussions at the March meeting that Councillors were generally not in favour of adopting a more 'ruthless' approach to DA processing merely to achieve improved statistical results, and that a helpful approach to assist applicants through what has become a quite complex process even for relatively straightforward applications was more acceptable.

In line with Council's Resolution 68/18 a workshop was undertaken with Councillors on 23 May 2018. A copy of the power point presentation presented and discussed at the workshop is attached. The workshop outlined the current functions of the Development Assessment and Building Certification, current development application process and measures that could be utilised to align with the NSW Department of Planning and Environment "Development Assessment Best Practice Guide" (The Guide).

This report outlines discussions and a proposed pathway forward identified at the workshop. A list of proposed amended recommendations for Council's consideration was developed and forms part of this report.

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## **WORKSHOP DISCUSSIONS**

Some of the key aspects of the workshop outlined Council's current practices that meet the recommendations of "the Guide". These include;

- Actively promote and advertise Council's pre-lodgement advisory services and encourage applicants to engage in pre-lodgement meetings with staff.
- Provide and update information on Council's website relating to development matters.
- Have duty staff review information provided by applicants prior to lodgement.
- Inter-department review of applications upon receipt to determine referrals, notification requirements and allocate applications based on type and complexity.
- Ensure requests for additional information if required are made early in the process.
- Undertake a review of Council's notification requirements, and modify relevant DCP sections as required
- Use of "stop the clock" provisions under the Act when awaiting submission of additional information.
- Outlined findings of a review undertaken into assessing staff delegations to allow for decisions to be made in a timely manner.
- Provide flexible and facilitative approach with applicants to progress their application through the application process.

### **Rural and Regional Context Missing from "the Guide"**

It was highlighted at the workshop that "the Guide" is silent on many aspects that required consideration in a rural/regional Council context. These include bushfire risk, non-reticulated water supply and on-site effluent management disposal.

The Guide's main purpose is to achieve faster Housing Approvals to meet the NSW Premiers target of 90% of *housing* approvals to be completed within 40 days. With this in mind a review was carried out of development applications that have resulted in lengthy processing times and it was determined that the majority of those applications were developments involving non-residential uses or activities such as sub-divisions, gravel extraction industries and commercial/industrial developments. These developments by their very nature are complex and require additional detailed information to be lodged with the application and take additional assessment time to review against relevant legislative provisions.

As such any measures or processes proposed to be implemented to align with "the Guide" will need to be adjusted to reflect the rural/regional context, be tailored for all development application types and be flexible and facilitate assistance for applicants through the development application process.

### **Further workshops for Councillors**

Councillors suggested at the workshop that there would be value in briefing those Councillors who were unable to attend the workshop and there was great benefit in outlining the role Council undertakes in the area of Development Assessment and Building Certification. This would assist

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Councillors in having a clearer understanding of the process Council staff have to undertake in assessing applications presented to Council and would assist Council staff in having an understanding in areas that are not being clearly articulated to the community from a Councillor's perspective.

In order to facilitate this suggestion it is recommended that Council staff hold a development assessment workshop with Councillors and provide examples of typical development applications that assessment staff are working on.

### Opportunities Arising from Complying Development

In order to reduce the number of development applications being assessed and the times these take to process, staff are currently exploring how to increase the number of Complying Development Certificate Applications that are submitted to Council.

'Complying Development' is a streamlined fast assessment process that is designed for predominantly (but not limited to) residential dwellings that meet set development standards, and approvals are issued within a reduced timeframe. The applications do not involve formal public notification and can be assessed and issued by either Council or Private Accredited Certifiers.

The NSW Government has recently issued several documents that are aimed at providing additional avenues for the issuance of Complying Development Certificates for dwelling houses and low rise medium density developments in the State. These include the "Greenfields Code", "Low Rise Medium Density Code" and "Inland Code". These Codes are planned to be introduced at various times over the next 12 months and Council will need to ensure internal processes and approvals streams are responsive, efficient and timely to meet this demand.

In order to respond to the potential demand for these applications in the community resourcing in the Engineering and Building Certification areas will be critical to ensure the efficient and timely issuing of pre Complying Development Certificate approvals. These include s138 Roads Act approvals for driveway access points and s68 local Government Act approvals for On-Site Effluent Management Systems. Staff are currently reviewing the processes for issuing these approvals in order to gain efficiencies. Such process improvements may include the recruiting of additional full-time resources so as not to impact on existing resources which are needed for the timely assessment of referrals relating to Development Applications.

With simpler applications being fast tracked through a Complying Development process, it potentially allows staff more time to assess the more complex development applications.

### Demystifying the Process for Applicants

Delays in provision of additional information when an application is not complete increases DA processing times. In order to limit such requests it is recognised that additional resources are needed to be made available to applicants to address lodgement criteria. This may be in the form of checklists, guidelines, website information, on-line lodgement of applications and consolidation of forms and internal processes. Some of the examples currently being undertaken to improve customer knowledge include;

- (a) Preparation and distribution of development fact sheets such as the "Tiny house development guideline"
-

- (b) Assessment template consolidation including templates specific to certain types of development.
- (c) Continuation of “Easy to do business” partnership with NSW Fair Trading.
- (d) Alignment of conditions of consent for Development Consents.
- (e) Development of mobile IT platform for assessment of applications and for progress construction inspections.
- (f) Alignment of processes and approvals in order to promote and grow lodgement and issuance of Complying Development Certificates.

It should be recognised that legislative changes are making the Development process more and more complex, particularly for ‘one-off’ applicants and those with limited means to engage professional assistance. The recent changes to the Biodiversity Legislation are an example of this. More changes are expected to be introduced within the next 12 months on Bushfire requirements, Short-term accommodation and various other items which will introduce even further complexity.

#### Importance of Building Certification on Processing Times

As outlined in the report tabled at 15 March 2018 Council meeting the importance of Building Surveying should not be overlooked or understated in the Development Assessment area. Development involving any building work requires assessment from a Building Surveyor in accordance with limitations imposed through the Building Professional Board and legislative provisions.

The post-development application process in issuing Constructions Certificates, progress inspections and issuance of Occupation Certificates is an important part in progressing a development. Where there are aspects of the development that involve building works and require consideration of legislative requirements at the development application stage (such as structural aspects, fire safety and disabled access) the application is required to be referred to Councils Building Certification staff. This is both to ensure that these aspects are properly assessed in accordance with legislation at the DA stage and also to enable addressing of any identified issues early in the development assessment process which can save time at the next stage.

Resourcing in the Building Certification area of Council has been impacted negatively, since the merger and adoption of the revised organisational structure. The number of full time equivalent positions in the Building Surveying area has been reduced due to staff movement and staff taking up positions with a more managerial focus.

Additional programs have been introduced both at the request of Council and under changes to legislation that have put added workloads on existing building staff. Programs such as the review of the Fire Safety Program, the mandatory Swimming Pool Program and on-going compliance work have added to existing workloads. Coupled with this it is critical to ensure that staff have the adequate level of accreditation and sufficient time to provide input into the assessment of relevant development applications.

A review will be undertaken into staffing levels, including accreditation levels, and workloads associated with supplementary programs such as fire safety, Swimming pool compliance, and regulatory enforcement activities.

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### How Council can Align with the recommendations of the Guide

The following list of suggested improvement measures to align with the Guide were discussed at the workshop:

- Recruitment of Town Planning Staff be a priority. This has now been completed, with the previously vacant Duty Planner and Assessment Planner roles now appointed.
  - Improved website resources and useability. This is currently underway.
  - Customer service focused approach based on outcomes, rather than a time focused approach based on numbers. This can create a contradictory outcome. Allowing additional time for applicants on individual DA's can often provide a better outcome and create a better image of being a helpful Council, but it can be at the expense of statistically better reportable DA processing times.
  - Maintain the current number of Building Surveyors employed by Council with the addition of an additional Building Surveyor to the adopted Organisational Structure.
  - Provision of an additional full time Development Engineer be investigated to improve referral times on Development Applications on Engineering aspects (such as access, road approvals, subdivision servicing, water, sewer, stormwater, site inspections and providing advice to applicants.) This is also an important element in relation to Complying Development Applications, as some approvals are required prior to submitting a CDC application.
  - Keep Councillors informed of applications received on a monthly basis. This is already underway with updates provided through the Environment and Sustainability Division updates which are emailed to Councillors.
  - Keep Councillors informed of applications determined on a monthly basis. This is already underway with updates provided through the Environment and Sustainability Division updates which are emailed to Councillors. A list of approved applications is also advertised each month in the local print media, and is also published on our website.
  - Keep Councillors informed of legislative changes on a regular basis. Currently underway.
  - Council engage with the community, industry bodies, tradesman, builders and the community as a whole through avenues as newsletters, surveys and information nights. Currently underway. Council Building and Development staff are regularly invited to attend quarterly Master Builders Association division meetings to provide updates to their members.
  - A review be undertaken of staff availability times with the aim of increasing time available to assess applications.
  - Participate in the development of one Corporate IT platform for Council. Currently underway.
  - Create a one stop shop frame work for Development and Building Certification in the Snowy Monaro Region through a specific Development Guide for applicants.
  - Review notification requirements for development applications as outlined in the Bombala, Snowy and Cooma Development Control Plans (DCP'S).
-

## **KEY PRINCIPLES**

It was identified at the workshop that being a rural/regional Council, many of our customers can be first time developers, who have not had much or any experience with development assessment processes. As such there is a greater need for Council to assist applicants through the complexities of lodging a development application with sufficient information to avoid unnecessary delays.

It was discussed that a platform should be developed which promotes Council as being “Open for Business” or “Here to help”. This platform will be based on efficient customer service principles with personal interaction with applicants to keep them informed on the progress of their applications.

### **Development of a Snowy Monaro Development Guide**

A key recommendation discussed with Councillors was for Council to develop a ‘Snowy Monaro Region Development Guide’ based on the principle of how can Council help you plan, build and develop in the Snowy Monaro Region. This recommendation was well received and would take several aspects of the NSW Department of Planning and Environment’s Guide which would then be tailored into a document that meets the Snowy Monaro Region community needs and wants, rather than apply all of the aspects of the more city-centric Guide. One aim of the SMR Guide would be to improve the DA processing times through better communication to prospective applicants before applications are lodged with Council for assessment and determination.

It would also aim to improve the level of customer satisfaction throughout the lodgement, assessment, determination, construction and final sign-off process by demystifying the process.

It is proposed that the SMR Guide would encompass the following;

- Easy to read flow charts of the development process from pre-lodgement through to issuance of a Final Occupation Certificate.
- Checklist for applicants to review in preparing their development, construction and complying development applications.
- Guidelines specific to different types of developments.
- Relevant contact details for Council and promotion of pre-lodgement meetings.
- Hyper-links to Council’s webpage, LEP’s and DCP’s.
- Process for seeking approval relating to events.
- Process for seeking approval for development related approvals such as s138 Roads Act and s68 Local Government Act approvals.
- Information on timeframes on determining applications and requests for information if required.

The preparation of the SMR Guide will be a lead by selected group project staff within the Council’s Development and Building Certification Group working together to improve processing times and communication with customers and involve cross Group interaction within Council. As a start to this process staff provided invaluable input into the information presented at the workshop and ideas to ensure continual improvement of the section.

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## **RECOMMENDATIONS**

The recommendations provided above were discussed with staff and Councillors at the workshop which followed the Council report of 15 March 2018, and are provided for Council's consideration in lieu of the recommendations from the March report.

### **QUADRUPLE BOTTOM LINE REPORTING**

#### **1. Social**

Improved customer communication and engagement of the community in the development assessment process can provide positive social impacts.

#### **2. Environmental**

Ensuring adequate processes are in place to properly assess Development Applications is a fundamental requirement. Poor development decisions can have long-term adverse environmental impacts and unintended consequences. While a lot of focus is placed on the time take to produce a determination, the quality of the decision being made is also a vital factor.

#### **3. Economic**

Staffing levels are contained with the existing Council workshop structure, however some individual work areas may need to be reviewed depending on workload and accreditation requirements. There are indirect economic benefits of providing an improved and streamlined assessment and approval process.

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

On 18 December 2017 the Mayor requested (in relation to assessment and determination of Development Applications) *"a report to Council in February or March regarding what Council needs to put in place or resources it will require to ensure we can meet the best practice guideline and can improve our response times."*

A report was presented to the Council meeting on 15 March 2018 with recommended changes to processes to align with the DA Best Practice Guideline. Councillors resolved not to accept the suggested changes to align with the recommendations of the Guide, and resolved to hold a workshop with staff to consider other options to achieve better reportable processing times.

The workshop was held on 23 May with several Councillors in attendance. This report follows from the outcomes of the workshop and presents several recommendations for Council's consideration.

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**12.3 DA10.2018.1256.1  
APPLICATION FOR MANUFACTURED HOME ON RURAL LOT, VARIATION REQUIRED FOR  
MINIMUM LOT SIZE**

Record No:

Responsible Officer: Manager Development Assessment  
 Author: Urban and Rural Planner  
 Key Theme: 3. Environment Outcomes  
 CSP Community Strategy: 8.1 Plan for rural, urban and industrial development that is sensitive to the region's natural environment and heritage  
 Delivery Program Objectives: 8.1.3 Development assessment processes are streamlined to support regional development and growth  
 Attachments: 1. Draft Conditions of Consent and Reasons for Decision  
 2. 4.6 Variation Request  
 3. Elevations and Floor Plan - **Confidential**  
 4. Consolidation Plan  
 5. Driveway Plan  
 6. Site Plan (pre-consolidation)  
 7. Statement of Environmental Effects  
 8. Locality Plan

Further Operational Plan Actions:

Applicant Number:	DA 10.2018.1256.1
Applicant:	W.& M Koppman
Owner:	W.& M Koppman
DA Registered:	15/08/2018
Property Description:	Twin Springs/2874 Peak View Road PEAK VIEW 2630
Property Number:	lots 119/750558, 65/750558, 20/47123 & 9/47123
Area:	Peak View
Zone:	RU1 Primary Production
Current Use:	Nil
Proposed Use:	Dwelling house - manufactured home
Permitted in Zone:	Yes, subject to requirements
Recommendation:	Approval

**EXECUTIVE SUMMARY**

The purpose of this report is to seek approval for the construction of a dwelling house on a lot created by the consolidation of lots 119/750558, 65/750558, 20/47123 & 9/47123 (2874 Peak View Road) Peak View. The application is for a single dwelling house on a rural allotment which is less than the minimum lot size required for the construction of a dwelling house under the Cooma

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APPLICATION FOR MANUFACTURED HOME ON RURAL LOT, VARIATION REQUIRED FOR MINIMUM LOT SIZE

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Monaro Local Environmental Plan 2013 (CMLEP). The minimum lot size for the construction of a dwelling house on the subject site is 80 hectares, the applicant is seeking to consolidate four (4) allotments to create a lot measuring 79.7 hectares. The lot once created will still be less than the minimum lot size required for the approval of a dwelling house as such the applicant is seeking to vary this standard.

The applicant has applied under clause 4.6 of the CMLEP to vary the lot size standard. The request for variation has been considered and the development is recommended for approval as a deferred commencement to allow for the lots to be consolidated. The consent will then be active upon consolidation of the required allotments.

If Council decides to make a determination other than as included in the recommendation, it must follow the procedure adopted through resolution 18/18 on 15 February 2018.

#### **RECOMMENDATION**

That:

- A. Council approve the applicant's request to vary a development standard under clause 4.6 of the Cooma Monaro Local Environmental Plan 2013 being the approval of a dwelling house on a lot less than the minimum lot size (clause 4.2B(3)(a));
- B. Pursuant to section 4.16(3) of the *Environmental Planning and Assessment Act 1979 (as amended)* it is recommended that Council issue a "deferred commencement consent" for the installation of a manufactured home (dwelling) on lots 119 DP750558, 65 DP750558, 20 DP47123 & 9 DP 47123 subject to conditions attached.
- C. The consent will operate upon consolidation of lots 119 DP750558, 65 DP750558, 20 DP47123 & 9 DP47123.
- D. Any person who made a submission is notified according to the regulations.

#### **BACKGROUND**

The proposed development is located in a rural area with a minimum lot size of 80ha required for dwelling approvals. The applicant has requested a variation to this standard to allow for the approval of a manufactured home on a 79.7ha lot. The new 79.7ha lot is to be created by the consolidation of four existing lots.

As the proposal involves a request to vary a development standard under Clause 4.6 of the LEP, this application is required to be referred to Council for determination in accordance with Council's policy as adopted on 15 February 2018.

The application was notified to adjoining land owners and no submissions were received.

A full assessment and consideration of the application is carried out in the body of the report.

#### **ASSESSMENT**

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

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<b>State Environment Planning Policies (SEPPs)</b>	Rural Lands (2008)
<b>Local Environmental Plan (LEP) (including draft LEPs)</b>	Cooma Monaro LEP 2013
<b>Development Control Plans</b>	Cooma Monaro DCP 2014

## SECTION 4.13

### 1 Existing Site Features

<b>Location</b>	Twin Springs/2874 Peak View Road PEAK VIEW 2630 - Lot: 119 DP: 750558
<b>Site Inspection</b>	12/09/2018
<b>Size</b>	49.959
<b>Topography</b>	Undulating hills
<b>Existing buildings</b>	Vacant lot
<b>Existing vegetation cover</b>	Native grasses, with some dense woodland areas
<b>Access arrangements</b>	Frontage to Peak View Rd
<b>Existing/available utility services</b>	Electricity
<b>Any easements and/or restrictions of note</b>	None known
<b>Crown ownership</b>	Nil
<b>Other</b>	Nil
<b>Surrounding development</b>	Predominantly rural lots, some agricultural uses, scattered residential dwellings

### 2 Proposal

The proposed development involves the addition of a four bedroom transportable house to a rural lot. The development will require the consolidation of four existing lots (119 DP750558, 65 DP750558, 20 DP47123 & 9 DP47123) to create a lot that will have a total area of 79.3ha. The house will be a single storey 142m<sup>2</sup> dwelling with a 1.8m wide deck wrapping around the living/dining/lounge area.

### 3 Background/History

Council holds no development records on any of the lots associated with the development.

### 4 Consideration of Threatened Species (S.5A)

Council is required under Section 4.15 to make an assessment of whether the proposed development will have a significant impact on any threatened species, populations, or ecological

communities, or their habitats. Such threatened species in NSW may be protected under the NSW Threatened Species Conservation Act 1995 (TSC Act) or under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). The assessment process under the EPBC Act can occur outside the NSW planning system and requires input from the Federal Department of Environment. Any EPBC Act requirements associated with this proposal are discussed later in this section.

On inspection of the site it appears that most of the significant vegetation areas are located on the heavily vegetated eastern slopes of the site. Council's predicative mapping indicates that the following species or their habitats may be present on the site; Snow gum, Gang-gang cockatoo (*Callocephalon fimbriatum*), Speckled warbler (*Chthonicola sagittata*), Hooded robin (*Melanodryas cucullata*) and Diamond Firetail (*Stagonopleura guttata*). It was noted on inspection of the site the proposed dwelling is sited well away from any areas where this ecological community or habitat for these species is present.

It is considered it is considered highly unlikely the proposed development will have a significant impact on any threatened species, populations, or ecological communities, or their habitats.

## **5 Compulsory Consultations and referrals to other bodies (s 4.13)**

### ***Concurrence requirements***

Section 4.13 of the Environmental Planning and Assessment Act 1979 ('the Act') requires the Council to obtain the concurrence of certain agencies prior to determining a development application if the Act or an environmental planning instrument requires it to do so. As the applicant is requesting a clause 4.6 Variation concurrence is required to be granted by the Department of Planning ('the Department'). The Department allows Councils to assume concurrence for some 4.6 variations. As per the Department's guidelines on 4.6 Variations, as the application is not requiring more than a 10% variation from the standard concurrence can be assumed and the application for variation determined by Council.

### ***Bushfire consultation***

Section 4.14 of the Act requires an assessment to be made of the proposal against the requirements of the Rural Fire Service document 'Planning for Bushfire Protection 2006'. The Act allows this assessment to be made by the Council or the RFS. Assessments under Section 4.14 against the PBP 2006 need to be made for most development on bushfire prone land which does not require an approval under the Rural Fires Act 1997 as integrated development.

Bushfire prone land on the subject site covers part of the site.

The table below summarises the performance of the proposed development against the requirements of Planning for Bushfire Protection 2006.

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Performance Criteria	Acceptable solution	Proposal	Complies
APZ – defensible space provided and maintained	APZ provided in accordance with appendix 2 of PBP	APZ proposed, considered suitable for BAL 19 construction	Yes
Buildings sited and designed to minimise risk of bushfire attack	See principles in section 4.3.5	Sited in cleared area away from dense vegetation	Yes
Construction standards – building can withstand attack	Constructed in accordance with appendix 3	To be constructed to BAL 40	Yes
Access requirements – safe and operational	Compliance with sections 4.1.3 or 4.2.7 of PBP	Access considered to be suitable, conditioned to ensure compliance	Yes
Water and utility services – adequate services provided	Compliance with section 4.1.3 of PBP	Conditioned to ensure compliance	Yes
Landscaping – designed to minimise flame contact	Compliance with appendix 5	Cleared area around building, condition to ensure future landscaping complies	Yes

The Rural Fire Service has recommended certain conditions of consent be applied to the proposal.

## 6 Provision of any Environmental Planning Instruments (s4.15)

The following State Environmental Planning Policies are relevant in the assessment of this application.

State Environmental Planning Policy	Comment
SEPP (Rural Lands) 2008	consolidation of lots to reduce existing fragmentation, proposed land use not considered to create any significant future land use conflicts

Cooma Monaro Local Environmental Plan 2013

- The subject land is zoned: RU1 Primary Production
- Definition of land use under CMLEP 2013: Transportable building for use as a dwelling house

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APPLICATION FOR MANUFACTURED HOME ON RURAL LOT, VARIATION REQUIRED FOR MINIMUM LOT SIZE

- The proposal is permissible with development consent from Council pursuant to Zone RU1 of the CMLEP 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 CMLEP 2013 are of relevance and have been assessed for compliance:

<b>Provision</b>	<b>Response</b>
Clause 4.2B Erection of dual occupancies and dwelling houses on land in certain rural, residential and environment protection zones	<i>Does not comply, minimum lot size 80ha, lot size proposed 79.7ha (upon consolidation of lots). The application is recommended to be approved as a deferred commencement so as to ensure that the "lot" which is proposed to be 79.7 ha in size is created prior to the development application becoming active.</i>  <i>4.6 Variation request provided. Council has assumed concurrence from the Department of Planning and Environment for variations less than 10%.</i>
Clause 4.6 Exception to development standards	<i>Complies- applicant addressed the matters required by subclause (3), variation less than 1% so refusal is considered to be unreasonable.</i>
<b>PART 6 Additional local provisions</b>	
Clause 6.3 Terrestrial biodiversity	<i>Complies- development sited away from areas of significant vegetation</i>
Clause 6.4 Groundwater vulnerability	<i>Complies- site and soil report provided, minimal ground disturbance proposed, considered to be designed to minimise impacts.</i>
Clause 6.6 Riparian land and watercourses	<i>Complies- development sited outside of riparian corridor. Considered to be sited to minimise impact.</i>
Clause 6.10 Essential Services	<i>Complies- frontage to Council road, water via rainwater tanks (90,000L + firefighting requirement to be conditioned), power via mains, OSSM, stormwater to be dispersed on site.</i>

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.

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APPLICATION FOR MANUFACTURED HOME ON RURAL LOT, VARIATION REQUIRED FOR MINIMUM LOT SIZE

## 7 Provision of any proposed Environmental Planning Instruments (s4.15)

The Department of Planning has directed in Circular PS 08-013 issued on 13 November 2008 that for the purposes of this subsection Council is only required to consider proposed environmental planning instruments which have been publicly exhibited within the last three years.

In accordance with the above direction, there are no other proposed environmental planning instruments applying to this site which are relevant to the proposed development.

## 8 Provision of any Development Control Plan (s4.15)

Cooma-Monaro Development Control Plan 2014

### Cooma-Monaro Development Control Plan 2014

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

Provision	Response
<b>2 General Development Controls</b>	
<b>2.1 Streetscape</b>	<i>N/A- RU1</i>
<b>2.2 Building height and bulk</b>	<i>Complies- dwelling not higher than 8m, no floor above 1.2m above ground level</i>
<b>2.3 Building Setbacks</b>	<i>Complies- all setbacks greater then 50m</i>
<b>2.4 Crime and Safety</b>	<i>N/A</i>
<b>2.5 Vehicular access and roads</b>	<i>Complies- access via direct frontage to council road, upgrades required to comply with current standard</i>
<b>2.6 Stormwater</b>	<i>Complies- to be dispersed on site</i>
<b>2.7 Energy efficiency</b>	<i>Complies- requires clothesline</i>
<b>2.8 Erosion and sediment control</b>	<i>Complies</i>
<b>2.9 Landscaping</b>	<i>Complies</i>
<b>2.10 Off-street parking and delivery vehicle facilities</b>	<i>Complies- 2 spaces required, adequate space onsite</i>
<b>2.11 Infrastructure and Easements</b>	<i>Complies</i>
<b>3 Controls for Specific Development Types</b>	
<b>3.3 Residential Accommodation</b>	
3.3.1 Dwelling houses	<i>Complies</i>
<b>6. Provisions for Specific Locations</b>	

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<b>6.1 Bushfire Prone Land</b>	<i>Complies</i>
<b>6.6 Groundwater vulnerable land</b>	<i>Complies</i>
<b>6.7 Native flora and fauna</b>	<i>Complies</i>
<b>7 Non Design Related Provisions</b>	
<b>7.4 Onsite Waste Management Systems</b>	<i>Complies</i>
<b>8 Public Notification Requirements</b>	
<b>8.2 Prescriptive Requirements</b>	<i>Adjoining neighbours, notified for 14 days</i>

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

### 8.1 Variations to Development Standards

The applicant has requested to vary the standard for minimum lot size for the erection of a dwelling house on rural land being clause 4.2B(3)(a). The minimum lot size as shown on the 'Lot Size Map' in relation to the land is 80 hectares. The applicant seeks to vary the standard by less than 1% with a consolidated lot of 79.7 hectares. It is considered at the applicant's response to clause 4.6 is reasonable and the variation should be permitted.

### 9 Provision of any Planning Agreement (S.4.15(1)(a)(iiia))

There are no planning agreements in place in relation to the proposed development.

### 10 Provision of the Regulations (S.4.15(1)(a)(iv))

This subsection refers to clauses 92-94A of the Regulations. *None of these clauses directly apply to the proposal.*

### 11 Impacts of the Development – Environmental, Social & Economic (S.4.15(1)(b))

<b>Context and setting</b>	<i>No impacts foreseen, development located significant distance from road/other properties.</i>
<b>Access, transport and traffic</b>	<i>Existing access track, to be upgraded to comply with PBP 2006.</i>

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<b><i>Natural and other land resources</i></b>	<i>Minimal ground disturbance, no significant impacts foreseen.</i>
<b><i>Soils</i></b>	<i>Conditions to ensure sediment and erosion control measures are to be implemented. Revegetation of exposed areas conditioned.</i>
<b><i>Flora and fauna</i></b>	<i>No significant vegetation to be removed</i>
<b><i>Waste facilities and controls</i></b>	<i>Site and soil report supplied</i>
<b><i>Impacts on aboriginal heritage</i></b>	<i>Basic AHIMS search completed with 1km buffer, no items or sites noted in this area. On inspection of the development site it is considered unlikely that any items or sites would be located within the development area.</i>

## 12 Suitability of the Site (S.79C(1)(c))

<b><i>Natural Hazards</i></b>	Bushfire
<b><i>Potential contamination</i></b>	None noted
<b><i>Availability of utility services</i></b>	Outside Council's water and wastewater schemes
<b><i>Potential land use conflicts with surrounding development</i></b>	None foreseen
<b><i>Effluent disposal</i></b>	Site and soil report provided, acceptable
<b><i>Topography</i></b>	Undulating hills
<b><i>Suitability of the access arrangements</i></b>	Upgrades to access road required to meet PBP 2006 requirements.

## 13 Public Submissions (S.4.15(1)(d))

The proposed development was placed on public exhibition and adjoining landowners were notified in accordance with the provisions of Chapter 8 of the Cooma-Monaro Development Control Plan 2014. The public exhibition period was 14 days and no submissions were received.

## 14 Public Interest (S.4.15(1)(e))

<b><i>Impact on public infrastructure</i></b>	Nil foreseen
<b><i>Restrictions on the title and/or easements upon the land</i></b>	None on Council records

## 15 Other Matters

<b><i>Developer Contributions</i></b>	Nil
<b><i>Property Vegetation Plan (PVP)</i></b>	None on Council records

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<b><i>Crown Land</i></b>	Nil
<b><i>Approvals under other Acts</i></b>	Local Government Act 1993, Roads Act 1993
<b><i>Explanation of certain conditions to be imposed</i></b>	Conditions requiring consolidation of land, to ensure consolidation occurs per variation request
<b><i>Enforcement of conditions</i></b>	Standard
<b><i>Internal Referrals</i></b>	The proposed development was referred to the following internal Council officers. Their comments have also been summarised below:

<b>Officer</b>	<b>Issues raised</b>	<b>Addressed by</b>	<b>Conditions recommended?</b>
Health and Building Surveyor	No significant issues		Nil
Roads and Stormwater Engineer	No comment		Nil

## 16 CONCLUSION:

The Snowy Monaro Regional Council is the consent authority for this application.

It is considered that the proposed development generally complies with the relevant provisions of Section 4.15 of the Act, LEP, DCPs and Policies and it is generally aesthetically, economically, socially and environmentally acceptable having regard to the surrounding natural & built environment. Accordingly, approval is recommended subject to the imposition of the conditions of consent.

### QUADRUPLE BOTTOM LINE REPORTING

#### 1. Social

Due to the nature and scale of the development it is not considered to have any significant social impacts.

#### 2. Environmental

Some minimal environmental impacts expected due to increased human presence in the development vicinity; however, these impacts are to be largely contained to the development site.

#### 3. Economic

No significant economic impacts expected from a single manufactured home on a rural lot.

#### 4. Civic Leadership

The application includes the request for a variation to development standards under the clause 4.6 of the CMLEP 2013. The Secretary of the Department of Planning's concurrence can be assumed

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APPLICATION FOR MANUFACTURED HOME ON RURAL LOT, VARIATION REQUIRED FOR MINIMUM LOT SIZE

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when the standard is for a variation to a minimum lot size in the RU1 zone if the variation proposed is less than 10%. In this case the variation proposed is less than 1% and therefore the 'Council' can assume concurrence. The application is referred to Council in accordance with Council's 'Referral of Development Applications to Council' Policy, adopted on 15 February 2018.

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### Reasons for Decision

Pursuant to Schedule 1 cl 20(2)

The reasons for the decision were:

1. The proposal adequately satisfies the application provisions and objectives of the Cooma Monaro LEP 2013 and the Cooma Monaro DCP 2014
2. Council has considered the Applicant's request to vary a development standard (4.2b - minimum lot size) and has considered that compliance with the standard is unreasonable and unnecessary in the circumstances of this case as that variation will not generate unacceptable impacts on nearby premises, and remains consistent with the objectives of the standard.
3. The proposed development adequately satisfies the relevant State Environment Planning Policies including SEPP 55 – Remediation of Land, SEPP (infrastructure) 2007, SEPP 64 Advertising and Signage.
4. The proposed development, subject to the conditions below, will have no unacceptable adverse impacts on the natural or built environments including the nearby local heritage items, the local waterways or drainage systems or the operation of the local road system. Further it is considered that developments of the subject site does not prevent future reasonable development of adjoining allotments
5. The application was notified to adjoining landowners in accordance with the Cooma Monaro DCP 2014 and the relevant statutory regulations. The proposal received 0 submissions.
6. In consideration of conclusions 1 – 5 above it is considered the proposed development is a suitable and planned use of the site and approval of the proposal is in the public interest.

### Deferred Commencement

**This approval does not operate until satisfactory compliance with the following 'deferred commencement' condition pursuant to section 4.16(3) of the Environmental Planning and Assessment Act 1979 (as amended)**

A The applicant shall provide written documentation to Council confirming the registration by NSW Land and Property Information of a plan showing consolidation into a single title of the following lots:

Lot 119 DP 750558

Lot 65 DP 750558

Lot 20 DP 47123

Lot 9 DP 47123

Reason – to create a single allotment of land that has a minimum area of 79.7 hectares on which the dwelling can be approved

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**Conditions****General**

- 1) The development being carried out in accordance with the approved documents/plans listed in the Schedule below and development application except where amended by the conditions of this Consent as set out in the following conditions or by any subsequently approved Section 96 modification.

<b>Document/Plan Schedule</b>			
<b>Ref</b>	<b>Description</b>	<b>Prepared/Drawn By</b>	<b>Received</b>
-	Statement of Environmental Effects	Applicant	15/08/2018
	Site Plan	Lloyds	15/08/2018
	Elevations	Lloyds	15/08/2018
	Floor Plans	Lloyds	15/08/2018
	Driveway Plan	Applicant	15/08/2018
	Consolidation Plan	Applicant	13/09/2018
	Variation Request	Applicant	15/08/2018

*Reason:* Requirement that the development is completed in accordance with Council's consent. P\_1\_01

- 2) All asset protection zones required by this consent are to be created and maintained in accordance with the NSW Rural Fires Service's Standards for Asset Protection Zones and are not to be implemented through a process of clear felling.

*Note:* This document emphasises the importance of maintaining groundcover and non-threatening vegetation as a means of preventing soil erosion.

*Reason:* To ensure that proposed bushfire protection measures do not result in any additional environmental impacts. BF\_1\_08

- 3) Reflective materials such as zincalume are not to be used on structure facades or roof.

*Reason:* To comply with Cooma-Monaro Development Control Plan (Amendment 1) 2014 clause 2.1.2 P\_0\_01

- 4) The approved development is not to be used for tourist or visitor accommodation except when prior development consent has been granted.

*“tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following:*

*(a) backpackers’ accommodation,*

*(b) bed and breakfast accommodation,*

*(c) farm stay accommodation,*

*(d) hotel or motel accommodation,*

*(e) serviced apartments”*

- Cooma-Monaro Local Environment Plan 2013

Note- This condition does not apply to those uses which are deemed to be “exempt” under applicable environmental planning legislation.

*Reason:* Requirement of Environmental Planning and Assessment Act and Regulations P\_0\_02

- 5) All erosion and sedimentation control devices shall be maintained until the site has been adequately revegetated and no soil remains exposed. Revegetation or stabilisation of disturbed areas shall be commenced as soon as possible on all sites. This includes turfing, seeding, bitumen straw mulching, and landscape planting.

*Reason:* To establish site stability as soon as possible following earthworks. P\_5\_01

### **Design Related Conditions**

- 6) Construction shall comply with Section 5 (BAL 19) of Australian Standard AS 3959-2009 “Construction of buildings in bush fire prone-areas” and section A3.7 Addendum Appendix 3 of *Planning for Bushfire Protection*.

*Reason:* To minimise the risk of bushfire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. BF\_1\_05

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**Conditions to be met prior to commencement of work**

- 7) Where earthworks are undertaken to accommodate a new building, precautionary measures must be undertaken to ensure soil mixed in with run-off is contained on the site. It is an offence to allow soil and other runoff to escape from the building site. On-the-spot fines may be issued for offences.

*Reason:* To minimise erosion of land and siltation of waterways, and a requirement of the *Protection of the Environment Operations Act*. B\_2\_08

- 8) Prior to commencement of work and throughout the construction process silt fences are to be installed on the down slope side of the construction area. Such fences are to be installed in accordance with the provisions of Appendix 8 of the *Cooma-Monaro Development Control Plan 2014*.

*Reason:* To ensure that all sediment material is appropriately contained on site. P\_5\_02

**Conditions to be met prior to release of Occupation Certificate**

- 9) The applicant shall, prior to issue of an Occupation Certificate, obtain a Section 138 (Roads Act 1993) consent from Council for the following works:
- a) Upgrade/construction of vehicular entrance
- The applicant shall make application to Council for approval under Section 138 of the Roads Act 1993 using the Application for Works within a Road Reserve form. All works shall be in accordance with Cooma-Monaro Shire Council Development Control Plan 2014, Specification for Engineering Works and Conditions of this Consent.

All works shall be carried out in accordance with the Section 138 Approval.

*Reason:* In accordance with Roads Act 1993. R\_1\_02

- 10) The applicant shall, prior to issue of any Occupation Certificate, the following works are to be completed:
- a) Upgrade/construction of vehicular entrance between the subject lot and Peak View Rd  
R\_1\_02

- 11) Prior to the release of Any Occupation Certificate and in perpetuity internal roads shall comply with the following requirements of section 4.2.7 of *Planning for Bushfire Protection 2006*.
- a) Internal roads are two wheel drive, all weather roads.
- b) A minimum vertical clearance of 4 metres to any overhanging obstructions, including tree branches is provided.
- c) Curves have a minimum inner radius of 6 metres and are minimal in number to allow for
-

rapid access and egress.

- d) Internal roads are to have a minimum carriageway width of 4 metres.
- e) Internal roads are to feature passing bays at a maximum intervals of 200m being 20 metres and 2 metres wide, making a minimum trafficable width of 6 metres at the passing bay.

*Reason:* To provide safe access to/ from the public road system for firefighters providing property protection during a bush fire and for occupants faced with evacuation. BF\_1\_04

12) Prior to the release of Any Occupation Certificate and in perpetuity landscaping to the site is to comply with the principles of Appendix 5 *Planning for Bushfire Protection 2006*. In this regard the following landscaping principles are to be incorporated into the development:

- a) Suitable impervious areas being provided immediately surrounding the building such as courtyards, paths and driveways;
- b) Grassed areas/mowed lawns/ or ground covers plantings being provided in close proximity to the building;
- c) Restrict planting in the immediate vicinity of the building which may over time if not properly maintained come into direct contact with the building;
- d) Planting should not provide a continuous canopy to the building
- e) When considering landscape species consideration needs to be given to estimated size of the plant at maturity
- f) Avoid planting of deciduous species that may increase fuel at surface/ground level
- g) Avoid climbing species to walls and pergolas
- h) Use low flammability vegetation species

*Reason:* To prevent flame contact to a structure, reduce radiant heat to below the ignition thresholds for various elements of a building, to minimise the potential for wind driven embers to cause ignition and reduce the effects of smoke on residents and firefighters.

BF\_1\_06

13) Prior to the release of any Occupation Certificate and in perpetuity the property around the building to a distance of ten (10) metres, shall be maintained as an inner protection area (IPA) as outlined below:

- 1 The inner protection area shall comprise of the following
    - a) Minimal fine fuel at ground level
    - b) Vegetation that does not provide a continuous path to buildings for the transfer of fire
-

- c) Shrubs and trees that do not form a continuous canopy and vegetation is planted /cleared into clumps rather than continuous rows
- d) Species that retain dead material or deposit excessive quantities of ground fuel are avoided
- e) Shrubs and trees are pruned or removed so that they do not touch or overhang the building/s; and
- f) Vegetation is located far enough away from the building so that plants will not ignite the building/s by direct flame contact or radiant heat emission

*Reason:* To provide sufficient space and maintain reduced fuel loads, so as to ensure radiant heat levels at buildings are below critical limits and to prevent flame contact with a building.

BF\_1\_01

- 14) Prior to the release of Any Occupation Certificate and in perpetuity water, electricity and gas services on the site are to comply with the following requirements of section 4.1.3 of Planning for Bushfire Protection 2006:

- a) In recognition that no reticulated water supply exists, a 20,000 litre water supply shall be provided for fire fighting purposes
- b) The water tank if located above ground shall be of a non-combustible material
- c) All fittings to the tank shall be non-combustible
- d) A 65mm Storz outlet with agate valve shall be provided
- e) Reticulated or bottled gas is to be installed and maintained in accordance with Australian Standard 1596:2002 'The Storage and handling of LP gas' and the requirements of relevant authorities. Metal piping is to be used
- f) All fixed gas cylinders are to be kept clear of flammable materials to a distance of 10 metres and be shielded on the hazard side of the installation
- g) Gas cylinders kept close to the building shall have release valves directed away from the building. Connections to and from gas cylinders are to be metal. Polymer sheathed flexible gas supply to gas meters adjacent to building are not to be used.

*Reason:* To provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. BF\_1\_03

**Ongoing Conditions**

- 15) The inner protection area (IPA) and outer protection area (OPA) required under Condition ??? of this consent shall be maintained in perpetuity.

*Reason:* To ensure the ongoing provision of adequate bushfire safety measures on the site.  
BF\_1\_02

**Advice to Applicant**

- 1) Council wishes to advise that it is the responsibility of the owner and/or applicant to determine if site security and/or safety fencing is required to be provided in accordance with clause 235 of the *Occupational Health and Safety Regulation 2001* and *Work Cover Authority* requirements. Failure to comply with these requirements may result in penalties being imposed upon the owner and/or applicant.
- 2) Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact *Dial Before You Dig* at [www.1100.com.au](http://www.1100.com.au) or telephone 1100 before excavating or erecting structures. This is the law in NSW. If alterations are required to the configuration, size, form or design of the development upon contacting the *Dial Before You Dig* service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the *Dial Before you Dig* service in advance of any construction or planning activities.

Note: Under the *Telecommunications Act 1997 (Commonwealth)*, Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the *Criminal Code Act 1995 (Cth)* and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact Telstra's Network Integrity Team on 1800 810 443.

- 3) It is the responsibility of the applicant to check, understand and seek assistance where needed so as to ensure full compliance with the conditions of this Development Consent. Please contact Planning on (02) 6455 1911 if there is any difficulty in understanding or complying with any of the above conditions.
-

#### Notes

- 1) An applicant may request a review of this determination under Section 82A of the Environmental Planning and Assessment Act 1979. A request for a review must be lodged within 6 months of the date of this notification. A review under Section 82A cannot be made for Integrated, Designated or Crown Development.
  - 2) Section 97 of the Act confers on an applicant or an objector who is dissatisfied with the determination of Snowy Monaro Regional Council, a right of appeal to the Land and Environment Court exercisable within 6 months after receipt of this notice.
-

**Sharon Thompson**

---

**From:** Tim Pepperell  
**Sent:** Tuesday, 14 August 2018 3:09 PM  
**To:** Sharon Thompson  
**Subject:** FW: DA Approval for 2876 Peak View Rd Peak View NSW 2630 OR Lot 9,20,65,199 DP Number DP 750558 & DP47123

Hi Shaz,

4.6 variation request to be attached to DA please.

**Tim Pepperell**  
Urban & Rural Planner



PO Box 714  
COOMA NSW 2630  
Direct 02 6455 1914  
Phone 1300 345 345  
Fax 02 6455 1799  
[snowymonaro.nsw.gov.au](http://snowymonaro.nsw.gov.au)

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**From:** Tim Pepperell  
**Sent:** Tuesday, 14 August 2018 3:08 PM  
**To:** 'Wayne Koppman'  
**Subject:** RE: DA Approval for 2876 Peak View Rd Peak View NSW 2630 OR Lot 9,20,65,199 DP Number DP 750558 & DP47123

Hi Wayne,

Thank you for your request, plan of driveway access and completed Statement of Environmental Effects. I will forward this information on to administration who will now lodge your DA.

---

**From:** Wayne Koppman [<mailto:Wayne.Koppman@bpwtranspec.com.au>]  
**Sent:** Tuesday, 14 August 2018 2:54 PM  
**To:** Tim Pepperell

**Subject:** DA Approval for 2876 Peak View Rd Peak View NSW 2630 OR Lot 9,20,65,199 DP Number DP 750558 & DP47123

Dear Tim,

I am writing in the regards to proposed development at 2876 lot numbers 9,20,65,119 Peak View Rd Peak View NSW 2630.

This is a request under Clause 4.6(3) of *Cooma Monaro Local Environmental Plan 2013* (CMLEP) to vary the development standard (4.2B(3)(a)) of CMLEP concerning minimum lot size that applies to our development application.

Clause 4.6(3) of CMLEP states;

- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
- (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
  - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*

We argue that compliance with this development standard is unreasonable and unnecessary as our proposed development will be on lots that when consolidated equal 79.7ha. This variation is less than 1% of the 80ha minimum lot size for this area. As this is such a minor variation, we therefore ask for it to be dismissed as an issue of major relevance to this proposal.

Regards

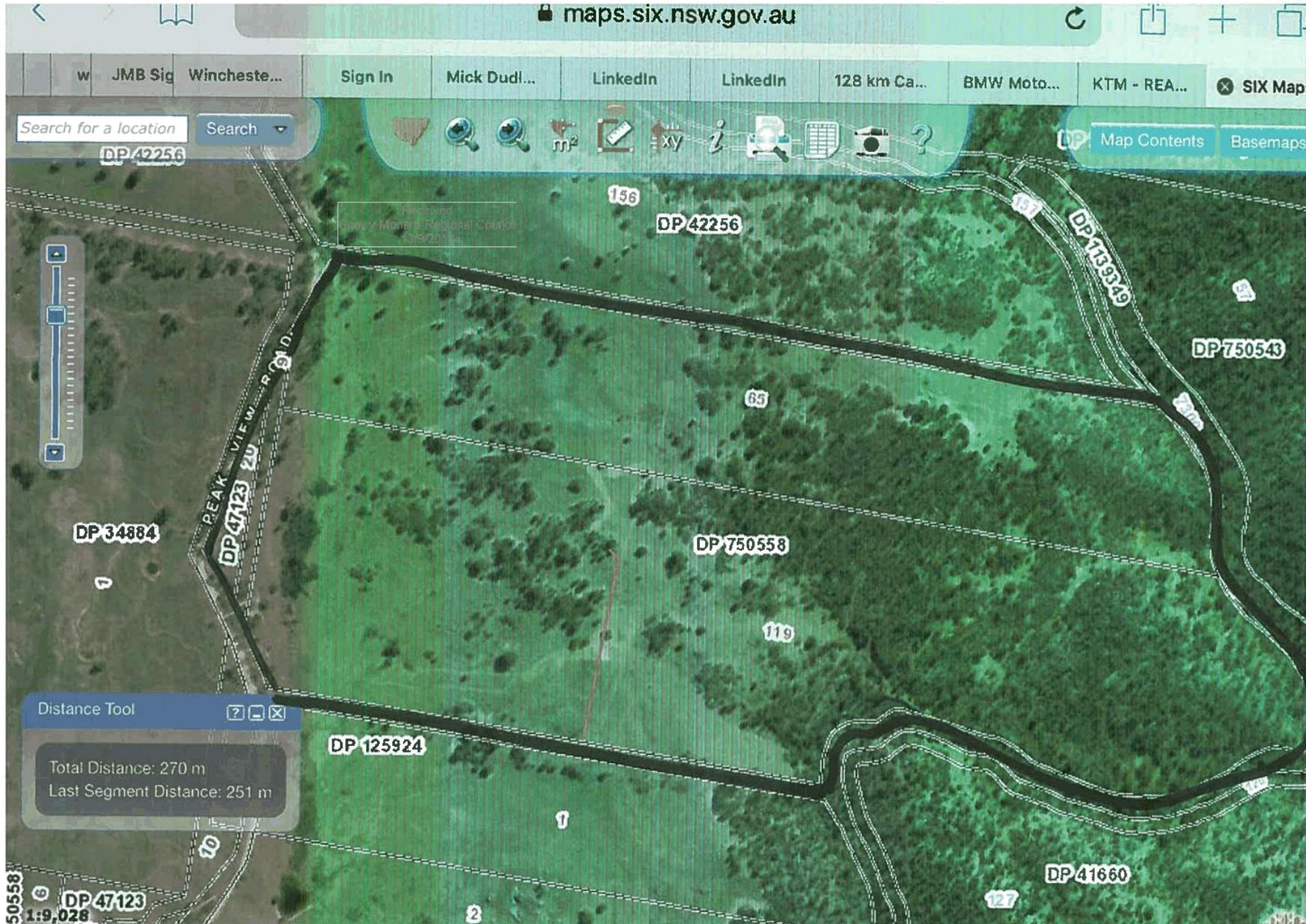
**Wayne Koppman**

Product Consultant / VBG Ringfeder Product Manager

BPW Transpec Pty Ltd  
10 Squill Place, Arndell Park NSW 2148  
PO Box 204, Doonside NSW 2767  
Phone: (02) 8811 7024 Fax: (02) 8811 7050 Mob:0418 257 386  
[Wayne.Koppman@bpwtranspec.com.au](mailto:Wayne.Koppman@bpwtranspec.com.au) [www.bpwtranspec.com.au](http://www.bpwtranspec.com.au)

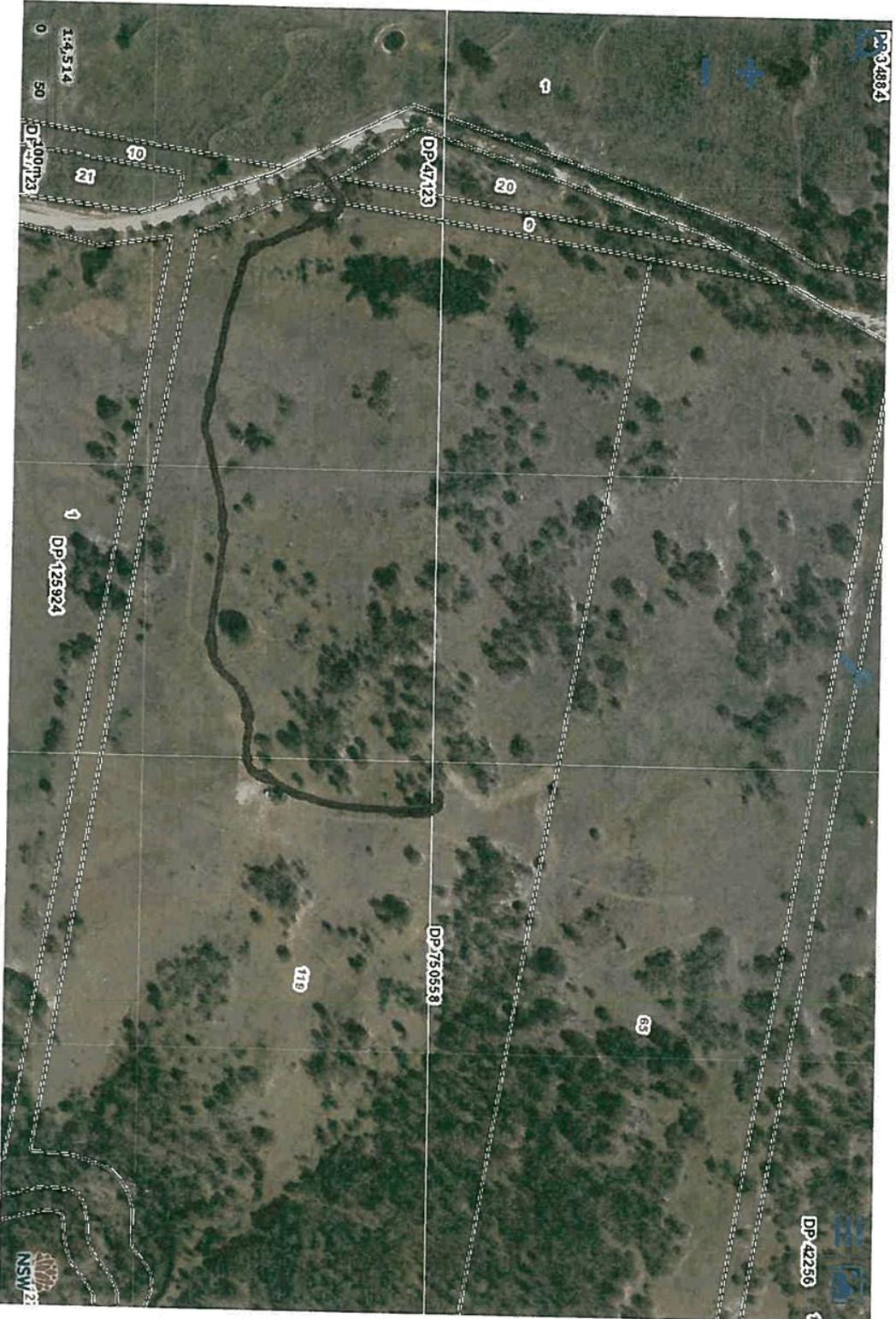
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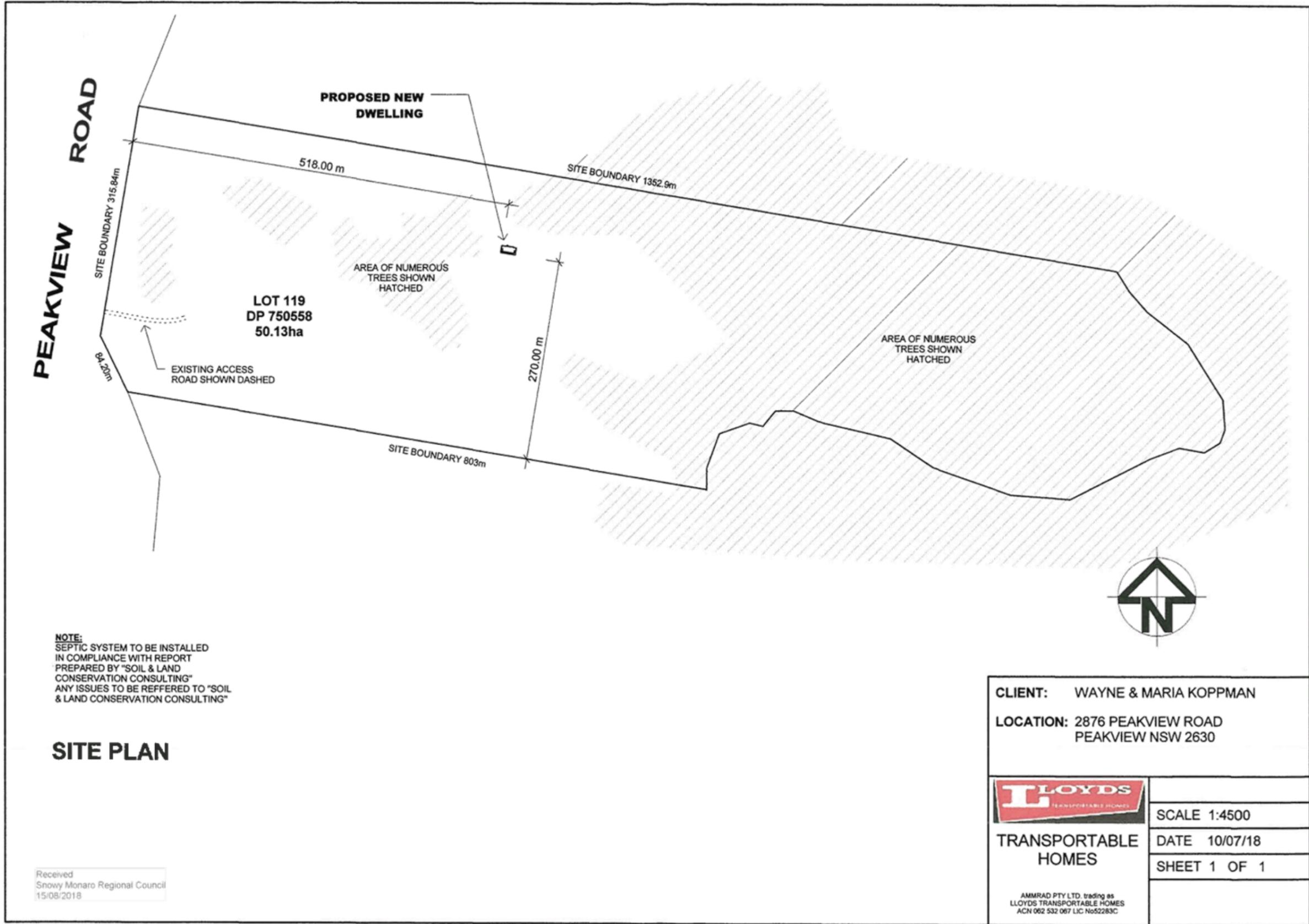
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Received  
Snowy Monaro Regional Council  
15/08/2018

Residential Development (Dwellings & Associated Structures)



## Statement of Environmental Effects

**A Statement of Environmental Effects must be submitted with all Development Applications in accordance with Schedule 1 of the *Environmental Planning & Assessment Regulations 2000*.**

If an answer requires additional details to be provided on likely impact(s) and the proposed means of mitigating or reducing such impact(s), additional space is provided on the last page. This Statement of Environmental Effects is not exhaustive and should be expanded where appropriate. *If more space is required, attach additional sheets.* In accordance with Section 148B of the *Environmental Planning and Assessment Act*, it is an offence to provide information that is false or misleading.

### 1 Author

Name: Wayne Kappman  
Company (if applicable):

### 2 Proposal

Proposal:	<input checked="" type="checkbox"/> New Dwelling <input type="checkbox"/> Dual Occupancy or Secondary Dwelling <input type="checkbox"/> Residential Flat Building <input type="checkbox"/> Multi Dwelling Housing	<input type="checkbox"/> Ancillary Outbuilding (ie garages and sheds) <input type="checkbox"/> Additions and Alterations <input type="checkbox"/> Change of Use (not involving building works) <input type="checkbox"/> Other:
Number of dwellings/units proposed:	one	
Area of dwellings/units proposed:	142 sq m	
Number of bedrooms proposed:	4	
Number of storeys proposed:	1	
Proposed parking arrangements:	N/A = outside carport	
Type and extent of landscaping proposed:	Grass + Flowers, Road base	
Proposed materials:	External Wall finishes	Fibre cement plank.
	Roof finishes	Steel.
	Internal driveways/parking	Granite + Road base
	Fences/privacy screens	Rural Fence wire + Farm gates.
	Others	

Statement of Environmental Effects

**3 Site & Surrounding Area**

**3.1 Site Analysis**

Property address	2876 Peakview Rd Peakview NSW 2630
Lot/DP/SP	Lot 9, 20, 65, 119 DP 750558 & DP 47123
Site area (m <sup>2</sup> /ha)	79.7 ha
Existing vegetation cover	Form land, grass, Trees.
Existing structures	Nil
Existing access arrangements	Driveway to house site
Describe how water is supplied to the site	Tank water
Describe how effluent is currently managed	Septic System to be installed
Describe how stormwater is currently managed	Catched into Tank
Describe how electricity and/or gas is supplied to the site	Electricity is currently under design by N+J contracting, and origin & Modern Electricity cooma.

Note: This information is also to be shown the submitted plans

Statement of Environmental Effects

**3.2 Surrounding Area Analysis**

Describe the types of development within the surrounding area

Rural, Farm land, pine Forest

Outline the distances to neighboring dwellings/structures

Boundary Fence to both side neighbours is approx 300 metres & 800 metre to front.

Describe any Heritage Items within the surrounding area

N/A.

Describe the existing streetscape (ie landscaping, fences and building facades)

Rural Fencing + paddocks.

If applicable outline the predominant Heritage style within any conservation areas

Note: This information is also to be shown the submitted plans

**4 Environmental Impacts**

**4.1 Traffic & Utility Services**

Describe the type/number of vehicles expected to be parked on-site

2 cars, 1 light Tipper Truck, Tractor

Describe how the development will gain legal vehicular access

From Front Road Access

Describe how water will be supplied to the development

Bosch instant Hot water/gas system

Statement of Environmental Effects

Describe how effluent associated with the development will be managed
portaloos Builder to supply.
Describe how stormwater associated with the development will be managed
Silt mesh.
Describe how electricity and/or gas will be supplied to the development
By subcontract , generator

Note: This information is also to be shown the submitted plans

4.2 Neighbourhood Amenity

Describe proposed measures to minimise privacy, noise and security impacts (ie fencing/privacy screens, landscaping, etc)
N/A.
Describe proposed measures to minimise the overshadowing of neighbouring living areas (shadow diagram must be supplied for buildings over two storeys)
N/A.
Describe how the proposed development will address the existing streetscape (ie front fences, landscaping, building facade etc)
N/A.
If applicable describe how development will complement the existing Heritage items or conservation area
N/A.

Note: This information is also to be shown the submitted plans

Statement of Environmental Effects

4.3 Natural Environment

Describe how the proposed development will impact upon native flora and fauna (including the removal of vegetation for bushfire protection etc)

Very Minimal. Trees need to be removed for Bushfire that is why house site was selected.

Describe proposed measures to minimise the impacts outlined above (ie Property Vegetation Plan, Biobanking etc)

Outline proposed measures to minimise any impacts on natural waterways (i.e. diversion banks, separation etc)

No Impacts will occur

Outline proposed measures to minimise any potential contamination (i.e. storage of chemicals, bunded areas etc)

Container Store on site.

Outline the levels of excavation/fill associated with the development

Nil.

If applicable/appropriate describe how the development will manage flood waters (levy banks, construction etc)

N/A on Top of a hill.

If applicable/appropriate describe how the development will manage bushfire events (asset protection zones, construction etc)

Clear for Bushfire as required to Bal 19. Tank to have 20,000 litre for Fire fighting with sprinkle system on ground around house.

Note: This information is also to be shown the submitted plans with petrol Fire pump.

Statement of Environmental Effects

**4.4 Construction Issues**

Describe erosion and sediment control measures proposed (ie silt fences, hay bales etc)

N/A as grass will contain sediment

Outline the expected duration of construction

Total Days: 21 Days.

Hours:	Monday - Friday		Saturday - Sunday	
	8 am	5 pm	Nil am	Nil pm

Outline how the site will be secured during the construction process

locked front gates + Fenced all Boundries

Outline any demolition proposed as part of the development (including the removal of any asbestos materials)

N/A.

Outline how building materials will be stored on the site during construction (ie storage sheds/containers etc)

House is built of site

Describe how waste generated during construction will be managed

**Waste Management Plan**  
Complete a Waste Disposal Plan for all developments that include construction and/or demolition works. You may attach a Plan or use the table below. Waste includes, but is not limited to vegetation, trees, soil, construction waste, demolition waste, timber, asbestos, metals

Builder supplying Bin

Note: This information is also to be shown the submitted plans

Statement of Environmental Effects

4.5 Waste Management Plan

Type of waste	Estimated Amount/Volume	Where/how it will be stored on site	Where it will be disposed	Method of transportation/disposal
Plaster Board	200kg.	in container	Skip Bin	Trek.

**PRIVACY INFORMATION:** The information you provide in this Statement will enable your application to be assessed by Council and any relevant state agency. If the information is NOT provided, your application may not be accepted. Your application will be publicly notified in accordance with Clause 8 of Snowy Monaro Regional Council's Development Control Plan 2013. The application details will also be kept by Council in a register that may be viewed by the public at any time. The Act provides that for the purposes of public notification, specific internal layouts of a dwelling maybe excluded from a plan prepared for such exhibition.

Statement of Environmental Effects

5 Additional Notes

All lot Numbers, 9, 20, 65, 119  
are currently being consolidated  
through MR Peter Burns. Surveyors  
02 6452 3221 ph.

Received  
Snowy Monaro Regional Council  
15/08/2018

## ***STATEMENT OF ENVIRONMENTAL EFFECT***

### **Proposed development on Lot 119 DP 750558 – 2876 Peak View Road, Peak View NSW 2630**

- 1) Development application is for construction of a new 4 bedroom class 1A dwelling on a rural holding at the above address.
- 2) Development is on a combined allotment of 50.13ha.
- 3) The existing land use is vacant being covered with natural growth & numerous trees.
- 4) Proposed development is serviced for the needs of residential habitation as follows:
  - Served by an all weather sealed roadway to the front boundary.
  - Served by a formed earthen roadway from the roadway to the house site.
  - Served by electricity.
  - Building services will be from onsite rainwater tanks.
  - Served by an effluent disposal system complying with the determination of the Snowy Monaro Regional Council.
- 5) The proposed development does not impact on surrounding properties in any of the following areas:
  - Overshadowing.
  - Unreasonable noise.
  - Emissions to the atmosphere.
  - Erosion.
  - Effect on flora or fauna.
  - Water run-off other than naturally occurring surface flow.
- 6) Proposed development will be placed with a minimum floor height as required by AS3660.1 and cannot be referenced to a datum. (House floor is proposed to be approximately .6m above ground level.)
- 7) Proposed development does not appear to be within a zone which will be affected by existing agricultural use i.e. cropping and the associated management of these lands.
- 8) Proposed development is sited to conform with development application requiring minimum distance from the road.

### **Summary**

In view of the fact that the proposed development is for a new dwelling on an existing rural holding, with no envisaged detrimental effects on the environment or neighbourhood then the proposal is seen as being of negligible impact.



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### 13.1 TABLING OF DISCLOSURES OF PECUNIARY INTEREST RETURNS

Record No:

Responsible Officer:	Director Corporate and Community Services
Author:	Secretary Council & Committees
Key Direction:	4. Leadership Outcomes
Delivery Plan Strategy:	10.1 Planning and decision making is holistic and integrated and has due regard to the long term and cumulative effects
Operational Plan Action:	10.1.1 Council has a transparent and bold growth objective which provides a framework for decision making
Attachments:	1. List of Position Occupied by Designated Person
Cost Centre	Corporate Services/Governance
Project	Tabling of Disclosures by Councillors and Designated Persons Section 499 Returns
Further Operational Plan Actions:	

#### EXECUTIVE SUMMARY

Pursuant to Section 449(3) of the Local Government Act 1993, Councillors and staff holding a designated position as at 30 June in any year must complete a Disclosures by Councillors and Designated Persons return and lodge it with the General Manager within three months of that date.

Section 449(1) of the Local Government Act 1993 states that *"A councillor or designated person must complete and lodge with the General Manager, within 3 months after becoming a councillor or designated person, a return in the form prescribed by the regulations."*

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

#### OFFICER'S RECOMMENDATION

That Council receive and note;

- A. That Disclosure of Pecuniary Interest returns have been completed by all Councillors and designated staff by 30 September 2018, as required by the Local Government Act Section 441.
- B. The list of Council staff roles identified who are required to complete a Disclosure of Pecuniary Interest Returns for the period 1 July 2017 to 30 June 2018.
- C. That these returns will be kept in a register at Council as required.

#### BACKGROUND

Section 441 of the LGA, specifies those who are required to make disclosures of interest. Those required include Councillors, General Managers, other Senior Staff of Council or other members or delegates of the Council designated by the Council because of the type of Council functions they perform.

A review of staff positions was conducted in July 2017 to identify positions within the new approved organisation structure that fall within the definition of designated persons. The register has been updated to reflect the approved organisation structure that took place in April this year.

It should be noted that out of the 99 positions identified as designated persons, 14 of those positions are vacant, as at 21 September 2018. A list of the Council positions currently occupied by a designated person is attached to this report.

Council is required to keep a Pecuniary Interest Register containing the returns of Councillors and designated persons.

## **QUADRUPLE BOTTOM LINE REPORTING**

### **1. Social**

Returns disclosing the interests of councillors and designated persons are required to be made publicly available for viewing under the Government Information (Public Access) Act and the GIPA Regulation 2009.

The Privacy and Information Commissioner has made guidelines to assist councils to determine how to disclose this information in a way that promotes the public interest but also protects the privacy and safety of the individuals making the return.

These guidelines provide that the requirement in Schedule 1 (2)(2)(a) of the GIPA Regulation that the returns of councillors and designated persons be released as part of local councils' open access information should be interpreted as follows:-

- The returns should be made publicly available for inspection free of charge.
- Copies may be made in accordance with the GIPA Regulation Part 2(4)(b).
- Local councils should note clearly on their website that the returns are available for inspection at council offices during ordinary business hours.
- Information contained in the returns should not be placed on the website of a local council.

### **2. Environmental**

The recommendation contained in this report will not have any impacts on environmental sustainability.

### **3. Economic**

The collection and reporting of Pecuniary Interest Returns is funded from the salaries and wages of the Corporate Governance Cost Centre in the 2018 budget.

### **4. Civic Leadership**

Completion of these returns enables the public to see that Council's activities are conducted in an open and transparent manner.

LIST OF POSITIONS OCCUPIED BY DESIGNATED PERSONS @ 30 JUNE 2018

<b>Executive Office</b>
General Manager
Executive Manager Innovation & Business Development
Organisational Risk Officer
Internal Auditor
<b>Operations and Infrastructure</b>
Director Operations & Infrastructure
Group Manager Transport Infrastructure
Manager Maintenance
Supervisor - Maintenance
Supervisor - Reactive Maintenance
Manager Construction
Supervisor - Construction
Supervisor - Contracts & Major Projects
Environmental Technical Officer
Assets Inspection Officer
Quarry Operations Officer
Group Manager Water and Waste Water Services
Manager – Water and Wastewater
Supervisor – Water Operations
Supervisor – Waste Water Operations
Supervisor - Network Operations
Water and Wastewater Engineer
Capital Projects Engineer
Backflow and Liquid Trade Waste Officer
Group Manager Asset Management and Engineering Services
Team Leader Assets and Engineering Services
Development Engineer
Manager – Fleet and Plant
Group Manager Facilities Management
Manager Land and Property
Land and Property Officer
<b>Environment and Sustainability</b>
Director of Environment and Sustainability
Group Manager – Resource and Waste Management
Manager Resource and Waste Facilities
Manager Resource and Waste Services
Group Manager Environmental Management
Environmental Health Officer
Rangers x 3
Manager Vegetation Management
Vegetation Management Officers x 6
Group Manager Development and Building Certification
Manager Development
Duty Town Planner

Town Planner x 3
Health & Building Surveyor Jindabyne
Health & Building Surveyor Bombala
Health & Building Surveyor Cooma
Group Manager Economic Development and Tourism
Community Development Planner
Recreation Planner
Manager Tourism and Events
<b>Corporate and Community Services</b>
Director Corporate and Community Services
Group Manager Governance
Secretary Council and Committees
Team Leader Records Management
Manager ICT
Network Administrator
Chief Financial Officer
Manager Finance
Financial Accountant
Management Accountant
Revenue Officer x2
Grants Officer
Team Leader Organisation Procurement
Purchasing Officer Cooma Depot
Stores Officer - Berridale
Stores Officer - Bombala
Group Manager People and Culture
Group Manager Community Support Services & Aged Care
On Site Manager Yallambee
On Site Manager Snowy River Hostel
Manager Community Support Services
Manager Library Services

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**15.1 NOTICE OF MOTION CR MASLIN - JINDABYNE STRATEGY**

Record No:

Responsible Officer: Acting General Manager  
Author: Councillor Anne Maslin  
Attachments: Nil

---

Councillor Anne Maslin has given notice that at the Ordinary Meeting of Council on 1 November 2018, she will move the following motion.

**MOTION**

That Council,

- A. Approach NSW Planning Minister (Anthony Roberts) to commission a Special Project to formulate the future strategic plan for Jindabyne township and surrounds; and
- B. That the Project should engage suitably qualified town planning experts and architects, to undertake planning that includes, but is not limited to the following:
  - Ways to make the Jindabyne shopping district address and embrace Lake Jindabyne, with easy pedestrian access,
  - A review of zoning for future housing developments,
  - Recommendations on the optimum size of Jindabyne, given current infrastructure,
  - Infrastructure including schools, community centre, health services, aged care, and library; and
  - Protecting and enhancing the natural assets and ecological values of Jindabyne, and acknowledging the opportunity to make Jindabyne one of the most beautiful towns in Australia

**BACKGROUND**

Given the continuing growth of Jindabyne and surrounds, a new Strategy is required to update the existing LEP. With the breadth and scale of the required Strategy, and the need to expedite this process, it could not be reasonably expected that Council resources could undertake this planning given the current large number of priorities. The resources of the NSW State Government would be well positioned to deliver a comprehensive new Strategic Plan, in co-operation with Snowy Monaro Regional Council.

It is noted that in the South East Development Strategy, the NSW State Government has determined that the Snowy Mountains will be the premier winter and summer Alpine resort area for Australia.

---

Clause 9. 1 of Council's Code of Meeting Practice provides as follows:

**9.1 Notices of Motion**

- (1) *The deadline for lodging notices of motion in writing for inclusion on the business paper for consideration at any meeting of the Council, shall be eleven (11) days prior to the meeting.*
  - (2) *A councillor must give notice of business in writing no later than 4.00pm on the Tuesday that follows the ordinary meeting of council.*
  - (3) *At an Ordinary meeting Councillors may give notice of motions in writing to be listed as matters on the business paper for the next Ordinary meeting of Council.*
  - (4) *The rules applying to the content of Questions also apply to the content of Notices of Motion.*
  - (5) *Councillors are to ensure, where it is intended that staff be asked to carry out some specific defined action, that a Notice of Motion is written in such a way that, if carried, the motion carries such clear and unambiguous direction.*
-

---

## 15.2 NOTICE OF MOTION - CR HASLINGDEN PLAYGROUND MOTION

Record No:

Responsible Officer: Acting General Manager  
Author: Councillor Sue Haslingden  
Attachments: Nil

---

Councillor Suzanne Haslingden has given notice that at the Ordinary Meeting of Council on 1 November 2018, she will move the following motion.

### MOTION

**That** Council commit to using Bombala reserve funds to:

- a) upgrade playground and picnic facilities in Bombala adjacent to the 'all abilities' play park, and to
- b) provide the Bombala Swimming Pool Facility with outdoor tables, chairs and sun protection (i.e. heavy duty umbrellas).

### BACKGROUND

The new all abilities playground that was a project under the Stronger Communities Fund is proving to be of great success. This playground is specifically designed to cater so that is useable by everyone, especially those with disabilities.

However, this upgrade resulted in the demolition of existing equipment due to both its failure to meet current regulations and it not being suitable for 'all abilities'.

The new area is linked to the existing BBQ pavilion and is enclosed by a fence for toddler safety.

The overall park area is a valued recreational space in Bombala, used by locals and visitors.

During the planning of the Stronger Communities Project, the Playground Consultative Committee had discussed continuing with the upgrades to design a stage two space playground to enhance the defined 'all abilities' space and visitation to the park.

The aim is to include a wider selection of equipment, including a 'balance' bike circumference track, upgraded picnic shelters, extra lighting and another BBQ.

Playground equipment could include:

#### **A Moduplay Trampoline unit :**

A Trampoline Loop Z-1345 which is more of an endurance marathon than a trampoline! 10 x 60-degree sections in sequence. that is heavy duty construction suitable for public spaces. The mat is easily removed for cleaning and service of the trampoline pit.

#### SPECIFICATIONS



15.2 NOTICE OF MOTION - CR HASLINGDEN PLAYGROUND MOTION

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- **Age Range** Mixed
- **Fall Height** 1200mm
- **Soft Fall Area** 8.65m x 6.20m
- **Total Dimensions** 6.15m x 3.70m
- **Colour** Various

Play Value



The below Spectra range makes for a striking feature for any play area. On its own, it presents three challenging trails to challenge different age groups. Better still, it integrates seamlessly with Moduplay's other rope products to create a greater extended climbing adventure. The sturdy Australian design utilises steel, rope and densapanel plastics to create a rugged piece of equipment suited perfectly for demanding local environments.

SPECIFICATIONS

- **Age Range** Mixed / Primary
- **Fall Height** 2300mm
- **Soft Fall Area** 40m<sup>2</sup>
- **Space Req. Incl Soft-fall** 7.70m x 7.40m
- **Colour** Various

Play Value



**An adventure+ Mound Slide:**

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S0990U 2.2m high 4.5m Mound Slide

- Equipment Size: 4.0m x 1.0m
- Required Area: 6.0m x 2.6m
- Recommended Age Group: Senior 8-12 Years
- Use: Community, Schools



Slide unit for installation on to a sloping site, constructed in the **spectrum+** range of equipment. **spectrum+** is an exceptionally robust powder coated galvanised steel style of equipment with a range of accessories in other materials. With carefully engineered component designs and vandal resistant fasteners, coupled with extensive colour options, it combines functionality and durability with high visual impact.



This could be designed similar to the Sixth Avenue Reserve Playground Ascot Park in South Australia with the slippery dip built on a mound and has a rock staircase to climb to the top:



Pool or Park Seating: The Citistyle Wave Seat from [Unisite](#) is designed specifically for public use.

For Pool Shade: The Nova HD giant umbrella offers maximum shade protection for residential and commercial areas. The canopy arms are super-strong and are connected to an impressive 90mm mast with six internal reinforcing channels. Pricing starts from \$2850.

<http://capfencing.com.au/heavy-duty-umbrellas/>

These umbrellas need to be securely fastened.

If any SMRC Councillors or Staff are interested, do visit:

<https://www.ipwea.org/HigherLogic/System/DownloadDocumentFile.ashx?DocumentFileKey=a5cd69ab-a893-4cf4-b8d5-d622a156f0c0>



to read the State of the Sector Report –Park Playground Planning & Management/Exploring Park Playground Planning & Management.

Feedback from the Community would be sought via ‘Have Your Say’ and an exhibition of proposed plan.

Clause 9. 1 of Council’s Code of Meeting Practice provides as follows:

**9.1 Notices of Motion**

- (1) *The deadline for lodging notices of motion in writing for inclusion on the business paper for consideration at any meeting of the Council, shall be eleven (11) days prior to the meeting.*
  - (2) *A councillor must give notice of business in writing no later than 4.00pm on the Tuesday that follows the ordinary meeting of council.*
  - (3) *At an Ordinary meeting Councillors may give notice of motions in writing to be listed as matters on the business paper for the next Ordinary meeting of Council.*
  - (4) *The rules applying to the content of Questions also apply to the content of Notices of Motion.*
  - (5) *Councillors are to ensure, where it is intended that staff be asked to carry out some specific defined action, that a Notice of Motion is written in such a way that, if carried, the motion carries such clear and unambiguous direction.*
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**15.3 NOTICE OF MOTION - CR HASLINGDEN OFFICIAL AUSTRALIA DAY REGIONAL CEREMONY  
2019.**

Record No:

Responsible Officer: Acting General Manager  
Author: Councillor Sue Haslingden  
Attachments: Nil

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Councillor Suzanne Haslingden has given notice that at the Ordinary Meeting of Council on 1 November 2018, she will move the following motion.

**MOTION**

That the SMRC Official Australia Day Ceremony be held in Bombala on Saturday January 26, 2019 to coincide with Australia Day Events planned by the Bombala Australia Day Committee.

**BACKGROUND**

The Bombala Australia Day Committee has moved a motion at their recent meeting to provide an expression of interest to SMRC to host the SMRC's official Australia Day event on Saturday January 26, 2019.

Bombala holds its Australia Day celebration only ever on a Saturday. Therefore is it perfect timing to hold the regional celebration in Bombala on this day.

Council resolved on 21 June 2018 Ordinary Meeting to:

<b>COUNCIL RESOLUTION</b>	<b>239/18</b>
That Council:	
A. Provide advisory assistance, only, through the SMRC Event Co-Ordinator role, to each community group to arrange their own event;	
B. Provide SMRC staff assistance through the SMRC Event Co-ordinator role to hold an 'Australia Day Official Regional Ceremony';	
C. Provides the basic insurance cover for each community event, subject to a detailed proposal of activities to be submitted to Councils Organisational Risk Officer by 3 <sup>rd</sup> December 2018;	
D. Ensure Councillors participate in events as much as possible, and;	
E. Authorise the expenditure and allocate an amount of \$10,000 in the 2019 financial year budget with funding to be provided from 'other internal' reserves to be co-ordinated and distributed by the SMRC Events Co-ordinator to the various events across the region.	
Moved Councillor Corbett	Seconded Councillor Haslingden
	<b>CARRIED</b>

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### **Report Content from 21 June 2018**

*Australia Day is an important national event. Although it is the subject of different controversies at a national level, at the local level in the region it remains of significance to many in the community.*

*Prior to the merger of the three Council areas Australia Day was organised quite differently across the region. Many were run as local community events organised by community groups whilst others were more official with large budgets and Council working parties as the organisers.*

*Since the merger of the three council areas, arrangements for Australia Day events has yet to be clearly defined. However after the 2018 celebrations were held it was determined that a more consistent and organised approach was needed by Council in whatever form it should take.*

*A report to the April 19th 2018 Council meeting, endorsed the formation of an Australia Day advisory group to discuss the issues associated with the Australia Day events across the region and to find a way forward for the organisation of the event across the Snowy Monaro Region. The advisory group was asked to consider and report on recommendations for the future of the organising of the event across the region from both a Council perspective and the community's expectations.*

*The advisory group formed was made up of three SMRC Councillors and three SMRC staff members, all with significant experience with Australia Day events throughout the region in the past.*

*The Advisory group determined that:*

- *Each individual town/village wanted to be able have their own event that suited their own and differing community's needs.*
  - *One 'official event' held in one location would not meet the needs or expectations of the regional community, even if it was rotated to different towns each year.*
  - *Whilst the State Government is pushing to have one regional event with regional award winners etc. it was strongly agreed that this would not suit our geographically extra-large region and the individual towns and villages would strongly reject this notion.*
  - *Council would not be able to resource the organisation of several individual events across the whole region.*
  - *There is a preference that community groups continue to organise and take ownership of their own events. These groups already exist and have been organising their Australia Day events for some time now. Cooma would be the only town to have to form a new group.*
  - *Council has a civic duty to provide leadership with each event in the form of an 'overseeing style' approach to the community groups including; advisory assistance where needed, promotional support, protocol advice, Councillor support and governance support including financial and insurance assistance.*
  - *There is potential for an 'official regional ceremony' to be held in one location and including a citizenship ceremony, Mayoral attendance and a formal ceremony. This official ceremony could be rotated year after year between the three main townships of Cooma, Jindabyne & Bombala. However it MUST be held on Australia Day, 26<sup>th</sup> January. This may restrict Bombala's opportunity to host an official regional ceremony as currently they prefer to hold their Australia Day Celebrations on a Saturday close to Australia Day in conjunction with their Wool and Wood Festival.*
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- *Each community would be able to apply through the Australia Day Council to supply certificates for their individual area awards if they choose to present awards and also to apply to be involved in the National Ambassador program. This would be the decision and responsibility of each individual community group.*
- *Council would need to provide financial assistance to each community for the general costs involved in running a community event. The distribution and co-ordination, of this budget, including promotional costs, would be through the SMRC Events co-ordinator role.*
- *Previously the Mayor donated \$200 to communities that asked for it – this would no longer be required if a set budget is allocated.*
- *The SMRC Events co-ordinator would provide a communication link for all of the groups in terms of Council requirements, protocol consistencies and the new arrangements if adopted.*

Unfortunately as yet, an Events Coordinator has not been employed or allocated to facilitate communication etc. The deadline to apply for an ambassador is now closed, but Bombala did take the initiative to apply and have done so within the timeframe.

The Committee is active and passionate. The celebration in Bombala combines a Wool and Wood Festival, previously Citizenship ceremonies and Awards, a Mini Triathlon and potentially next year a 'Funkhana' – involving Pony Clubs.

The Committee is aware that a detailed proposal of activities needs to be provided to the SMRC Risk Officer by December 3, 2018.

Clause 9. 1 of Council's Code of Meeting Practice provides as follows:

**9.1 Notices of Motion**

- (1) *The deadline for lodging notices of motion in writing for inclusion on the business paper for consideration at any meeting of the Council, shall be eleven (11) days prior to the meeting.*
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  - (5) *Councillors are to ensure, where it is intended that staff be asked to carry out some specific defined action, that a Notice of Motion is written in such a way that, if carried, the motion carries such clear and unambiguous direction.*
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## 19. 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:

#### **19.1 Audit, Risk and Improvement Committee Offer of extension to Mr M Pearson**

Item 19.1 is confidential in accordance with s10(A)(2)(a) of the Local Government Act because it contains personnel matters concerning particular individuals (other than councillors) and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

#### **19.2 Proposed Container Deposit Revenue Share Agreement**

Item 19.2 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.

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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.