

**GENERAL MANAGER'S REPORTS TO COUNCIL MEETING
TO BE HELD TUESDAY 27 NOVEMBER 2018**

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DELEGATES' REPORTS

ITEM NO. 1-DELEGATE'S REPORT – SOUTH WEST ZONE LIBRARY MEETING
FILE: 03.16.06 / 07.01.01
FROM: COUNCILLOR SMITH

Background

The NSW Public Libraries Association (NSWPLA) advocates for public libraries across the state, the most recent example being the *Renew Our Libraries* campaign. NSWPLA has 3 tiers of representation, elected representatives ie Councillors, administration representatives ie Council management and Library managers, and is divided into zones, Jerilderie belonging to the South West Zone (SWZ).

These meetings are held 6 monthly. Councillors who are Library Committee representatives are invited to the SWZ meeting to be informed and encourage political advocacy of public libraries.

SWZ has historically been very active, in both collaboration and representation, but participation from member Libraries/Councils has waned in recent years. With the success and interest generated by the *Renew Our Libraries* campaign it is hoped to reinvigorate the SWZ and look towards succession planning.

Through advocacy, as a collective, SWZ was able to achieve the creation of the SWZ Digital Library, which continues through our libraries as BorrowBox and RB Digital.

Items presented included:

- the State Library of NSW Report November 2018
- the Public Libraries Consultative Committee Update
- NSWPLA President's update on *Renew Our Libraries* (attachment # 1)
- SW Zone Training and Events – this Zone training is provided free and is available for all Library Staff. Additionally the State Library is making more seminars/training available regionally, decreasing the amount of travel involved and increasing the potential for participation
- SWZ Digital Library Report (attachment # 2 SWZ 2017-18 user statistics)
- A spreadsheet had been prepared by Cr Dallas Tout, President NSWPLA reflecting the \$ implication of present funding

I would like to mention that Robert Knight, OAM, Executive Director of the Riverina Regional Library is President Elect of the Australian Library and Information Association (ALIA) which is the peak body for Library professionals. He will take up his role in 2019.

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The next SWZ Meeting is 30 May 2019 in Narrandera.

The next SWZ Library Managers’ Meeting is 13 March 2019 in Tocumwal.

Cr Gaila Smith
DELEGATE

ITEM NO. 2 - DELEGATE'S REPORT – BERRIGAN JERILDERIE COMMUNITY NETWORK (BJCN)
FILE: 03.16.06 / 02.18
FROM: COUNCILLOR SMITH

On 14 November 2018, I attended a meeting of the Berrigan Jerilderie Community Network (BJCN) in Finley.

Background

This group was developed as a communication channel to increase awareness of community services that are present within the past Jerilderie and Berrigan Shire areas. It allows for updating of services, problem solving and inter-agency engagement. These meetings are held quarterly at the Intereach Community Hub in Finley, and chaired by Intereach.

Numerous organisations are involved, and reflect all areas of community service, including infant and maternal health, child and family services, mental health, community financial advisors, legal aid and police services, as well as social service organisations and Council representation from the Jerilderie/Berrigan areas.

The value placed on this group's ability to communicate is reflected by the variety and number of organisations attending.

Items raised included:

- Ongoing discussion regarding improving business access for those with a disability and the promotional program being run by Intereach. This will become more relevant when Council undertakes its access audit;
- Discussion regarding holding a Kidsfest in Jerilderie, similar to the one in Berrigan earlier this year;
- Discussion lead by Jo Ruffin, Berrigan Shire Strategic and Social Planning Coordinator, regarding the State Government produced document Population Futures, and how it will impact the provision of community services within our area. There is a need to develop locally a document that is more able to reflect our communities needs and their provision into the future;
- Client contact by Access. Access is an initial mental health phone-support service, and is presently experiencing significant difficulty undertaking phone counselling due to the phone service either dropping out or not being available. Though specifically a Murrumbidgee Health service provision issue, this has potential for significant community impact;
- Social Inclusion Day is 27 November.

The next meeting is scheduled for 14 February 2019.

Cr Gaila Smith
DELEGATE

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ITEM NO. 3 - DELEGATE’S REPORT – WESTERN RIVERINA ARTS
FILE: 07.06
FROM: COUNCILLOR BRYCE

On 31 October 2018 I attended a meeting of the Western Riverina Art held in Leeton.

- The Audit completed and presented, with a \$500.00 surplus
- Independent EFTPOS card purchased for use at events and for possible donations.
- Ongoing monthly meetings between Chair and Derek.
- Murra exhibition opens in Griffith on Wednesday 14 November, 2018 at 12.00 pm.
- CAP’s grants over-subscribed, due for release in December.
- New promotion flags and sandwich board purchased for promoting events.
- Successful art competition held at Taste Coly.
- New initiative of “an artist hanging event” to be scoped for each Council area next year.
- Vic McEwan is the final exhibition for 2018, in Narrandera in December.
Discussion again on an arts space in Leeton, possibilities have been positive.
Spoken to local Member for support.
- Next meeting in Narrandera in late December.

Cr Faith Bryce
DELEGATE

ITEM NO. 4 - DELEGATE’S REPORT – CENTRAL COREE COMMUNITY CENTRE
FILE: 04.34
FROM: COUNCILLOR BRYCE

On Tuesday 13 November 2018, I attended the Annual General Meeting of the Central Coree Community Centre Committee, on behalf of Councillor McRae.

- Function dates booked in calendar for 2019;
- Appreciation to Bev and Morris Lawton for initiating can and bottle recycle program and its profitable additional funds for the centre. They are happy to continue in 2019;
- Stools to be added to the hire list for events;
- Ability to access tennis nets if whole facility isn't hired. Solution to leave a net in the wheely bin outside the container;
- New playground needs a shade sail. Suggest that this, along with any future projects, be scoped and costed, ready for a grant application when any arise.

Cr Faith Bryce
DELEGATE

ITEMS FOR DECISION

ITEM NO. 5 – SALE OF LAND, COLEAMBALLY
FILE: 04.14
FROM: EXECUTIVE ASSISTANT

Council is currently in the process of selling land situated at 10 Curlew Avenue, Coleambally, to CJ and PJ Noack.

The Contract for the sale of land has been signed, and returned to Council’s solicitor for exchange. A resolution of Council is required to affix the Common Seal to the Transfer document.

RECOMMENDATION

The Common Seal of Council be affixed to documents relating to the sale of 10 Curlew Avenue, Coleambally to CJ and PJ Noack.

ITEM NO. 6 – GRAHAM ROAD AND FIELD ROAD TABLE DRAINS
FILE: 06.08
FROM: OPERATIONS MANAGER

BACKGROUND

A property owner within the Coleambally Irrigation Area has expressed concern regarding two farms on Graham Rd where access tracks were constructed crossing Murrumbidgee Council’s table drains without culverts in place.

The concern is that a significant rainfall event could lead to flooding due to the newly constructed access tracks blocking Council’s table drains.

Figure(s) 1, 2 & 3 refer to the farms in question.



Figure 1: Farm 600



Figure 2: Farm 597



Figure 3: Farm 597

INVESTIGATION

The Operations Manager (South) and Overseer (South) undertook a visual assessment of Graham Road and Field Road on 19 September 2018, and it was evident that the issue of farmers constructing access tracks across Council table drains without culverts is far more widespread across the Coleambally Irrigation Area, and is not localised to the two farms on Graham Road.

Coleambally Irrigation's Asset Manager has also confirmed on 19 September 2018 that the issue of property owners constructing access tracks without culverts across Council table drains is an ongoing problem that affects a large portion of the Coleambally Irrigation Area.

The pictures below show access tracks leading to farms by crossing Council table drains along both Graham Road and Field Road.

Figure(s) 4-18 show 12 farms on Graham Rd and Field Rd that do not have associated culverts installed with access tracks.

Figure(s) 19-21 shows the only 3 access tracks on Graham Rd and Field Rd which have culverts installed.

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Figure 4: Farm 568



Figure 5: Farm 567



Figure 6: Farm 565

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Figure 7: Farm 563



Figure 8: Farm 539



Figure 9: Farm 539

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Figure 10: Farm 539



Figure 11: Farm 539



Figure 12: Farm 537

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Figure13: Farm 535



Figure 14: Farm 535



Figure 15: Farm 522

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Field Road Access Tracks



Figure 16: Farm 522



Figure 17: Farm 547



Figure 18: Farm 547

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Access Tracks with Culverts



Figure 19: Farm 562



Figure 20: Farm 562



Figure 21: Fire Shed Graham Road

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SUMMARY

As this issue is far more widespread across the Coleambally Irrigation Area than initially thought, simply asking the two landholders in question to install culverts may bring about a reaction of why are they being targeted, especially since Council have allowed other landholders to construct access tracks without culverts over table drains in the area without consequence.

RECOMMENDATION

- Letters be sent to all property owners within the Coleambally Irrigation Area informing them that permission from Council is necessary prior to constructing access tracks across Council’s table drains;
- Property owners be informed that contractors are required to register with Council prior to constructing access tracks and installing culverts;
- Provide a 6-month notification period for property owners with existing access tracks across table drains without culverts to contact Council in order to rectify the issue.
- Following the notification period, an inspection of table drains to be conducted and a further report presented to Council.

ITEM NO. 7 - DRAFT DARLINGTON POINT AND ENVIRONS FLOOD STUDY
FILE: 04.25.15
FROM: MANAGER, PLANNING & ENVIRONMENT

In 2017, Council commenced preparation of the draft Darlington Point and Environs Flood Study. The project has been overseen by the Floodplain Risk Management Committee.

The draft Study was first presented to Council at the August 2018 meeting. It was resolved to publicly exhibit the Plan and undertake a community meeting during the exhibition period in accordance with Section 160 of the Local Government Act 1993.

By the close of the exhibition period, a total of 7 submissions were received. A copy of the submissions are provided in the attachments (attachment # 3).

The submissions raised no concerns requiring the Flood Study to be altered, so there are no changes to the Study that was tabled at the August 2018 meeting of Council.

An issue was raised regarding a causeway on Hay Road, and this will be referred to the next stage of the process in accordance with the NSW Floodplain Management Manual – the Floodplain Risk Study and Plan.

The submissions and the causeway concerns where reviewed by the Darlington Point Floodplain Risk Management Committee on Monday 19 November 2018 and the Committee resolved the following:

That Floodplain Risk Management Committee endorse the Darlington Point and Environs Flood Study, and recommend adoption by Council noting the submission regarding the culvert under Hay Road and option of causeway.

The causeway issue to be referred to the Floodplain Risk Management Study and Plan.

Moved - Cr Curphey Seconded - Cr Wells

Conclusion

The Flood Study will provide the basis from which Council can undertake further protection works and define flood planning controls for Darlington Point and Environs. It is therefore recommended that the Darlington Point and Environs Flood Study be adopted in accordance with Section 161 of the Local Government Act 1993.

RECOMMENDATION

That the Darlington Point and Environs Flood Study be adopted in accordance with Section 161 of the Local Government Act 1993.

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**ITEM NO. 8 - INDEPENDENT DEVELOPMENT APPLICATION ASSESSMENT-
INDEPENDENT LIVING UNITS**

FILE: 04.15.03

FROM: MATT JOHNSON, CONSULTANT PLANNER (HABITAT PLANNING)

INTRODUCTION

Murrumbidgee Council has sought an independent assessment of a development application for four (4) independent living units at 16-18 Bunyola Boulevard, Jerilderie. The independent assessment is requested on the basis that Council is the owner of the land of the proposed development and there may be a perceived or real conflict of issue.

The assessment is made on behalf of Council by planning consultants Habitat Planning and satisfies Council's obligations as the consent authority to assess the development application in accordance with the requirements of Section 4.15 of the *Environmental Planning & Assessment Act 1979*.

APPLICATION DETAILS

DA No:	DA17-18/19
Date received:	16 October 2018
Applicant:	Jerilderie Independent Living Limited
Owner:	Murrumbidgee Council
Proposal:	Four (4) x two (2) bedroom independent living units
Cost of development:	\$880,000

LAND DETAILS

Title description:	Lots 76-77, DP1225744
Address:	16-18 Bunyola Boulevard, Jerilderie ("Wunnamurra Estate")
Area:	4,000m ²
Existing conditions:	Vacant land

PLANNING CONTROLS

LEP:	Jerilderie Local Environmental Plan 2012 (JLEP)
Zoning:	RU5 Village
Application 'trigger':	The proposed dwelling and associated works are not exempt or complying development and therefore requires development consent.

NOTIFICATION & REFERRALS

NOTIFICATION POLICY:

The application was notified in accordance with Council's Development Notification Policy from Wednesday 17 October 2018 until Tuesday 30 October 2018. It is noted that no submissions were received during this period.

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External referrals:

The application was not referred to any government agencies.

Internal referral:

The application was not referred to any internal staff.

MATTERS FOR CONSIDERATION (s.4.15 of EP&A Act)

In determining a development application, a consent authority (in this case Council) is to take into consideration the following matters under Section 4.15 of the EP&A Act as they are relevant to the subject of development application.

- (a) the provisions of:
 - (i) any environmental planning instrument, and
 - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
 - (iii) any development control plan, and
 - (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and
 - (iv) the regulation (to the extent that they prescribe matters for the purpose of this paragraph),
 - (v) (Repealed),that apply to the land to which the development application relates,
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environment's, and social and economic impacts in the locality,
- (c) the suitability of the site for the development,
- (d) any submissions made in accordance with this Act or the regulations,
- (e) the public interest

The following sections provide an assessment against each of these matters.

It is also confirmed that the proposed development is not identified as 'Designated Development', pursuant to Section 4.10 of the EP&A Act or "Integrated Development" pursuant to Section 4.46 of the EP&A Act.

THE PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT – SECTION 4.15(1)(A)(I)

An 'environmental planning instrument' includes both State Environmental Planning Policies (SEPP) and Local Environmental Plans, but not Development Control Plans.

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Those relevant environmental planning instruments relevant to the proposal are addressed as follows.

STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)

The following SEPPS apply to the proposed development:

- *State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)* sets out considerations relating to land contamination across the state. In the context of this application, clause 7 of SEPP 55 generally requires that consideration be given to whether or not land proposed for development is contaminated and fit for use for its intended purpose. The subject land is currently vacant and was previously approved for residential development, therefore the land is not considered to be contaminated and is considered fit for use for its intended purposes.
- *State Environmental Planning Policy (building sustainability index: BASIX) 2004* seeks to encourage sustainable residential development via the preparation of a BASIX certificate for 'BASIX affected development' including the proposed residential dwelling. In response, a BASIX certificate has been prepared in accordance with SEPP, which demonstrates that the proposed dwelling satisfies relevant *energy, water and thermal efficiency requirements*.
- *State Environmental Planning Policy (Housing for Seniors or People With A Disability) 2004* applies as the subject development will be provided for persons aged over 55 years of age. An assessment is therefore required under the provisions of this SEPP as outlined below:

CLAUSE REFERENCE/REQUIREMENTS	ASSESSMENT
CL. 4(1) LAND TO WHICH THIS PLAN APPLIES	THE SUBJECT LAND IS ZONED RU5 VILLAGE UNDER THE LEP AND SENIORS HOUSING IS PERMITTED WITH CONSENT IN THIS ZONE.
cl. 8-13 Key Concepts	FOR THE PURPOSES OF THIS APPLICATION, THE DEVELOPMENT WILL BE AVAILABLE TO 'SENIORS', BEING PERSONS AGED OVER 55 OR PEOPLE WITH A DISABILITY. FOR THE PURPOSES OF THE SEPP, THE DEVELOPMENT IS CLASSIFIED AS 'SENIORS HOUSING' COMPRISING SELF-CONTAINED DWELLINGS.
cl. 18 Restrictions on occupation of seniors housing	THE PROPOSED DEVELOPMENT WILL BE RESTRICTED TO THE FOLLOWING PERSONS, WHICH COMPLIES WITH THE PROVISIONS OF THIS SEPP: (A) SENIORS OR PEOPLE WHO HAVE A DISABILITY, (B) PEOPLE WHO LIVE WITHIN THE SAME HOUSEHOLD WITH SENIORS OR PEOPLE WHO HAVE A DISABILITY,

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CLAUSE REFERENCE/REQUIREMENTS	ASSESSMENT
	(C) STAFF EMPLOYED TO ASSIST IN THE ADMINISTRATION OF AND PROVISION OF SERVICES TO HOUSING PROVIDED UNDER THIS POLICY.
cl. 26 Location and access to facilities	<p>THE PROPOSED DEVELOPMENT GENERALLY COMPLIES WITH THIS CLAUSE AS THE SITE IS LOCATED WITHIN 400 METRES OF THE MAIN COMMERCIAL AREA OF JERILDERIE AND 200 METRES OF RECREATIONAL AREAS. EXISTING AND PROPOSED FOOTPATHS AND PATHWAYS CONNECTING THE SUBJECT LAND TO THESE FACILITIES ALSO COMPLIES WITH THE GRADE REQUIREMENTS OF AUSTRALIAN STANDARD AS 1428.</p> <p>IT IS NOTED HOWEVER THAT THE LAND IS LOCATED MORE THAN 400 METRES FROM A GENERAL MEDICAL PRACTITIONER AND THEREFORE DOES NOT COMPLY WITH THIS COMPONENT OF THE CLAUSE.</p> <p>NOTWITHSTANDING, THIS IS CONSIDERED SATISFACTORY IN THIS INSTANCE AS THE SITE IS LOCATED WITHIN CLOSE PROXIMITY TO THE HOSPITAL, WHICH CAN PROVIDE FACILITIES AND SERVICES FOR PERSONS LIVING WITHIN THIS DEVELOPMENT.</p>
cl. 27 Bushfire prone land	NOT APPLICABLE, THE SUBJECT LAND IS NOT IDENTIFIED AS BEING BUSHFIRE PRONE.
cl. 28 Water and sewer	COMPLIES, THE SUBJECT LAND WILL BE CONNECTED TO RETICULATED WATER AND SEWER. MORE SPECIFICALLY, SEPARATE WATER METERS WILL BE PROVIDED TO EACH RESIDENT.
cl. 30 Site analysis inclusive of items 30(3)-30(4)	COMPLIES THE PROPOSED DEVELOPMENT PROVIDES A SITE ANALYSIS OF THE PROPERTY AND ITS SURROUNDS, INCLUDING TOPOGRAPHY, SERVICES, ADJOINING BUILDINGS, VIEWS, VEGETATION AND THE LIKE, WHICH CONFIRMS THAT THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE CONTEXT AND SETTING OF THE AREA.
cl. 33 Neighbourhood amenity and streetscape	COMPLIES, THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED TO BE IN KEEPING WITH THE RESIDENTIAL CHARACTER OF THE AREA IN TERMS OF BUILDING MATERIALS, SETBACKS, HEIGHTS AND LANDSCAPING.
cl. 34 Visual and acoustic privacy	<p>COMPLIES, THE DEVELOPMENT HAS BEEN DESIGNED TO HAVE REGARD TO ADJOINING BUILDINGS IN TERMS OF VISUAL AND ACOUSTIC PRIVACY IN TERMS OF BUILDING SETBACKS, MATERIALS AND THE LIKE.</p> <p>WHILST IT IS ACKNOWLEDGED THAT THE DEVELOPMENT WILL GENERATE NOISE DURING CONSTRUCTION, THIS CAN BE APPROPRIATELY CONDITIONED.</p>
cl. 35 Solar Access and Design for Climate	COMPLIES, THE PROPOSED DEVELOPMENT PROVIDES APPROPRIATE SEPARATION DISTANCE BETWEEN DWELLINGS AND HAVE BEEN GENERALLY ORIENTATED TO FACE NORTH SO AS TO ACHIEVE APPROPRIATE SOLAR ACCESS.
cl. 36 Stormwater	COMPLIES, THE DEVELOPMENT WILL BE CONNECTED TO COUNCIL'S STORMWATER NETWORK.
cl. 37 Crime Prevention	COMPLIES, THE DEVELOPMENT GENERALLY COMPLIES WITH THE REQUIREMENTS OF CRIME PREVENTION THROUGH ENVIRONMENTAL

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CLAUSE REFERENCE/REQUIREMENTS	ASSESSMENT
	DESIGN (CPTED) AS IT PROVIDES APPROPRIATE SIGHT LINES, LIGHTING AND OPPORTUNITIES FOR PASSIVE SURVEILLANCE.
cl. 38 Accessibility	COMPLIES, THE DEVELOPMENT WILL BE CONNECTED TO THE WIDER FOOTPATH NETWORK OF JERILDERIE VIA THE CONSTRUCTION OF NEW INTERNAL FOOTPATHS.
cl. 39 Waste Management	COMPLIES, THE DEVELOPMENT WILL BE SERVICED BY COUNCIL'S KERBSIDE WASTE COLLECTION SERVICE.
cl. 40 Development standards – minimum sizes and building height	COMPLIES, THE DEVELOPMENT ACHIEVES THE FOLLOWING REQUIREMENTS: <ul style="list-style-type: none"> ▪ THE SITE IS MORE THAN 1,000M² IN SIZE; ▪ THE SITE HAS A ROAD FRONTAGE OF MORE THAN 20 METRES; & ▪ THE PROPOSED BUILDINGS ARE NOT GREATER THAN 8 METRES IN HEIGHT.
cl. 50 Standards that cannot be used to refuse development consent for self-contained dwellings	NOT APPLICABLE, THE DEVELOPMENT IS CONSIDERED TO BE GENERALLY ACCEPTABLE AS IT COMPLIES WITH THE MAJORITY OF THE STANDARDS AND CONTROLS AS OUTLINED WITHIN THIS REPORT.
Schedule 1 Environmentally sensitive land	NOT APPLICABLE, THE SUBJECT LAND IS NOT CLASSIFIED AS BEING 'ENVIRONMENTALLY SENSITIVE'.
Schedule 3 Standards concerning accessibility and useability for hostels and self contained dwellings	SEE BELOW ASSESSMENT FOR FURTHER DETAILS
Sch 3 (cl. 2) Wheelchair access	COMPLIES, THE SUBJECT LAND HAS AN OVERALL GRADIENT OF LESS THAN 10%.
Sch 3 (cl. 3) Security	COMPLIES, PATH LIGHTING IS PROPOSED AS PART OF THIS DEVELOPMENT.
Sch 3 (cl. 4) Letterboxes	COMPLIANCE, LETTERBOXES ARE PROPOSED AT THE FRONT OF THE SITE ADJACENT TO THE MAIN DRIVEWAY AND WILL BE WHEELCHAIR ACCESSIBLE AND LOCKABLE.
Sch 3 (cl. 5) Private car accommodation	COMPLIES, CAR SPACES ARE AT LEAST 3.5 METRES WIDE, WITH THE STACKED SPACE IN FRONT OF THE GARAGE BEING WIDER THAN THIS.
Sch 3 (cl. 6) Accessible entry	COMPLIES, EACH UNIT WILL HAVE AN ACCESSIBLE ENTRY.
Sch 3 (cl. 7) Interior - general	COMPLIES, EACH DOOR WILL BE AT LEAST 1M IN WIDTH IN ACCORDANCE WITH AS 1428.1.
Sch 3 (cl. 8) Bedroom	COMPLIES, EACH MASTER BEDROOM IS OF A SIZE TO ACHIEVE THE RELEVANT CLEARANCE AND CIRCULATION REQUIREMENTS, AS WELL AS THE RELEVANT POWER POINTS AND LIGHTING.
Sch 3 (cl. 9) Bathroom	COMPLIES, ALL BATHROOMS HAVE BEEN DESIGNED IN ACCORDANCE WITH AS 1428.1. CONSIDERATION HAS ALSO BE

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CLAUSE REFERENCE/REQUIREMENTS	ASSESSMENT
	PROVIDED TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB RAILS, PORTABLE SHOWER HEADS AND FOLDING SEATS.
Sch 3 (cl. 10) Toilet	COMPLIES, THE MAIN TOILET HAS BEEN DESIGNED IN ACCORDANCE WITH AS 1428.1.
Sch 3 (cl. 11) Surface finishes	COMPLIES, AS ALL EXTERNAL PAVED AREAS WILL HAVE A SLIP RESISTANT SURFACE.
Sch 3 (cl. 12) Door hardware	COMPLIES, ALL DOORS HARDWARE WILL COMPLY WITH AS 4299.
Sch 3 (cl. 13) Ancillary items	COMPLIES, AS ALL SWITCHES AND POWERPOINTS WILL BE INSTALLED IN ACCORDANCE WITH AS 4299.
Sch 3 (cl. 14) Additional standards for self contained dwellings	SEE BELOW FOR FURTHER DETAILS
Sch 3 (cl. 15) Living room and dining room	COMPLIES, ADEQUATE CIRCULATION SPACES HAVE BEEN PROVIDED AND MATTERS REGARDING TELEPHONE OUTLETS AND WIRING ALSO COMPLY.
Sch 3 (cl. 16) Kitchen	COMPLIES, AS THE DEVELOPMENT PROVIDES: <ul style="list-style-type: none"> ▪ ADEQUATE CIRCULATION SPACE AS PER AS 4299 AND 1428.1; ▪ KITCHEN FITOUT AS PER AS 4299; ▪ APPROPRIATE CUPBOARD HANDLES FOR ACCESS; AND ▪ MINIMUM OF 3 POWER OUTLETS AT THE FRONT OF THE WORK AREA SURFACE AND AN ACCESSIBLE POWERPOINT TO THE FRIDGE.
Sch 3 (cl. 17) Access to kitchen, main bedroom, bathroom and toilet	NOT APPLICABLE, THE DWELLINGS ARE SINGLE STOREY IN HEIGHT.
Sch 3 (cl. 18) Lifts in multi-storey buildings	NOT APPLICABLE, THE DWELLINGS ARE SINGLE STOREY IN HEIGHT.
Sch 3 (cl. 19) Laundry	COMPLIES, AS THE DEVELOPMENT PROVIDES ADEQUATE CIRCULATION SPACE, AUTOMATIC WASHING MACHINES AND DRYERS OF 1300MM WIDE, AS WELL AS SLIPE RESISTANT FLOORING.
Sch 3 (cl. 20) storage for linen	COMPLIES, EACH UNIT WILL BE PROVIDED WITH LINEN STORAGE AS PER AS 4299.
Sch 3 (cl. 21) Garbage	COMPLIES, GARBAGE STORAGE AREAS ARE LOCATED ADJACENT TO ALL UNITS.

LOCAL ENVIRONMENTAL PLAN (LEP)

The subject land is zoned RU5 Village within the Jerilderie Local Environmental Plan 2012 (JLEP).

The objectives of the RU5 Zone are:

- To provide for a range of land uses, services and facilities that are associated with a rural village.

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The proposed independent living units are consistent with the above objective as it provides for the housing needs (namely aged care) of the community via the construction of four (4) separately detached residential dwellings. The development will add to the range of services available within the RU5 Village and will provide an important community resource.

The proposed development is also consistent with the following clauses of the LEP:

JLEP CLAUSE REQUIREMENTS	ASSESSMENT
<p>Clause 2.3(2) Zone Objectives & Land Use Table</p> <p>The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.</p>	<p>SEE ABOVE FOR FURTHER DETAILS.</p>
<p>Clause 5.10</p> <p>Development consent is required for any of the following:</p> <ul style="list-style-type: none"> (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance): <ul style="list-style-type: none"> (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area, (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item, (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed, (d) disturbing or excavating an Aboriginal place of heritage significance, (e) erecting a building on land: <ul style="list-style-type: none"> (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance, (f) subdividing land: <ul style="list-style-type: none"> (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance. 	<p>WHILST IT IS ACKNOWLEDGED THAT THE SUBJECT LAND IS IDENTIFIED AS HERITAGE ITEM A1 – SITE OF THE PARK HOMESTEAD WITHIN SCHEDULE 5 OF THE LEP, IT IS NOTED THAT THE AREA OF PROPOSED WORKS ARE NOT LOCATED ON THE FORMER PARK HOMESTEAD SITE, WHICH IS LOCATED TO THE ADJACENT TO BILLABONG CREEK.</p> <p>ACCORDINGLY, FURTHER ASSESSMENT AGAINST THE HERITAGE PROVISIONS OF THE LEP IS NOT CONSIDERED NECESSARY IN THIS INSTANCE.</p>
<p>Clause 6.1 (3) Earthworks</p> <p>Before granting development consent for earthworks, the consent authority must consider the following matters:</p>	<p>WHILST IT IS ACKNOWLEDGED THAT THE PROPOSED DEVELOPMENT WILL INVOLVE A NUMBER OF MINOR EARTHWORKS, THESE ARE CONSIDERED ANCILLARY AS THEY WILL BE LIMITED TO MINOR SITE SCRAPE.</p>

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JLEP CLAUSE REQUIREMENTS	ASSESSMENT
<p>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</p> <p>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</p>	<p>CONSEQUENTLY, THE PROPOSED MINOR EARTHWORKS ARE NOT EXPECTED TO CREATE ANY ADVERSE ENVIRONMENTAL HARM.</p> <p>NOTWITHSTANDING THE ABOVE, A CONDITION WILL BE INCLUDED ON THE DEVELOPMENT CONSENT REQUIRING THE ESTABLISHMENT AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES.</p>
<p>Clause 6.4(3) Terrestrial Biodiversity</p> <p>(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider:</p> <p>(a) whether the development is likely to have:</p> <p>(i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and</p> <p>(ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and</p> <p>(iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and</p> <p>(iv) any adverse impact on the habitat elements providing connectivity on the land, and</p> <p>(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development</p>	<p>WHILST IT IS ACKNOWLEDGED THAT THE SUBJECT LAND IS IDENTIFIED ON THE TERRESTRIAL BIODIVERSITY MAP OF THE LEP, IT IS NOTED THAT THIS LAND HAS RECENTLY BEEN DEVELOPED FOR RESIDENTIAL PURPOSES AND THEREFORE CONTAINS NO ENVIRONMENTAL FEATURES.</p> <p>FURTHER CONSIDERATION AGAINST THE PROVISIONS OF THIS CLAUSE IS THEREFORE NOT REQUIRED AS THE DEVELOPMENT WILL NOT HAVE AN ADVERSE IMPACT ON AN AREA OF ENVIRONMENTAL SENSITIVITY.</p>
<p>Clause 6.8 Essential Services</p> <p>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required.</p> <p>(a) the supply of water,</p> <p>(b) the supply of electricity,</p> <p>(c) the disposal and management of sewage,</p> <p>(d) stormwater drainage or on-site conservation,</p> <p>(e) suitable road access.</p>	<p>THE DEVELOPMENT COMPLIES WITH THIS REQUIREMENT AS THE SUBJECT LAND IS URBAN ZONED AND THE PROPERTY HAS ACCESS TO RETICULATED SERVICES, WHICH SATISFIES THE REQUIREMENTS OF THIS CLAUSE.</p>

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THE PROVISIONS OF ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT – SECTION 4.15(1)(A)(II)

There are no draft environmental planning instruments on public exhibition, or have been placed on public exhibition but not commenced, that are relevant to the proposal.

THE PROVISIONS OF ANY DEVELOPMENT CONTROL PLAN THAT APPLIES TO THE LAND – SECTION 4.15(1)(A)(III)

The *Jerilderie Development Control Plan 2013* (JDCP) applies to the subject land.

The relevant parts of the JDCP are addressed as follows:

For the purposes of the DCP, the subject land is located within a ‘village – residential’ precinct.

CLAUSE 2.1 – VILLAGE DEVELOPMENT OBJECTIVES

The following objectives apply to residential development:

- To ensure that new alterations to existing residential development do not significantly detract from the amenity, privacy and views of other dwellings and public view corridors.
- To manage the potential for land use conflict between residential and other uses. New and or sensitive land uses should be located an acceptable distance from hazardous or offensive developments, unless an appropriate buffer has been established.
- To ensure that the scale of residential development is appropriate for lot sizes and in relation to other dwellings in the vicinity.
- To maximise the energy efficiency of dwellings
- To improve stormwater management.

The proposed development is consistent with these objectives as the development is consistent with the scale of residential development in the area as it proposes single storey detached independent living units, which will appear for all intents and purposes as free standing dwellings. The proposed dwellings have been designed to achieve energy efficiency and the dwellings will be connected to Council’s stormwater system.

CLAUSE 2.5 – HERITAGE DEVELOPMENT OBJECTIVES

Whilst it is acknowledged that the subject land is identified as a local heritage item with JLEP as outlined above, the provisions of this clause are not relevant as the area of works is outside of the area of heritage significance.

CLAUSE 3.2 – NOTIFICATION

The application was notified from Wednesday 17 October 2018 until Tuesday 30 October 2018. It is noted that no submissions were received during this period.

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CLAUSE 4.1 – RU5 – VILLAGE ZONE DEVELOPMENT – RESIDENTIAL PRECINCT

CLAUSE 4.1.1 LAND USE TABLE

The proposed development is classified as seniors' housing development, which is permitted with consent in the RU5 zone.

CLAUSE 4.1.2 MINIMUM LOT SIZE

The subject development does not propose residential development.

CLAUSE 4.1.3 PROVISION OF ESSENTIAL SERVICES

As outlined in response to clause 6.8 of the LEP, the proposed development will be connected to all relevant essential services.

CLAUSE 4.1.4 PRESCRIBED STANDARDS FOR RESIDENTIAL DEVELOPMENT

The following table provides an assessment of the prescribed standards as outlined in clause 4.1.4 of the DCP:

JDCP REQUIREMENTS	COMPLIANCE	ASSESSMENT
FRONT SETBACK 5 METRES	NON-COMPLIANT	THE PROPOSED DEVELOPMENT DOES NOT COMPLY WITH THE FRONT SETBACK REQUIREMENT IN THIS INSTANCE. NOTWITHSTANDING, THIS IS CONSIDERED APPROPRIATE IN THIS INSTANCE AS THE DEVELOPMENT WILL STILL MAINTAIN AN APPROPRIATE SETBACK TO BUNYOLA BOULEVARD, PROVIDES DWELLINGS THAT WILL ADDRESS THE STREET AND PROVIDES LANDSCAPING THAT WILL SOFTEN THE APPEARANCE OF THE DEVELOPMENT.
Side Setback 900mm	COMPLIES	THE PROPOSED DEVELOPMENT PROVIDES A MINIMUM SIDE SETBACK OF AT LEAST 900MM.
Rear setback or laneway setback 900mm	COMPLIES	THE PROPOSED DEVELOPMENT PROVIDES A MINIMUM REAR SETBACK OF AT LEAST 900MM.
Floor Space Ratio 1:2 or 50% of the area of the land	COMPLIES	THE PROPOSED DEVELOPMENT (BUILDINGS) DOES NOT OCCUPY MORE THAN 50% OF THE TOTAL SITE AREA.
Private Open Space Minimum area of 4m x 4m	NON-COMPLIANT	THREE OF THE PROPOSED FOUR UNITS COMPLY WITH THIS REQUIREMENT, WITH THE EXCEPTION OF UNIT NO. 4, WHICH ONLY PROVIDES A REAR OPEN SPACE AREA OF 3.5 METRES IN WIDTH. NOTWITHSTANDING, THIS IS CONSIDERED APPROPRIATE IN THIS INSTANCE AS THE AREA OF OPEN SPACE MEASURES 3.5M X 15M, WHICH IS WELL IN EXCESS OF THIS OPEN SPACE REQUIREMENT. IN ADDITION, THE DEVELOPMENT PROPOSES A COMMUNITY OPEN SPACE AREA CONTAINING A BBQ AREA MEASURING 6M X 5M, WHICH WILL BE AVAILABLE FOR RESIDENT USE.

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Maximum height 8.5 metres of three storeys	COMPLIES	ALL DWELLINGS ARE SINGLE STOREY IN HEIGHT.
On-site car parking 2 spaces per domicile	COMPLIES	EACH DWELLING PROVIDES TWO (2) DEDICATED CAR SPACES (ONE STACKED), WHICH COMPLIES WITH THIS REQUIREMENT.
Landscaping Soft landscaping must cover a minimum of 20% of the lot.	COMPLIES	AT LEAST 20% OF THE SUBJECT LAND WILL BE LANDSCAPED IN ACCORDANCE WITH A LANDSCAPE PLAN PREPARED FOR THE SITE.
Overshadowing The development is not to overshadow neighbouring developments. Shadow diagrams will be required by Council for 2 or 3 storey developments.	COMPLIES	THE DEVELOPMENT IS SINGLE STOREY AND WELL SETBACK FROM ALL THE PROPERTY BOUNDARIES AND WILL THEREFORE NOT CREATE ANY ISSUES REGARDING OVERSHADOWING.
Privacy Privacy of neighbouring properties is to be maintained. Development should be designed to ensure privacy is maintained. Measures such as privacy screens, opaque glass and landscaping should be considered if privacy will be an issue.	COMPLIES	THE DEVELOPMENT IS NOT EXPECTED TO CREATE ISSUES OF PRIVACY AS EACH DWELLING IS ONLY SINGLE STOREY IN HEIGHT AND WILL BE SCREENED FROM VIEW FROM SURROUNDING DWELLINGS VIA EXISTING SIDE AND REAR 1.8M HIGH FENCING.
BASIX A Building Sustainability Index Certificate may be required with your application. Please visit www.basix.nsw.gov.au for further information.	COMPLIES	BASIX CERTIFICATES HAVE BEEN PROVIDED FOR EACH DWELLING CONFIRMING THAT THEY ACHIEVE RELEVANT WATER, ENERGY AND THERMAL EFFICIENCY.
Environmental Impacts Complete Statement of Environmental Effects to define if there is any adverse environmental impacts.	COMPLIES	A STATEMENT OF ENVIRONMENTAL EFFECTS HAS BEEN SUBMITTED AS PART OF THE DEVELOPMENT ADDRESSING ALL RELEVANT ENVIRONMENTAL ISSUES.
Compliance with BCA All applications are required to comply with the requirements of the Building Code of Australia	COMPLIES	ANY CONSTRUCTION CERTIFICATE ISSUED FOR THE DEVELOPMENT WILL ENSURE THAT THE BUILDINGS ARE CONSTRUCTED IN ACCORDANCE WITH THE BCA.

SCHEDULE 1 – ON-SITE PARKING REQUIREMENTS

The proposed development complies with the relevant car parking requirements as outlined above.

THE PROVISIONS OF ANY PLANNING AGREEMENT THAT HAS BEEN ENTERED INTO – SECTION 4.15(1)(A)(IIIA)

No planning agreement has been entered into for the subject land or the proposed development.

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THE PROVISIONS OF THE REGULATIONS – SECTION 4.15(1)(A)(IV)

None.

THE LIKELY IMPACTS OF THAT DEVELOPMENT, INCLUDING ENVIRONMENTAL IMPACTS ON BOTH THE NATURAL AND BUILT ENVIRONMENTS, AND SOCIAL AND ECONOMIC IMPACTS IN THE LOCALITY – SECTION 4.15(1)(B)

Impact Item	Acceptable	Comment
Context & Setting	✓	<p>The proposal involves the construction of four new independent living units for seniors housing purposes within a newly established residential estate and is therefore consistent with the context and setting of the area.</p> <p>More specifically, the development provides residential dwellings that are compatible with the established residential character of the area in terms of building setbacks, heights, materials and landscaping and for all intents and purposes will appear as separately detached residential dwellings.</p> <p>The proposed development is considered to have an overall positive impact on the context and setting of the area and provides important community infrastructure (seniors housing).</p>
Access & Parking	✓	Complies each dwelling will be provided with 2 designated car parking spaces (one stacked). In addition, the proposed development provides vehicle turnaround areas, which will allow vehicles to enter and exit the site in a forward direction via a centralised driveway.
Roads & Traffic	✓	The proposed development will not adversely affect any existing traffic intersections and will not place undue demands on the local road network due to the relatively small scale nature of the development and the location of the subject land.
Utilities	✓	<p>The proposed development can be connected to reticulated infrastructure that is essential to the development.</p> <p>It is noted however that an existing street light will need to be relocated as it is currently located within the proposed centralised driveway servicing the development. Consultation will need to be undertaken with the local service authority as to their requirements to relocate this infrastructure.</p>
Heritage	✓	As outlined above, the subject land is identified as a local heritage item within Schedule 5 of the LEP. Notwithstanding, it is noted that this heritage classification currently applies to this entire residential estate, rather than the specific location of this heritage item. Accordingly, council are currently in the process of amending the heritage map of the LEP to better define the actual location of this item.
Archaeology	✓	There are no known archaeological items at the site or within the subject land. The likelihood of any being discovered during construction is minimal given the area has been disturbed as part of the previous subdivision works.
Stormwater	✓	The proposed aged care development will be connected to council's stormwater system in Bunyola Boulevard.
Soils & Soils Erosion	✓	The development is not expected to create any adverse impacts with regards to soil erosion. Notwithstanding, a condition will be included on the development consent requiring the establishment and maintenance of appropriate sediment and erosion control measures.
Flora & Fauna/Trees	✓	Not applicable, the subject land does not contain any trees or vegetation.
Flooding	✓	The site is not flood prone.
Bushfire Prone Area	✓	The site is not bushfire prone.
Technological Hazards	✓	The proposed development will not create or be subject to any technological hazards.

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Impact Item	Acceptable	Comment
Safety, Security & Crime Prevention	✓	The proposed development has been designed to ensure resident safety and crime prevention. More specifically, the development will be provided with internal lighting, footpaths and only low level landscaping that will avoid opportunities for crime and encourage passive surveillance of communal areas.
Privacy	✓	The proposed development is not expected to create any issues with regards to privacy as each of the dwellings is single storey and will be screened from each other via fencing.
Landscaping	✓	Extensive landscaping will be undertaken on site in accordance with a landscape plan prepared for the site.
Overshadowing	✓	The development only involves the construction of single storey dwellings, therefore matters regarding overshadowing are not considered relevant in this instance.
Land Resources	✓	There are no known land resources beneath the site that would prevent the proposal proceeding.
Waste	✓	Whilst the proposed development will generate extra demands on council's kerbside waste collection, there is ample capacity with the existing water management network to accommodate the proposed development.
Social	✓	The development will have an overall positive social impact as it provides for the diverse housing needs of the community via additional aged care housing, which is expected to grow given a nation-wide trend towards an ageing population.

THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT – SECTION 4.15(1)(C)

The site is suitable for the development as it is village zoned and connected to all necessary services and infrastructure. The land is not subject to any natural or technological hazards and is considered appropriate for development.

THE PUBLIC INTEREST – SECTION 4.15(1)(E)

The proposal is in the public interest because it supports the provision of seniors and aged care housing, which supports the nation-wide trend towards an ageing population.

CONCLUSION

The subject development proposes to construct four (4) detached independent living units within a newly established residential estate. The subject land is zoned RU5 Village and the development is seeking residential outcomes. Having assessed the development, it complies with the requirements of the EP&A Act, LEP and DCP and warrants the granting of consent by Council.

Assessing Officer: Matt Johnson, Senior Planner (Habitat Planning – Consultant Town Planner)

Date: 14 November 2018

Signature:



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RECOMMENDATIONS

The proposed construction of four (4) independent living units at 16-18 Bunyola Boulevard, Jerilderie be approved, subject to the conditions contained within attachment # 4.

In accordance with the Delegation of Authority granted on 12 May 2016, pursuant to Section 378 of the Local Government Act 1993, consent is hereby granted subject to the conditions set out in the above report.

ITEM NO. 9 - DEVELOPMENT APPLICATION NO. 07-18/19 SAND QUARRY
FILE: DA 07-18/19
FROM: MANAGER, PLANNING & ENVIRONMENT

Property Description

Applicant: Milbrae Concrete Pty Ltd
Property: Lot 175, DP 750908, Kidman Way, Darlington Point
Zoning: RU1 – Primary Production
Proposed Development: Sand Quarry
Consent Authority: Murrumbidgee Council
Reason for Report: Two submissions received

Background

On 24 August 2018, Development Application 07-18/19 for a sand quarry extracting less than 30,000 tonnes per year and under 2 hectares in surface area was lodged with Council. Additional information to clarify the area of the proposed quarry was requested and received on 9 October 2018.

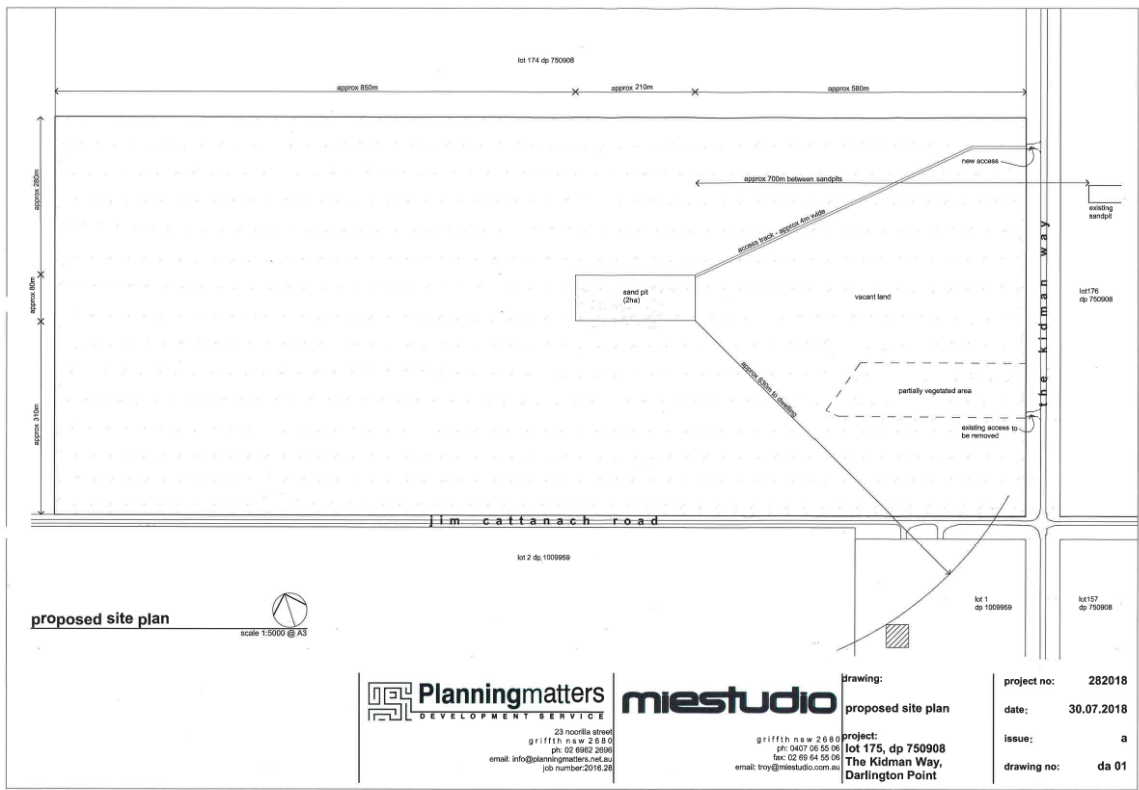
It should be noted that the approval before Council is only for the sand pit area, not the production area or the concrete batching plant.

The application was notified to adjoining and adjacent land owners and two submissions were received regarding the proposed development and the potential impact on overland flows during flood events.

Copies of the full submissions are provided in attachment # 5. The submissions raise the issue of overland flows during flood events and development of the site to ensure that the passage of flood waters is not impeded and does not adversely impact on adjoining land owners.

Any consent will be conditioned that a clear flow path area be maintained to allow for the flow of flood waters along the southern boundary of the property as defined in both submissions to Council.

Property Location



Comment

Matters for consideration—general

In determining a Development Application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the Development Application:

(a) the provisions of:

(i) any Environmental Planning Instrument:

The proposed development complies with the objective of the Murrumbidgee Local Environmental Plan 2013 and State Environmental Planning Policy (Infrastructure) 2007.

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

NA

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(iii) *any development control plan:*

NA

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

NA

(v) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the Development Application relates:*

All have been considered within the internal assessment process. A copy of the full assessment documentation will be available at the Council meeting.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality:

The proposed quarry will have an impact on the landform in the area of the quarry. The pit will be 2 hectares in surface area and there will be an overburden storage area which will need to be located outside the historical flood path flow area. This will help to protect adjoining landowners' infrastructure.

The site has been highly modified by past agricultural use, therefore there is little native vegetation on the site.

The development will have a positive impact on the economy of the area, as it will supply sand to the construction industry in the region.

(c) the suitability of the site for the development:

The site is considered suitable for the development. It is located over 5km from the urban areas of Darlington Point and has good road access.

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

Two submissions were received and the issues raised have been outlined in the background section of this report.

(e) the public interest:

The development is considered to be in the public interest as the raw material extracted from the site will be used in construction throughout the region.

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Fixed Development Consent Levies

The overall cost of the development is valued at \$100,000 therefore a Development Levy of \$500 is proposed.

External Referrals

The application was referred to the Roads and Maritime Services (RMS) for comment.

No objection was raised to the development, as long as access to the site is via Jim Cattnach Road. A copy of the RMS submission is provided in attachment # 6.

Jim Cattnach Road is an approved route for A-doubles and with travel conditions being no travel from May to November inclusive and no travel between sunset and sunrise. The applicants will be applying for a variation to the travel restrictions along Jim Cattnach Road from the National Heavy Vehicle Regulator. This will be included as a condition of consent.

Conditions regarding upgrading of the access off Jim Cattnach Road and the vehicle entry to the site will be included in any consent. The plans will also be required to be amended in red, to define that the access will be via Jim Cattnach Road and not Kidman Way.

Conclusion

The site is considered suitable for the development as long as access is via Jim Cattnach Road and that an overland flow path is maintained for flood waters in the event of flooding.

RECOMMENDATION

That Development Consent be granted to Development Application No. 07-18/19 for Quarry on Lot 175, DP750908, addressed as Kidman Way, Darlington Point dated 24 August 2018, and described in details accompanying the application under *Section 4.16 of the Environmental Planning and Assessment Act, 1979* and subject to the following conditions:

Murrumbidgee Council Conditions

1. The development is to be carried out in accordance with the plans and documentation submitted with the application, except as modified by the conditions of this Development Consent or as noted in red by Council on the approved plans held by Council - Plan No. DA 07-18/19. Note red amendment relates to access being via Jim Cattnach Road.

Reason: To clarify the terms of the approval.

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2. Use of the site for the proposed development shall not take place until all conditions of this approval have been satisfied.

Reason: To ensure compliance to all requirements.

3. Prior to any works being undertaken in the road reserve, a road opening permit is to be obtained from Council.

Reason: To ensure Council’s assets are maintained in accordance with relevant Australian Standards.

4. Under the provisions of Section 7.12 of the Environmental Planning and Assessment Act, Council requires the payment of a monetary contribution towards the provision of public services and amenities as provided for in the Murrumbidgee Council Section 7.12 Developer Contributions Plan 2017. The contribution has been assessed, as of the date of this consent as follows:

Section 7.12 \$500 (being 0.5% of the estimated cost of development).

Contributions are due prior to any works commencing on-site, and will be calculated or recalculated at the rate applicable under the plan current at the time of payment. A copy of the Murrumbidgee Council S7.12 Development Contributions Plan 2017 is available for inspection at Council offices or by visiting Council’s website: www.murrumbidgee.nsw.gov.au.

Reason: To ensure that the development contributes towards the provision of public services and amenities.

5. The land may be subject to flooding and the development has been assessed using best available information concerning the likelihood of flooding at the date of determination. If the land is flooded, Council will not, pursuant to Section 733 of the Local Government Act 1993, incur any liability in respect of the granting of this consent.

6. Advice to Applicant

It is an offence under the National Parks and Wildlife Act to knowingly destroy, deface or damage an Aboriginal relic. If, during works on site, any Aboriginal relic is discovered then work is to cease immediately and contact made with representatives of the National Parks and Wildlife Service and the Local Aboriginal Land Council.

7. Site Operations

Any waste material generated during the removal of the buildings is to be taken to an approved site for disposal. After the removal of the structures, the site is to be made safe.

Reason: To ensure compliance with work cover requirements.

8. Submission to and approval by Council prior to release of the Construction Certificate of a detailed landscape plan.

Reason: To ensure that an appropriate detailed landscape design is prepared in conjunction with the overall design of the proposed development.

9. The landscaping and overall operation of the site is to ensure that the flow of flood waters are not impeded in the event of overland flooding. A clearway, a minimum of 180 metre for the length of the southern boundary of the property, is to be maintained.

Completion of landscaping in accordance with the approved landscaping plan prior to commencement of the use of the site, and such landscaping is to be continuously maintained in accordance with the approved plan. Maintenance is the landowner's responsibility.

Reason: To ensure satisfactory completion and maintenance of landscaping.

10. Any spoil deposited on public roads during the cartage of materials from or to the site shall be removed on the same day. The cartage of spoil shall cease, as directed by Council, if the Council determines that excessive deposition of spoil onto the road is taking place.

Reason: To ensure erosion control measures have been implemented.

11. All vehicles must enter and exit the site in a forward direction to avoid possible conflict with through traffic on Jim Cattnach Road.

Reason: To minimise possible accidents with traffic on the adjacent road.

12. Prior to works commencing on site detailed plans of the proposed vehicle access to and from the site via Jim Cattnach Road is to be provided to Council for approval. The access is to be constructed in accordance with the approved plans.

Reason: To ensure adequate vehicle access is provided to the development and to ensure flood waters are not impeded.

13. Loading

All loading and unloading associated with the development shall be carried out within the site, from the loading bay shown on the approved plans.

Reason: To ensure that such operations do not interfere with use of the adjoining roadway and/or footpath.

14. No advertising sign and/or structure other than that which is permissible without consent is to be erected as part of the approved development until a formal application has been submitted to Council and a Development Consent has been issued.

Reason: Unless shown as part of the development, proposal separate Development Consent is required for advertising signs and/or structures.

Please check with Council staff regarding the erection of any sign.

15. Advice to Applicant

Your development may be affected by the Disabilities Discrimination Act. It is your responsibility to ensure that the development complies with the Act.

Special Conditions

16. Prior to works commencing on site, a plan for dust control and mitigation is to be provided to Council for approval. The site is to operate in accordance with the approved dust control plan.

Reason: To ensure adequate dust control

17. The consent is limited to the extraction of under 30,000 tonnes of material from the site and is not to exceed 2 hectares in surface area. If the operation is to be larger in scale, a further designated Development Application will be required to be lodged for the additional volume and area.

Reason: To define the limitations of the consent.

18. Prior to ceasing operations at the site, a remediation plan is to be provided to, and approved by, Council.

Reason: To ensure the site can be used for agricultural purposes at the cessation of use of the site as a quarry.

ROADS AND MARITIME SERVICES CONDITIONS

- 1. Extraction from the proposed quarry operations on the subject site shall be restricted to a maximum of 30,000 tonnes per annum.
- 2. The quarry operator is to record and maintain a log of the extraction quantities and traffic movement in and out of the subject site. This log is to be kept on site and be available for inspection at the request of the consent authority.
- 3. Vehicular access to the site shall be to/from Jim Cattnach Road only. Access directly to the Kidman Way is denied.

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4. The access driveway to Jim Cattanach Road shall be located at least 100 metres along that road from the carriageway of the Kidman Way.
5. All existing driveways to the development site from the Kidman Way shall be removed and any damage or disturbance to the road reserve of the Kidman Way shall be restored to match surrounding landform in accordance with Council requirements.
6. As a minimum the intersection of the Kidman Way and Jim Cattanach Road is to be constructed and the roadside maintained to the satisfaction of Roads and Maritime Services to comply with the following:
 - i) Provide for the required intersection sight distance criteria for a reaction time of 2.5 in accordance with the Austroads Publications as amended by the supplements adopted by Roads and Maritime Services for the posted speed limit. Compliance with this requirement is to be certified by an appropriately qualified person prior to construction of the vehicular access.
 - ii) Constructed with a Basic Right Turn (BAR) and Basic Left Turn (BAL) intersection treatment in accordance with the Austroads Guide to Road Design as amended by the supplements adopted by Roads and Maritime Services for the posted speed limit on the Kidman Way. The intersection is to be constructed to the standards required for an approved road train route.
 - iii) The construction of Jim Cattanach Road to 2 lanes and be sealed for at least 50 metres from its intersection with the Kidman Way. The intersection shall be designed and constructed so that vehicles turning between the Kidman Way and the access road are not required to cross to the opposing travel lane in order to perform a turn manoeuvre. The intersection shall be line marked in accordance with Australian standards.
7. The Kidman Way is part of the State Road network. For works on the State Road network the developer is required to enter into a Works Authorisation Deed (WAD) with Roads and Maritime Services before finalising the design or undertaking any construction work within or connecting to the road reserve. The Works Authorisation Deed documentation is to be submitted for each specific change to the State Road network for assessment and approval by Roads and Maritime Services prior to commencement of any works within the road reserve. The applicant is to email development.south.west@rms.nsw.gov.au for further detail.
8. Any works within the road reserve of the Kidman Way requires approval under Section 138 of the Roads Act, 1993 from the road authority (Council) and concurrence from Roads and Maritime Services prior to commencement of any such works. The developer is responsible for all public utility adjustment/relocation works, necessitated by the development and as required by the various public utility authorities and/or their agents.

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.....General Manager

.....Mayor

9. A management plan to provide measures to suppress dust generation from the development site and the transportation route shall be prepared and implemented to the satisfaction of Council and Roads and Maritime Services.
10. A landscaped buffer (at least 5 metres in width, planted with a variety of species endemic to the area, and growing to a mature height ranging from 2 metres to at least 5 metres) shall be established and maintained within the subject property along the frontages of the site to the Kidman Way to a standard to minimise distraction of the travelling public.
11. All works associated with the project shall be at no cost to the Roads and Maritime Services.

Notwithstanding the above, the provision of safe access between the subject site and the public road network should be considered. As the subject site is located with the required access being to Jim Cattnach Road, within a 100km/h speed zone, the following suggested conditions are provided for the consideration of Council in its determination of the proposal:

1. Any driveway to the public road network is to be located and maintained so as to comply with the required Intersection Sight Distance criteria in accordance with the Austroads Publications for the posted speed limit. Compliance with this requirement is to be certified by an appropriately qualified person prior to construction of the vehicular access.
2. As a minimum, any driveway to the public road network is to be constructed as a "Rural Property Access" type treatment in accordance with the Austroads Guide to Road Design. The driveway is to be constructed with a minimum width to accommodate the largest size of vehicle likely to access the subject site.
3. Where the driveway is to a sealed road, any access driveway shall be sealed for at least 10m from the edge of seal of the carriageway in accordance with the Austroads Guide to Road Design. This is required to prevent deterioration of the road shoulder and the tracking of gravel onto the roadway.
4. Any entry gate to the site shall be located at least 40m from the edge of seal of the carriageway or at the property boundary whichever is the greater. This is to allow for the standing of large vehicles when gates are to be opened.
5. Any damage or disturbance to the road reserve (other than the driveway) is to be restored to match surrounding landform in accordance with Council requirements.
6. Any access driveway is to be designed and constructed to prevent water from proceeding onto, or ponding within, the carriageway of the public road. If a culvert is to be located within the clear zone of the carriageway for the prevailing speed zone, it is to be constructed with a traversable type headwall.

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.....General Manager

.....Mayor

ITEM NO. 10 - MINUTES OF THE FIFTH DARLINGTON POINT FLOODPLAIN RISK MANAGEMENT COMMITTEE MEETING MONDAY 19 NOVEMBER 2018

Invitees:

- Daniel Williams (BMT WBM Pty Ltd)
- John Scarce (Murrumbidgee Council)
- Peter Chudek (Murrumbidgee Council)
- Stephen Goodsall (Murrumbidgee Council)
- William Wade (Murrumbidgee Council)
- Susan Appleyard (Murrumbidgee Council)
- Steve Manwaring (NSW Office of Environment and Heritage)
- Fred Spain (NSW Public Works Advisory)
- Robert Curphey (Councillor)
- Phillip Wells (Councillor)
- Craig Ronan (NSWSES)

.....Mayor

Levee Construction

Next stage is able to progress once the study is formally adopted. Funding variation will be required for levee project. End of January variation will be required. Public Works aim to have tender out shortly after Council adoption of the flood study.

Proposed Boat Ramp and impact on the Levee Structure

The meeting was advised that a Development Application for the boat ramp will be lodged and all relevant authorities will be asked for comment. This will include the NSW Public Works and Office of Environment and Heritage.

Next meeting.

Monday 18 February 2019, 2pm Darlington Point.

Meeting closed at 2.35pm

**ITEM NO. 11 - MINUTES OF THE MURRUMBIDGEE COUNCIL TRAFFIC COMMITTEE
MEETING HELD AT DARLINGTON POINT 25 OCTOBER 2018 COMMENCING
10.00AM**

FILE: 06.16

Present: Cr Gaila Smith (Chair), Peter Chudek, John Scarce Murrumbidgee Council, Greg Minehan RMS, Tony Leadbetter NSW Police, Colin Lonsdale NSW Police

Apologies: Ian Girdwood (Local Member Representative),

Agenda Items:

1. Bus Stop – Carrington Street.
Discussion regarding bus stops in Carrington Street – School Bus and Country Link. Need to look at issues and consult bus companies. There was further discussion on this matter in General Business. Suggest find out where the stop should be.
2. 50km/hr zone Conargo Road / Wunnamurra Estate.
RMS advised that the signs are enforceable. A speed zone review will be carried out and RMS will advise Council of the outcome.
3. B-Double Access to property on Rolfe Road. RMS advised that this is a council matter and suggested that the property owner should make an application for access through NHVR.
4. Donald Ross Drive – is a gazetted route. Current conditions do not warrant the wet weather access conditions.
Council to make application to have the wet weather restriction removed.
5. Extension of turning lane northbound on Kidman Way into Kingfisher Avenue. After discussing the various issues it was decided that RMS would undertake a review of the Speed Zone at Coleambally. Police advise that no accidents at this location. Painted island can be used as an extension of the lane.
6. Median strip in Kingfisher Avenue, Coleambally. This issue was raised at the last meeting. Peter advised that he will investigate and look at costings to bring to the next meeting.
7. B-Double Access – Kingfisher Street. This issue was raised at the last meeting. Further investigation is needed on this issue. Peter to investigate and report to next meeting.
8. Develop a truck / rest stop on Kidman Way near Coleambally. Greg advised he would check with Neil Irons re the corridor strategy for Kidman Way.

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.....General Manager

.....Mayor

9. Darlington Point signage through town. There was to be an audit carried out by RMS on signs and line marking through Darlington Point. A scope of work needs to be produced for RMS (Sydney) to look at.

General Business:

1. Gaila – signs at intersection of Urana Road and Newell Highway. Signs on western side of the road are too close to the road and are being damaged by trucks passing vehicles that are turning off onto Urana Road.
2. Discussion regarding the road reserves slashing. No consistent management on Newell Highway. Kangaroos are a big issue and slashing allows more sight distance. RMS Assets department to be consulted.
3. Peter – damaged vehicles on road sides. Council needs authorisation quickly to get these vehicles off the road while still in a reasonable condition.
Colin advised that there are websites and apps that can be used to check a vehicle registration or VIN.
Greg suggests – find last registered owner, send letter to remove within 7 days. If not Council remove and cover costs by selling vehicle.

Meeting closed 11.20am

Next meeting 14 February 2018.

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.....General Manager

.....Mayor

Present: Faith Bryce (chair), Sadie Herrick, Richard Wright, Joan Ferris, Chris Girdwood, Judy Knight, Elaine Forbes, Fred Scammell, June Scammell, Garry Borger, Graham Mills, Loretta Marriott, Pat Godfrey, Sarah Gurciullo.

Apologies: Robyne Sneddon, Isobel Milne, Ian Sneddon, Ann Wright, Joan Kuschert, Dot Mills, Gwen McLaughlin, Polly Fisher, Alan Knight, Ruth McRae, Colin Sweeney, Lisa Brackenrig, Louisa Bryce, Jan Crittenden, Bruce Crittenden.

Moved Joan F Seconded June S that the apologies be accepted. Carried.

The Minutes of the last meeting were accepted as read on the motion of Garry
Seconded June S Carried.

Business arising from the Minutes:

- Letters had been written to all KNSWB Award Applicants.
- Christmas Dinner/Tea will be at the Colony Inn, 6/12/18 at 6.00pm. Numbers to Faith at least a week before please.
- The A'Vard family to be invited.
- Garden Judging and Flower Show went off well. Thanks to those who had the hard job of judging the gardens and special thanks to Faith and Heidi.
- Faith spoke about considering a town map for next judging. Good idea Faith I just have to remember to read the map the right way up!!!

Treasurer's report as tabled:

- Received \$800 from Apex for B&S Ball assistance. Thanks to those who could help.
- Rego for trailer \$254

Moved Richard Seconded Faith that the Treasurers Report as tabled be accepted.
Carried.

Correspondence:

Inwards:

Outwards:

- Letter of welcome sent to Mr John Scarce and invitation to attend meetings to meet the mad mob.
- Village Small Grants Program 2018-19
 - Request for application form 12.10.18
 - Emails in and out from Council with quotes for bins
 - Council letter of support for project

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.....General Manager

.....Mayor

- Grant application sent

18.10.18

- Emails from John Craig – RAMJO – offer of \$400 for a clean up around Old Public Toilets, take pics of new bins they have installed and rubbish collected, especially cig butts and send invoice.

Business Arising out of Correspondence:

- nil

Moved Faith Seconded Sarah that correspondence be accepted. Carried.

General Business:

- Discussion on giving assistance to A'Vard family.
Moved Faith/Sarah that Jerilderie Tidy Towns Committee donate \$200 to the A'Vard family to assist with their trip to Orange to the KNSWB Awards weekend.
Carried.
- Secretary very greedy with the Village Small Grants Program application. Went the whole hog and applied for the full \$7000.00 available funds. Gotta be in it to win it.
- Nice feedback from Garden Award winners.
- What happened to the Tallest Rose Bush category? I reckon I would have won that.....
- Committee discussed the gardens at the Cemetery. It was noted that some of the roses have died in the established gardens. Mr Graeme Read has a list of roses planted at Cemetery which will assist Council in purchasing replacement bushes.
- Discussion also on the need for more bins at Cemetery and we refer to letter written to Council 6 September, 2017 regarding the possibility of installing a toilet at the Cemetery. (lots of leg crossing happening!)
- Christmas Lights judging to be discussed at Christmas Party.
- Sadie to organise more Raffle Days and rosters.
- Remember working bee at Memorial Gardens and litter check and pick up around Old (but always very clean) Dunny Block in Elliot Park Thursday Nov 8, 2018 at 5.00pm.

Meeting Closed: 6.35pm

Next Meeting: 6/12/18 Christmas Party. No dancing on tables unless wearing a harness.

At: The Colony Inn

Time: 6.00pm

.....
President

6/12/18

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.....General Manager

.....Mayor

Tidy Town Treasurer's Report

JERILDERIE TIDY TOWNS COMMITTEE							
Account QuickReport							
As of November 1, 2018							
31/10/18							
Type	Date	Num	Name	Memo	Split	Amount	Balance
BENDIGO BANK A/C							8,537.86
Cheque	7/09/2018	71	JERILDERIE PORT...	DONATION	Gifts and Donat...	-200.00	8,337.86
Cheque	7/09/2018	72	HOSPITAL AUXILIARY		-SPLIT-	-200.00	8,137.86
Deposit	7/09/2018				FINES & TRAV...	18.00	8,155.86
Cheque	12/09/2018	73	J. SIGNS & DESIGN	SIGN	-SPLIT-	-254.00	7,901.86
Deposit	23/10/2018			Deposit ,	Unrestricted	900.00	8,701.86
Total BENDIGO BANK A/C						164.00	8,701.86
TOTAL						164.00	8,701.86

JERILDERIE TIDY TOWNS COMMITTEE							
Account QuickReport							
All Transactions							
31/10/18							
Type	Date	Num	Name	Memo	Split	Amount	
FINES & TRAVEL							
Deposit	7/04/2015		MEMBERS	Deposit	ANZ	137.75	
Deposit	8/05/2015		MEMBERS	7/5	ANZ	32.00	
Deposit	5/06/2015		MEMBERS	4/6	ANZ	23.00	
Deposit	3/07/2015		MEMBERS	2/7	ANZ	20.90	
Deposit	7/08/2015		MEMBERS	6/8	ANZ	29.20	
Deposit	4/09/2015		MEMBERS	4/9	ANZ	28.00	
Deposit	6/11/2015		MEMBERS	5/11	ANZ	10.00	
Cheque	1/12/2015	500273	IGA JERILDERIE	XMAS PART...	ANZ	-233.20	
Deposit	5/02/2016		MEMBERS	4/2	ANZ	31.00	
Deposit	24/03/2016		MEMBERS	3/3	ANZ	27.00	
Deposit	8/04/2016		MEMBERS	7/4	ANZ	30.00	
Deposit	6/05/2016		MEMBERS	5/5	ANZ	24.05	
Deposit	3/06/2016		MEMBERS	2/6	ANZ	27.00	
Deposit	8/07/2016		MEMBERS	7/7	ANZ	11.00	
Deposit	5/08/2016		MEMBERS	4/8	ANZ	23.90	
Deposit	5/09/2016		MEMBERS	1/9	BENDIGO BA...	21.00	
Cheque	13/09/2016	25	BAKERY JER	WORKING B...	BENDIGO BA...	-38.00	
Deposit	4/11/2016		MEMBERS	6/10 & 3/11	BENDIGO BA...	33.00	
Deposit	3/02/2017		MEMBERS	2/2	BENDIGO BA...	34.10	
Deposit	3/03/2017		MEMBERS	3/3	BENDIGO BA...	11.00	
Deposit	7/04/2017		MEMBERS	6/4	BENDIGO BA...	26.20	
Deposit	5/05/2017		MEMBERS	4/5	BENDIGO BA...	22.00	
Deposit	2/06/2017		MEMBERS	1/6	BENDIGO BA...	35.00	
Deposit	7/07/2017		MEMBERS	6/7	BENDIGO BA...	13.00	
Deposit	4/08/2017		MEMBERS	3/4	BENDIGO BA...	17.10	
Deposit	8/09/2017		MEMBERS	7/9	BENDIGO BA...	23.00	
Deposit	6/10/2017		MEMBERS	5/10	BENDIGO BA...	21.00	
Deposit	29/01/2018		MEMBERS	MONTHS 56...	BENDIGO BA...	69.10	
Deposit	2/02/2018		MEMBERS	1/2	BENDIGO BA...	28.00	
Deposit	6/04/2018		MEMBERS	5/4	BENDIGO BA...	42.30	
Deposit	4/05/2018		MEMBERS	3/5	BENDIGO BA...	27.75	
Deposit	6/06/2018		MEMBERS	Deposit	BENDIGO BA...	26.70	
Deposit	6/07/2018		MEMBERS	6/7	BENDIGO BA...	25.05	
Deposit	3/08/2018		MEMBERS	2/8	BENDIGO BA...	18.45	
Deposit	7/09/2018		MEMBERS	6/9	BENDIGO BA...	18.00	
Total FINES & TRAVEL						695.35	
TOTAL						695.35	

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.....General Manager

.....Mayor

**ITEM NO. 13 - MINUTES OF THE CENTRAL COREE COMMUNITY CENTRE
COMMITTEE ANNUAL MEETING TUESDAY 13 NOVEMBER 2018** **FILE 04.34**

PRESENT: Suzanne Robertson, Carson Thomas, Raelene Phillips, Ron Dixon, Titch Donkin,
Judy Nicholls, Marilyn, Bev Lawton, Morris Lawton, Noelene Henderson,
Julian Rourke, Marg Dixon, Faith Bryce (Murrumbidgee Council Delegate)

APOLOGIES: Ros Braine, Ruth McRae, Gabrielle Couplan, Glenda Brunt

WELCOME: President Julian welcomed everyone to the 2018 Annual General Meeting. A special welcome was extended to Murrumbidgee Council representative Faith Bryce.

MINUTES of the previous AGM (13th Nov. 2017) were read.

Moved Judy, seconded Titch that they were a true and accurate record.
Carried.

BUSINESS ARISING FROM MINUTES: Nil

PRESIDENT'S REPORT: Julian Rourke presented his report outlining events and improvements to the amenities during the past year.

In the past 12 months we have held a number of functions including a Ricegrowers' Luncheon which raised \$1000, and our annual social night which was held at Ku de Ta Cobram and resulted in over \$700 profit.

Santa Night 2017 was another huge success, loved by the children, concluding with a community barbecue and get together.

The hall has been hired out for several functions throughout the year...
Jerilderie Hospital Social Club, 21st birthday, 18th birthday and Kelly Grains Pre-Harvest Meeting.

Improvements to the facilities carried out by community members included installation of the framing and spreading of the soft fall for the playground, John O'Rourke installed an air vent in, and welded chains to our container. Thank you to Raelene for donating the whirly gig and Noelene for organising. Bev Lawton put new rubber stops on the chairs and Bev and Morris have been the chief organisers and collectors of bottles and cans for our current fundraiser.

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.....General Manager

.....Mayor

Julian thanked the Committee and community members for their contributions and assistance throughout the past 12 months, looking forward to another great year ahead.

TREASURER'S REPORT: Marg presented the financial statement of Income and Expenditure for the past financial year.

Bank Balance as at 30 June 2018 \$7912.89

Marg moved that her report be accepted,

Sec. Raelene Carried.

ELECTION OF OFFICE BEARERS:

PRESIDENT: Julian Rourke Accepted VICE-

PRESIDENT: Titch Donkin Accepted

SECRETARY/TREASURER: Marg Dixon Accepted

COMMITTEE: All members in attendance agreed to be on the Committee plus Glenda Brunt, Gabrielle Coupland and Ros Braine.

CATERING: Committee as a whole

GROUNDSCKEEPER: Morris Lawton

PUBLICITY OFFICER: Marg Dixon

GENERAL BUSINESS: Auditor - Marg thanked Suzanne Robertson for auditing records of the past financial year and moved that she be appointed Auditor for the upcoming financial year. Sec. Titch Carried.

NEXT AGM: Tuesday 12th November 2019

Meeting closed: 7:53pm

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.....General Manager

.....Mayor

Opening Balance	30.06.2017	6765.55
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Margaret Dixon (Hon. Treasurer)

**ITEM NO. 14 - MINUTES OF THE COLEAMBALLY AUSTRALIA DAY COMMITTEE
MEETING WEDNESDAY 31 OCTOBER 2018**

FILE: 02.02.01

Present: Alison Hayes, Kate Sheppard, Penny Sheppard, Kim Mannes, Danielle Mannes, Tom Breed, Caroline Martin, Jane Strachan

Apologies: Kevan Boyle, Kylie Rossato, Christine Chirgwin

1. Committee members and new member, Jane Strachan, welcomed.
2. Minutes of the review meeting.
Motion: That the minutes of the review meeting be accepted as an accurate record of that meeting.
Moved: A. Hayes Seconded: K. Mannes Carried
3. Financial statement – we have \$2333.49 in our account – waiting on confirmation from Sue Mitchell.
4. Correspondence – accepted as read.
5. Application to be part of Ambassador Program has been submitted and received by ADC.
6. Election of office bearers – duly elected were Penny Sheppard (Chairperson), Alison Hayes (Secretary-treasurer), Kim Mannes (Vice chairperson.)
7. Nomination forms for Australia Day 2019 will have closing date 4.01.2019.
8. New award category – Environmental Citizen – decision to introduce. Do we create a nomination form in format of current forms? Penny to follow up with ADC and email info out to committee members.
9. Decision to go ahead with splitting of Sporting Team of the Year into junior and senior category if sufficient nominations.
10. Judging to be done on Tuesday, 8th January in staff training room at CACL. Alison to book. Reading time will commence at 5pm, judging time at 6pm. Reading time may be extended beyond 6pm if required.
11. Alison to enquire if CACL house is an option for accommodation for Ambassador.
12. Raffle on Australia Day – invite Country Education Foundation of Coleambally-Darlington Point to run.
13. Competitions for 2019
Colouring-in 1st, 2nd, 3rd for Pre-school, Kindergarten and Years ½ - Kim & Danielle to organise.
Best decorated Aussie hat – 1st, 2nd in two categories – under 18, over 18. Entries must be available for judging by 8.45am.
Photography – take entries on-line. Closing date to be 4.01.2019, emailed to Australia Day gmail account which Tom will set up.
14. Advertise competitions and events on Facebook (Tom to set up page), Community Calendar, Council website.
15. Dinner on 25th January – have made inquiries if Club kitchen will be open – waiting to hear back. Could use Community Hall and cater using ourselves and Tim. Will decide closer to the time.
16. Kim has been investigating cooler options for Australia Day shirt. Greater percentage cotton by choice. Could we use Council logo with Coleambally Australia Day Committee under it? \$65 to set up embroidery logo. Kim to see Lynne for further quotes. Most likely colour emerald green or light blue.
17. Australia Day poem – ask Ben Knight – choose poem or even write one for the day.

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.....General Manager

.....Mayor

18. Have water coolers and cups available for end of official ceremony. Bottled water for ambassador. Committee members to bring in coolers on the day.
19. Need to encourage new members to committee and encourage nominations from individuals and groups.
20. Traditional fruit cake and cupcakes. Don't need too many cupcakes – 1 dozen each is enough – will decide who makes cupcakes at January meeting.
21. Letters to go to RSL, Lions and band requesting their assistance on Australia Day.
22. Breakfast costs – discussed at length – decided to leave at \$3 per head with pre-schoolers free. Tomatoes to be taken off menu. Eggs, bacon, sausages, toast, tea, coffee, juice, fruit platter to be served.
23. Nominees for awards to be listed on flyer.
24. Gift for Ambassador – pair of wine glasses, Education Fund bag and book, hat and Prickle Hill goodies.
25. Decorations – all the banners up. Twirly things – Alison has small pegs to hang.
26. Will probably need another meeting before January meeting to look at environmental award and new shirts. Monday (not 1st of month), Tuesday & Wednesday nights suit best. Week beginning 20th November suggested. Date of meeting TBA.

ITEMS FOR INFORMATION

ITEM NO. 15 - MONTHLY CASH & INVESTMENT REPORT – OCTOBER 2018

FILE: 05.13

FROM: FINANCE MANAGER

BACKGROUND

The figures are presented to Council on a monthly basis. To develop this report, Council's Cash Book is reconciled with the bank balances shown in Council's bank statements as at 31 October 2018. The report shows that Council's investments have been invested in accordance with the *Local Government Act 1993, Local Government (Financial Management) Regulation 1999* and Regulations and Council policies and procedures.

ISSUES

1. **Cash at Bank:** Council's consolidated cash position (cash and investments) as at 31 October 2018 was \$25,117,866.42 with the cash at bank amount for the same period being \$632,816.70.
2. **Investments:** As at 31 October 2018, Council's total invested funds were \$24,485,049.72. Average interest rates over the reporting period were 2.37%. The bulk of Council's investments (68.60%) are held in Bendigo Bank, the ANZ (7.22%) and IMB Ltd (15.71%), in accordance with the guidelines and requirements of the Financial Management Regulations.

RECOMMENDATION

I hereby certify that:

- 1) the cash book was reconciled with the bank balance as shown by the bank statements as at 31 October 2018;
- 2) the investments have been invested in accordance with the Local Government Act, Regulations and Council's policies.

That Council receive and note the monthly cash and investment report containing the bank balances and investment schedule as at 31 October 2018.

Vicki Sutton

RESPONSIBLE ACCOUNTING OFFICER

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.....General Manager

.....Mayor

STATEMENT OF BANK BALANCES	2018-19	2017-18
	Consolidated	Consolidated
CASH AT BANK 30 SEPTEMBER 2018	902,970.76	1,327,831.63
ADD - Receipts - 31 October 2018	1,033,351.90	743,116.85
ADD - Receipts - Bendigo Bank	1,105,699.34	1,094,863.05
ADD - Cancelled	0.00	0.00
ADD - Adjustments	0.00	0.00
LESS - Cheques	-22,993.22	-24,586.09
LESS - EFT - Autopay	-1,869,557.92	-1,842,874.93
LESS - Payroll	-506,017.21	-379,656.43
LESS - Bank Charges & Transfers	-8,614.71	-1,835.48
LESS - Loan Repayments	0.00	-1,231.78
LESS - Investments	0.00	0.00
LESS - Visa Card Pymt	-757.67	-9,529.67
LESS - Fuel Card	-825.67	-1,589.54
LESS - Photocopy Rental	-438.90	-996.60
CASH AT BANK 31 OCTOBER 2018	632,816.70	903,511.01
CASH AT BANK 31 OCTOBER 2018	446,996.73	630,892.86
Bank Statements - Bendigo Bank	192,906.97	279,229.95
PLUS Outstanding Deposits	426.00	502.90
LESS Unpresented Cheques	-7,513.00	-6,670.08
LESS Outstanding Autopay	0.00	-444.62
LESS Reverse Autopay	0.00	
CASH AT BANK 31 OCTOBER 2018	632,816.70	903,511.01
Add Investments	24,485,049.72	25,728,755.33
Total Cash and Investments	25,117,866.42	26,632,266.34
Represented by:-		
Trust Account - North	177,497.92	179,526.07
Trust Account - South	26,586.76	26,586.76
Water Fund - North	1,225,528.91	1,308,519.64
Water Fund - South	923,114.19	639,334.99
Sewer Fund - North	1,986,439.29	1,741,870.39
Sewer Fund - South	1,846,060.65	1,888,891.84
Domestic Waste Management - North	11,701.06	11,117.00
Domestic Waste Management - South	73,804.00	103,804.00
Unexpended Grant Funds	1,307,705.73	423,254.13
Plant Reserve - North	528,124.64	899,688.00
Plant Reserve - South	522,686.00	522,686.00
Employee Leave Entitlement Reserve-North	450,000.00	450,000.00
Employee Leave Entitlement Reserve-South	1,170,000.00	1,010,000.00
Infrastructure Reserve - North	3,921,784.69	3,986,745.20
Infrastructure Reserve - South	791,758.00	913,627.00
Residential Housing Reserve - North	0.00	0.00
New Council Implementation Fund	463,369.24	2,129,902.99
Stronger Communities Fund	8,285,247.85	9,097,152.57
General Fund	1,406,457.49	1,299,559.76
	25,117,866.42	26,632,266.34

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SCHEDULE OF INVESTMENTS				
31 OCTOBER 2018				
Institution	Amount	Rate	Matures	NO.
IMB Ltd	201,296.44	2.60%	30-Nov-18	6/19
St George	530,544.37	2.00%	22-Nov-18	4/19
Bendigo	739,478.22	2.00%	18-Nov-18	3/19
Bendigo	1,015,160.88	2.00%	22-Nov-18	5/19
NAB	207,445.14	2.00%	01-Dec-18	7/19
NAB	307,129.14	2.53%	22-Dec-18	11/19
IMB Ltd	403,132.57	2.55%	12-Dec-18	9/19
ANZ-Les Wallis	44,513.11	2.00%	29-Dec-18	12/19
IMB Ltd	310,867.60	2.50%	08-Jan-19	13/19
SUNCORP	1,028,370.06	2.60%	07-Jan-19	14/19
IMB Ltd	302,019.45	2.55%	09-Jan-19	10/19
IMB Ltd	411,530.17	2.55%	31-Jan-19	20
IMB Ltd	503,143.84	2.65%	14-Nov-18	21
IMB Ltd	600,000.00	2.60%	10-Jan-19	24
IMB Ltd	303,753.00	2.70%	07-Nov-18	25
Bendigo	516,199.80	2.55%	08-Jan-19	26
Bendigo	600,000.00	2.55%	03-Jan-19	28
ANZ	700,000.00	2.30%	11-Dec-18	29
Bendigo	500,000.00	2.65%	05-Nov-18	34
Bendigo	300,000.00	2.00%	16-Jan-19	35
IMB Ltd	503,303.42	2.55%	23-Jan-19	36
Bendigo	3,836,144.14	2.00%	16-Dec-18	38
ANZ	405,335.69	2.20%	29-Jan-19	39
Bendigo	1,888,523.66	2.45%	16-Dec-18	40
ANZ	618,500.86	2.30%	12-Nov-18	41
Bendigo	2,061,642.15	2.35%	16-Feb-19	42
IMB Ltd	307,516.14	2.70%	29-Nov-18	44
Bendigo	5,339,499.87	2.00%	16-Dec-18	45
Total Investments	24,485,049.72			
Average Interest Rates	2016/17	2.34%		
	2017/18	2.24%		
Average Interest Rates	2017/18	2.37%		
PERCENTAGE OF FUNDS HELD				
SUNCORP	1,028,370.06	4.20%		
ANZ	1,768,349.66	7.22%		
Bendigo	16,796,648.72	68.60%		
IMB Ltd	3,846,562.63	15.71%		
NAB	514,574.28	2.10%		
St George	530,544.37	2.17%		
TOTAL	24,485,049.72	100%		

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ITEM NO. 16 - AUSTRALIAN CITIZENSHIP CEREMONY
FILE: 02.03
FROM: EXECUTIVE ASSISTANT

Arrangements are in place to conduct a Citizenship Ceremony for Mrs Gisa Kurian. The Ceremony will take place at 10.00am on Thursday 6 December 2018 in the Jerilderie Council Chambers.

Morning tea will be served at the conclusion of the Ceremony.

RECOMMENDATION

That the information contained in the Australian Citizenship Ceremony Report be noted.

ITEM NO. 17 - PROGRESS REPORT ON DARLINGTON POINT STRUCTURE PLAN JULY TO SEPTEMBER 2018

FILE: 04.25.16

FROM: MANAGER, PLANNING & ENVIRONMENT

Below is the July – September 2018 update for actions outlined in the Darlington Point Structure Plan. Please note the items shaded are those updated since the last report to Council.

Action No.	Action	Time frame	Comment
4.1.2, 4.1.4, 4.2.1, 4.3.4, 4.4.2	<ul style="list-style-type: none">• Prepare an amendment to the Murrumbidgee Local Environmental Plan 2013 that seeks to :• Rezone land west of King Street from RU1 Primary Production to RU5 Village and amend minimum lot size from 100ha to 600m2 applicable to this land• Rezone land to the south of Narrand Street and West of Kooba Street from RU1 Primary Production to RU5 Village and amend the minimum lot size from 100ha to 200m2 applicable to this land.• Rezone Tiddalik Wetlands and Bird Sanctuary between Campbell Street and Britts Road from RU5 Village to RE1 Public Recreation and remove the minimum lot size applicable to this land.• Rezone land at the southern end of town adjoining the Sturt Highway from RU1 Primary Production and RU5 Village and B6 Enterprise Corridor, B7 Business Prk or IN1 General Industrial (subject to further investigation) and remove the minimum lot size;• Amend the LEP by Incorporating a “Flood Planning Map” for Darlington Point	Medium –long Actioned	<i>Final Study to November 2018 meeting of Council.</i>

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4.1.5	Investigate rezoning of land south of Britts Road for Large Lot residential development. This should only be considered after Environmental and Cultural Heritage Assessments have been undertaken	Medium-long Actioned	<i>Report to Council August 2018 regarding Land Use Plan, Local Environmental Plan and Development Control Plan Project</i>
4.1.9	Investigate opportunities for infill development on the football/sports ground should this facility be relocated	Short No further Action	Letter received and Darlington Point Club is against the relocation of the facilities to their land. No further action required.
4.1.10	Further investigate opportunities to encourage existing commercial and light industrial businesses located within the residential areas to relocate to designated commercial or industrial areas on the fringe of town	Medium-long term	<i>Report to Council August 2018 regarding Land Use Plan, Local Environmental Plan and Development Control Plan Project</i>
4.2.3	Amend the Darlington Point & Coleambally Development Control Plan to incorporate additional building controls with respect to industrial development adjoining the Sturt Highway, which specifically addresses: <ul style="list-style-type: none"> • Vehicular access • Building design and setbacks; • Landscaping; and • Signage 	Medium Actioned	<i>Report to Council August 2018 regarding Land Use Plan, Local Environmental Plan and Development Control Plan Project</i>
4.2.4, 4.6.2	Investigate, including a thorough cost benefit analysis, opportunities to relocate Council Depot site and sewerage treatment works to industrial zoned areas to allow for the redevelopment of centrally located land within the main town.	Long Actioned	Delay in report to Council
4.2.7	Investigate potential options /uses for the former sawmill site. In particular, these investigations need to address the issue of flooding	Medium	Waiting on Flood Study to be completed.
4.2.8	Investigate opportunities to create an intermodal hub, transport depot or truck parking and change over area near the Sturt Highway and Kidman Way Intersection	Medium	Work yet to commence

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4.3.2	Investigate options to relocate the football and sports ground to the Darlington Point Club to create a 'sports precinct'. Such an option should only be considered once a cost benefit analysis has been undertaken	Short No further action	Letter received and Darlington Point Club is against the relocation of the facilities to their land. No further action required.
4.3.3	Council further investigate and commission more detailed designs for the construction of a new boat ramp on the western side of the Murrumbidgee River	Short Actioned	Owne's Consent being sought and DA will be formally lodged when Owner's Consent is received.
4.3.5	Investigate opportunities to extend and connect a number of existing footpaths and trails, particularly from residential areas of town to the river. These could adjoin the swimming pool, the new boat ramp and Fig Tree Park.	Short	Work commenced on merging PAMPS for review by Council and public. Report to March 2019 meeting of Council
4.3.7	Investigate options to extend the "Goanna Walking Track" along the river on consultation with local Aboriginal groups and landowners. This should include: <ul style="list-style-type: none"> • Extension of walking and shared path; • Environmental restoration /regeneration works; • Construction of benches , tables and seating; • Installation of public art, information and directional signage; • Improvement of river access points 	Short	Grant Funds received. Plan of proposed works being developed. Community consultation with relevant community member to be undertaken early 2019. Owner's Consent to be sought from Crown Lands.
4.3.8	Investigate and encourage the establishment of a child care and aged care facility	Short Actioned	<i>Delay in preparing report.</i>
4.4.1, 4.6.1	Continue construction of the flood levee bank around Darlington Point following the preparation of the relevant flood studies	Short Actioned	Works will continue once Flood Study is formally adopted.
4.4.4	Further investigate the preparation of an Aboriginal Cultural Heritage Study for Darlington Point and its surrounds in consultation with local Aboriginal groups. This report	Long	Waiting on grants for studies to be opened by NSW Heritage Office.

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	should include a further assessment of the State-listed Warangesda Aboriginal Mission and the identification of Sacred Trees.		
4.4.5, 4.4.6	Further investigate the preparation of a Heritage Strategy to further investigate and identify any additional buildings or places that could be appropriate for inclusion with schedule 5 – Environmental Heritage of Council's Local Environmental Plan. Any heritage strategy should also investigate opportunities for a 'heritage walk' within the town.	Long	No action
4.5.1	Investigate potential heavy vehicles bypass route of the township in association with the NSW Roads and Maritime Service.	Long	No action
4.5.2	Upgrade the southern gateways into town at the intersection of Hay Road and Kidman Way with the Sturt Highway. Such improvements could include installation of: <ul style="list-style-type: none"> • Signage • Landscaping • Public Art • Lighting 	Short	No action
4.5.3	Investigate a new gateway intersection at the intersection of Narrand Road and Uri street	Long	No action
4.5.4	Install formal tree/landscape plantings (medium or roadside) along the main northern and southern entries into the town to provide a defined gateway to the town and improve the visual appearance	Medium	No action
4.5.5	Create a continuous boulevard along Bridge Street and Carrington Street south of the bridge and north of DeMamiel Street to improve the visual appearance of the town centre	Medium	No action

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4.5.6	Investigate options to reconfigure the town centre to slow heavy vehicle traffic, provide more formalised parking and improve intersection safety and access concerns currently present.	Medium	No action
4.5.7	Investigate option to extend and link a number of existing roads such as Young Street to Britts Road and Ross Street through to King Street so as to improve permeability and overall traffic flow	Short	No action
4.5.8	Investigate opportunities to create designated tourist and visitor parking areas within the centre of town	Medium	No action
4.5.9	Investigate opportunities to provide turning lanes along Carrington Street and Bridge Street to allow vehicles to safely enter low order side roads	Medium – long	No action
4.5.10	Investigate opportunities to create a loop road at the northern extent of the town centre, comprising Bridge Street, Macleay Street and Carrington Street.	Long	No action
4.6.4	Utilise the Section 94A Developer Contributions Plan to help identify and fund key infrastructure works	Short Actioned	<i>Plan in place and key projects identified in the plan for funding</i>
4.7.1	Undertake streetscape improvements and beautification works to improve the overall appearance of the main commercial centre of Darlington Point. This could include: <ul style="list-style-type: none"> • Replace artificial grass with median landscape plantings • Installation of street trees • Public art installations • Repainting of buildings • Consistent pavement material • Designated pedestrian crossings 	Short	No action
4.7.2	Investigate grant funding opportunities and public / private partnerships between individual business owners and Council to	Short	<i>Not included in the 2018/2019 budget</i>

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	encourage local business to improve the appearance of their building. This could be via a one off grant or via a \$ for \$ scenario		
4.7.5	Investigate intersection improvement upgrades to the intersection of Bridge Road and Carrington Street to improve the vehicular safety of this intersection and improve the visual appearance of this area.	Medium	No action
4.7.6	Investigate opportunities to improve signage within the town centre, including entrance, directional, information and business identification signage	Medium	No action
4.7.7	Further investigate opportunities to improve car parking and access within the main town centre for use by residents and tourists/visitors, including designed areas for recreational vehicles	Medium	No action

RECOMMENDATION

The information contained in the Progress Report on Darlington Point Structure Plan, July to September 2018, be noted.

ITEM NO. 18 - DEVELOPMENT APPLICATIONS DETERMINED OCTOBER 2018
FILE: 04.25
FROM: MANAGER, PLANNING & ENVIRONMENT

Development Applications approved under delegation for the month of October 2018 are detailed below:

DA No.	Property Location	Works Undertaken	Description	Value	Determination Date
DA13-18/19	125 Britts Road Darlington Point NSW 2706 Lot 1 DP 115843	Development Consent	Dwelling	\$75,000	31/10/2018
DA14-18/19	40 Barwidgee Boulevard, Darlington Point 2706 Lot 54 DP 1014775	Construction	Transportable Dwelling	\$167,600	11/10/2018
DA15-18/19	34 Currawong Crescent, Coleambally NSW 2707 Lot 365 DP 259779	Construction	Roof cover	\$19,000	4/10/2018

RECOMMENDATION

The information contained in the Development Applications Determined for October 2018 Report be noted.

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ITEM NO. 19 - WORKS IN PROGRESS 15/10/2018 to 11/11/2018

FILE: 03.16.04

FROM: ASSISTANT GENERAL MANAGER, INFRASTRUCTURE & ENVIRONMENT

Regional Roads RR552 – Conargo Road RR564 – Berrigan Road RR323 – Oaklands Road RR59 – Urana Road RR596 – Morundah Road RR356 – Berrigan/Oaklands Road RR183 – Whitton Road Carrathool Road	Guide post maintenance, bitumen patching Guide post maintenance, bitumen patching, edge patching Guide post maintenance
MR321 – Kidman Way	Slashing of vegetation on road shoulders. Guide post maintenance. Intersection of MR321 and Ercildoune Road tidied as per RMS instructions.
H17 – Newell Highway	Bitumen patching segment 6
Local Road Maintenance	<i>Sign Maintenance</i> McLennons Bore Road, Wilson Road <i>Grader Maintenance</i> Logie Brae Road, McLennons Bore Road, Wilson Road, Old Corowa Road, North Coree Road, Four Corners Road, Lucas Road, Ercildoune Road, Martin Bell Road, Cully Road, Gaston Road, Lovegrove Road, Main Canal Road, Bonnars Lane, Harvey Wells Road <i>Bitumen Patching</i> Wunnamurra Road, Wilson Road, Town Streets (Jerilderie), Logie Brae Road <i>Reseal</i> Green Swamp Road <i>Resheeting</i> Citrus Drive, Coleambally

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	<i>Guidepost Maintenance</i> Cummins Road, Gaston Road, Channel 9 Road <i>Vegetation Control</i> Channel 9 Road slashing of vegetation on road shoulders Main Canal Road slashing of vegetation on road shoulders
Roads to Recovery	
Fixing Country Roads	Gravel carted to McDonald Road Eulo Road reconstruction underway.
Town Streets	Bitumen patching (Jerilderie)
Town Maintenance	Darlington Point pool cleaned and readied for opening. Stormwater pit lid and damaged kerbing in Brolga Place, Coleambally replaced. Darlington Point stormwater drainage system cleaned out.
Staff Training	Landfill Operator Training with Riverina Waste Group. Quad Bike operator training TAFE NSW.
Parks and Gardens	Parks and gardens maintained.
Private Works	Minimal grader hire and gravel deliveries.
Water & Sewerage	Water mains being scoured in Jerilderie. Flushing of water mains in Darlington Point. Water main link up works in Darlington Point.
Darlington Point Boat Ramp	
Jerilderie Civic Hall	Kitchen upgrade to be finalised this month.
Building Maintenance	Security fence at Darlington Point Pound upgraded.

RECOMMENDATION

The information contained in the Works in Progress Report be noted.

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CONFIDENTIAL ITEMS

ITEM NO. 20 - ILLEGAL OCCUPATION OF PROPERTY - UPDATE

FILE: 04.25

FROM: MANAGER, PLANNING & ENVIRONMENT

RECOMMENDATION

This item be referred to the **CONFIDENTIAL** section of the Ordinary Council Meeting which is Closed to the public. This item is classified as Confidential on accordance with Section 10A (2) (a) and (b) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to the following:-

- (a) personnel matters concerning particular individuals (other than Councillors),
(b) the personal hardship of any resident or ratepayer.