

#182877

MINUTES

OF THE

ORDINARY MEETING OF COUNCIL

held in the Council Chambers, Town Hall, Boorowa Street, Young
commencing at 5.00 pm, on Wednesday, 18th February, 2015

MINUTES

PRESENT

Councillors John Walker (Mayor and Chairperson), Ben Cooper, John McGregor, Stuart Freudenstein, Brian Mullany, Tony Wallace, Brian Ingram, Sandy Freudenstein and Allan Miller.

In attendance

Peter Vlatko (General Manager), Craig Filmer (Director – Planning & Environment), Dirk Wymer (Director – Operations), Greg Armstrong (Director – Corporate Services), Nicole Vonarx (Director – Utility Services), Leanne Hardy (Personal Assistant), 1 member of the Press and 3 in the gallery.

APOLOGIES

Nil

CONFIRMATION OF MINUTES

8/15 RESOLVED on the motion of Councillors Cooper and Stuart Freudenstein that the minutes of the Ordinary Meeting of Council held on 17th December, 2014, be confirmed as a correct record of the proceedings.

9/15 RESOLVED on the motion of Councillors Cooper and Ingram that the minutes of the Extra Ordinary Meeting of Council held on 22nd January, 2015, be confirmed as a correct record of the proceedings.

10/15 RESOLVED on the motion of Councillors Sandy Freudenstein and Cooper that the minutes of the Extra Ordinary Meeting of Council held on 27th January, 2015, be confirmed as a correct record of the proceedings.

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OBITUARIES

TED RYAN
COLLEEN DRAYTON
MAY BROWN
NINA SHEATHER
PAUL WEST
VINCENT CURTIS
KATHLEEN 'MARGARET' HUME
ANTHONY LAUNDESS
JEAN BECK
JAMES ARCHIBALD CALDWELL
PAULINE CHURCHILL
RAYMOND SPEER
URSULA DOVERN
JOYCE DACEY
STEELE CALDWELL
HAROLD BOURKE
ELIZABETH MCCAFFERY
MARIE SHAW
MARINA PORTER

RECOGNITION OF COMMUNITY ACHIEVEMENT

11/15 RESOLVED on the motion of Councillors McGregor and Sandy Freudenstein that John White from Allied Grain be congratulated for being appointed to the American Global Industries Advisory Board and to be elected on this Board is by invitation only.

12/15 RESOLVED on the motion of Councillors Cooper and McGregor that Louise Mugridge be congratulated for going above and beyond for local oncology patients and ensuring our support services are maintained.

13/15 RESOLVED on the motion of Councillors Cooper and Stuart Freudenstein that Roz Faulkner be congratulated for her efforts in establishing a local prostate cancer awareness group.

OPEN FORUM

Mr Andy McColl addressing Council regarding Item 8.07 Development Application 2014/DA-153 – staged Expansion of existing intensive livestock industry (piggery) at various lots, 24 Mccolls Road and 746 Koorawatha Road, Koorawatha.

14/15 RESOLVED on the motion of Councillors Cooper and Miller that the item relevant to Open Forum be brought forward.

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ITEM 8.07 DEVELOPMENT APPLICATION 2014/DA-153 – STAGED EXPANSION OF EXISTING INTENSIVE LIVESTOCK INDUSTRY (PIGGERY) AT VARIOUS LOTS, 24 MCCOLLS ROAD AND 746 KOORAWATHA ROAD, KOORAWATHA

15/15 RESOLVED on the motion of Councillors Stuart Freudenstein and McGregor that Council grant approval to the expansion of the existing intensive livestock agriculture (piggery) in three stages (over approximately 10 years) including:

- § Stage 1 – 488 sows, farrow to finish (5500 SPU);
 - Site 1:
 - § Construction of one additional 44 crate farrowing shed
 - § Construction of two additional dry sow sheds, each containing 200 sows;
 - § Conversion of two existing dry sow sheds to mating sheds;
 - § Existing single gilt shed remains;
 - § Two existing farrowing sheds remain;
 - Site 2:
 - § Construction of one new weaner shed for 900 weaners;
 - § Construction of two new grower/finisher sheds, each for 692 grower/finisher pigs;
 - § Two existing grower/finisher sheds converted to grower/finisher sheds to each contain 692 pigs;
 - § One existing weaner shed modified to contain 900 weaners.
- § Stage 2 – 976 sows, farrow to finish (11000 SPU);
 - Site 1
 - § Construction of one additional, 88 crate farrowing shed;
 - § Construction of two additional dry sow sheds each to contain 200 sows;
 - § Existing mating shed adapted to house an additional 24 sows and 9 boars;
 - § Existing gilt shed adapted to allow for an additional 26 gilts;
 - Site 2
 - § Construction of two additional weaner sheds each to contain 900 weaners;
 - § Construction of four additional grower/finisher sheds each to contain 692 grower/finishers.
 - Site 2
 - § Construction of two additional weaner sheds to house 900 weaners each;
 - § Construction of four additional grower/finisher shed, each to contain 692 pigs;
- § Stage 3 – 1464 sows, farrow to finish (16500 SPU);
 - Site 1
 - § Construction of two new dry sow sheds, each containing 200 sows;
 - § Construction of a new 88 crate farrowing shed;
 - § Existing gilt shed to house an additional 26 gilts;

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- § Existing mating shed to house an additional 24 sows and 9 boars;
- Site 2
 - § Construction of two additional weaner sheds each to house 900 weaners;
 - § Construction of four new grower/weaner sheds, each to house 692 grower/finisher pigs;
- § Drainage and related earthworks, including a runoff catch dam on each site, to manage waste and stormwater runoff; and
- § Creation of litter and solids stockpile and compost areas on both sites;

on Lot 147 DP754576 and Lot 2 (Part) DP588782 ('Kindamindi') and Lot 1 DP926220, Lots 14, 68, 69, 70, 71, 73 and 114 DP754576, Lot 1 DP1099205, Lot 2 DP786428, and Lots A and B DP407145, subject to the following conditions and the General Terms of Agreement issued by the NSW Environment Protection Authority and the NSW Office of Water:

GENERAL

- 1) The applicant shall carry out the proposal, and works shall be undertaken, in accordance with the information supplied to Council, the Environment Protection Authority and the NSW Office of Water, as follows:
 - (a) The development application 2014/DA-00153 lodged with Young Shire Council on 12 September 2014;
 - (b) The Environmental Impact Statement (EIS) accompanying the development application, entitled *Environmental Impact Statement, Trustees for the McColl Family Trust, Piggery Expansion at Koorawatha NSW from 190 sows and progeny (2120 SPU) to 1464 sows and progeny (16,500 SPU)* dated 10 September 2014; and
 - (c) The additional documents relating to the development (23 pages plus Appendices 1 to 4), submitted to Young Shire Council on 9 January 2015;

unless otherwise specified in the General Terms of Approval issued by the NSW Environment Protection Authority and the NSW Office of Water, or by the conditions of this consent.

NOTES:

- § Where there is an inconsistency between the EIS and the additional information submitted to Council, the information contained in the later documents shall prevail.
- § Nothing in this development consent removes any obligation by the operator and/or owner of the premises, to comply with any or all past consents applicable to the site. All existing consents remain in force (provided they have not lapsed or been surrendered) and shall be complied with.

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- § Nothing in this development consent removes any obligation by the operator and/or owner of the premises, to comply with any and/or all relevant requirements under NSW or Commonwealth legislation, including aboriginal and other heritage, environment protection, waste, water and pollution management.
- 2) The use of each stage of the development shall not commence until such time as all relevant requirements of the conditions of this consent have been carried out to the reasonable satisfaction of Young Shire Council, the Environment Protection Authority and the NSW Office of Water, as signified in writing and an Occupation Certificate issued.

Prescribed Conditions

- 3) The development must be carried out in accordance with the requirements of the *Building Code of Australia*,
- 4) A sign must be erected in a prominent position on any site on which building work is being carried out:
- a) showing the name, address and telephone number of the principal certifying authority for the work, and
 - b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - c) stating that unauthorised entry to the work site is prohibited.
- 5) Any such sign is to be maintained while the building work is being carried out, but must be removed when the work has been completed.

PRIOR TO CONSTRUCTION

Construction Certificate

- 6) A Construction Certificate must be obtained from Council or an Accredited Certifier prior to work commencing.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

Construction Certificate Information

- 7) The following information shall be submitted for assessment when applying for a Construction Certificate from Young Shire Council:
- (f) Details from a suitably qualified and practising Structural Engineer in regard to:

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- (i) footings;
- (iv) structural steelwork;
- (v) wall bracing and tie-down requirements.

Appoint a Principal Certifying Authority

- 8) Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate shall:
- (a) appoint a Principal Certifying Authority and notify Council of the appointment (if Council is not appointed), and
 - (b) notify Council of their intention to commence the site works (at least 2 days notice is required).

DURING CONSTRUCTION WORKS

Inspection/Certification

- 9) The Principal Certifying Authority (PCA) must determine when inspections and compliance certificates are required. Where Young Shire Council is nominated as the PCA, the following stages must be inspected and passed prior to the subsequent stages of construction. Twenty-four (24) hours' notice shall be given to Council to allow scheduling of the inspection.

NOTE: Where inspections are requested and the work is either incomplete or not started, or unsatisfactory thus requiring an additional inspection, such re-inspections will be charged to the applicant at the rate as outlined in the *Fees and Charges* section of Council's current *Management Plan* per additional inspection. This will be deducted from the security deposit (where held) or paid prior to the inspection being carried out.

- (a) Site inspection when all sediment and erosion controls are in place ready to commence work. At this time the condition of Council's footpath, kerb and gutter, nature strip, road reserve will be assessed;
 - (b) After excavation for, and prior to the placement of, any footings, and prior to pouring any in-situ reinforced concrete building element;
 - (c) Prior to backfilling or covering any stormwater drainage and connections to point of discharge;
 - (d) After all building work has been completed and prior to any occupation certificate being issued in relation to the building.
- 10) The builder must at all times maintain on the job, a legible copy of the plans and specifications bearing the appropriate approval stamp.

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Erosion Control

- 11) Erosion and sedimentation control measures shall be implemented in accordance with Council's *Engineering Guidelines for Subdivision and Development*, prior to work commencing.

Builders' Toilet

- 12) The applicant shall ensure that a suitable builders' toilet is situated on the property prior at the time of the first inspection, prior to commencing construction.

Hours of Construction

- 13) Work on the project shall be limited to the following hours:

- (i) Monday to Friday - 7:00 am to 6:00 pm
- (ii) Saturday - 8:00 am to 5:00 pm
- (iii) No work to be carried out on Sunday/Public Holidays, without the prior consent of Council.

PRIOR TO OCCUPATION

Occupation Certificates

- 14) An Occupation (Completion) Certificate must be issued by the Principal Certifying Authority prior to occupation or use of each stage of the development. In issuing an occupation certificate, the Principal Certifying Authority must be satisfied that the requirements of section 109H of the *Environmental Planning and Assessment Act 1979* have been satisfied.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

Crown Roads

- 15) Prior to the issue of an Occupation Certificate for Stage 1, the developer shall provide written evidence to Council that the closure and transfer to the ownership of the developer of the existing Crown road internal to the Strathmore site has been completed. The closure and purchase of the Crown road is at full cost to the developer.
- 16) Prior to the issue of an Occupation Certificate for Stage 1, the developer shall provide upgraded access to both the Kindamindi and Strathmore sites consistent with Conditions 26-28 of this consent, to the satisfaction of Council.

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INTEGRATED DEVELOPMENT CONDITIONS

NSW Environment Protection Authority - General Terms of Approval

Include conditions listed at Attachment A to this report.

NSW Environment Protection Authority - General Terms of Approval

Include conditions listed at Attachment B to this report.

DURING OCCUPATION

Facilities for employees

17) The existing dwelling on Kindamindi that is not used as a dwelling, shall be available at all times to employees of the piggery for use of sanitary, cooking and other facilities.

Dust

18) All operations and activities occurring at the premises must be carried out in a manner that will minimise dust at the boundary of the premises.

19) The premises must be maintained in a condition which minimises or prevents the emission of dust from the premises.

Stormwater

20) The developer shall manage surface water runoff within and adjacent to the site and control points of water discharge within and from the site.

Odour

21) The developer shall ensure that all odour mitigation and management measures identified in the EIS that formed part of the Development Application, are implemented and operational from the commencement of the development.

22) Prior to the stocking of the piggery at Stage 1, the applicant shall provide Young Shire Council with a telephone number, a facsimile number and an email address that may be used to report complaints directly to the piggery operator concerning odour from the piggery.

NOTE: Council will notify all persons who live within a five (5) kilometre radius of the piggery sites, of the numbers provided by the piggery operator and any proposed changes to those numbers.

23) If the piggery operator is unable to operate or proposes to change any of these contact details at any time, the piggery operator shall inform Council as soon as possible of replacement details.

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- 24) If the piggery is to be operated by a different entity than the applicant, then the current piggery operator shall provide Council with a contact name, telephone number and facsimile number for the proposed new piggery operator as soon as possible.

Waste Management

- 25) The treatment, storage, processing, reprocessing, transport and disposal of waste generated by the piggery, shall be carried out in a competent manner, so as not to cause nuisance, pollution of surface or ground waters.

Access and roadworks

- 26) The developer shall undertake the following roadworks in accordance with Young Shire Council's *Engineering Guidelines for Subdivision and Developments* and prior to the issue of an Occupation Certificate for Stage 1 of the development:

- a) The intersection of McColl's Road and Koorawatha Road shall be upgraded to a standard which shall include the following design parameters:
 - i) A two-coat rock and bituminous seal shall be applied to the road surface of McColl's Road for 30 metres from the intersection, back along McColl's Road;
 - ii) The shoulders of the intersection shall be constructed in such a manner that a truck may be able to enter and exit the property without any movement into the opposing traffic lane.
- b) A sealed access shall be constructed to 'Kindamindi', meeting the geometric layout shown in Figure 7.2 of the *Austrroads Guide to Road Design Part 4*. The property gate shall be recessed 22 metres from the edge of the bitumen.

- 27) Any construction works, including accesses, on public roads dedicated in the name of Young Shire Council or under the control of the New South Wales Roads and Traffic Authority or Crown road reserves, require a road opening permit which will detail Council's specifications for the proposed works.

- 28) Work on the construction of the access shall not commence until such time as an application has been submitted to Council's Engineering Department and approval has been granted.

Vehicle Movements

- 29) All vehicles shall enter and leave the site in a forward direction.
- 30) All loading and unloading of vehicles shall be conducted on site.

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- 31) Trucks transporting solids and straw waste from the sites must be covered when leaving the premises.

Internal parking areas and accessways

- 32) The site access, on-site vehicle circulation areas, manoeuvring areas, access aisles and car parking areas shall be maintained to have an all weather construction and to minimise dust dispersal from their use.

Maintenance of Ponds

- 33) The holding ponds must be maintained to ensure that sedimentation does not reduce the design capacity of the pond.

Effluent Application

- 34) Wherever appropriate and practical, effluent shall be spread early in the day to utilise the wind to disperse odours and avoid the drift of odour that can occur in the evening.
- 35) Wherever appropriate and practical, effluent shall not be spread on paddocks that are up wind of sensitive receptors at the edge of the prescribed buffer distances on days where climatic conditions would significantly increase odour impacts from waste disposal.
- 36) The developer shall take all reasonable steps to notify the closest neighbouring property, 'Ilourie' (Lot 115 DP754576 and (Part) Lot 2 DP778629), and to gain agreement as to when spreading waste in nearby paddocks.

Carcass management

- 37) Dead animals must be disposed of in a manner that does not pollute waters.
- 38) Dead animals placed in the stockpile area must be covered as soon as possible to prevent exposure to vermin and flies.

Monitoring

- 39) Monitoring shall be undertaken in accordance with the conditions issued by the Environment Protection Authority as part of the Environment Protection Licence issued for the premises and the conditions issued by the NSW Office of Water as part of the Water Access Licence and Water Supply Work Approval issued for the premises.
- 40) The developer must establishment a weather station to provide continuous measurements of rainfall, wind speed and wind direction.

Signage

- 41) Any freestanding signs proposed to be erected for the development shall be subject to a separate development application.

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Record of Councillor Voting on Planning Matters in accordance with Section 375A of the Local Government Act, 1993.

Clr Stuart Freudenstein	For	Clr Tony Wallace	For
Clr Ben Cooper	For	Clr Brian Ingram	For
Clr John McGregor	For	Clr Sandy Freudenstein	For
Clr John Walker	For	Clr Allan Miller	For
Clr Brian Mullany	For		

DELEGATES REPORTS AND CIVIC DUTY

16/15 RESOLVED on the motion of Councillors McGregor and Cooper that the verbal Delegates Reports and Civic Duties be noted.

COMMITTEE REPORTS

National Cherry Festival Committee – 9.12.14

17/15 RESOLVED on the motion of Councillors Cooper and Stuart Freudenstein that the minutes of the National Cherry Festival Committee held on 9th December, 2014 be received and noted.

Mayoral Scholarship Meeting – 19.12.14

18/15 RESOLVED on the motion of Councillors Cooper and Sandy Freudenstein that the minutes of the Mayoral Scholarship Meeting held on 19th December, 2014 be received and noted.

Community Recognition Sub-Committee – 7.1.15

19/15 RESOLVED on the motion of Councillors Sandy Freudenstein and McGregor that the minutes of the Community Recognition Sub-Committee Meeting held on 7th January, 2015 be received and noted.

Environmental Initiatives Committee – 2.2.15

20/15 RESOLVED on the motion of Councillors Stuart Freudenstein and Cooper that the minutes of the Environmental Initiatives Committee held on the 2nd February, 2015 be received and the following recommendations adopted:

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General Manager

Mayor

Container Deposit Scheme

That the General Manager writes to the NSW Premier's Office to praise efforts to improve recycling and to encourage the uptake of the scheme.

Terra Recycling

That Council advertise this scheme by providing information to all schools within the Young Shire Local Government Area.

National Television Recycling Scheme

That Council write to Fiona Nash and Angus Taylor to petition them to raise this issue in Parliament for a favourable outcome toward television recycling.

Young Tidy Towns Committee – 4.2.15

21/15 RESOLVED on the motion of Councillors Cooper and Ingram that the minutes of the Young Tidy Towns Committee Meeting held 4th February, 2015 be received and the following recommendations adopted:

Bridge Art Project

The Committee recommends a letter be forwarded to the contracted artists giving notice of the requirement to complete the Bridge Art Project.

Dog Droppings

That Council act to install the dog dropping signs and dog dropping bag dispensers at Alfred Oval and Gus Smith by the end of March.

Fence for Skate Park

That Council erect a fence the entire length of the skate park (similar to pool fence) adjacent to the creek to control rubbish entering Burrangong Creek.

Healthy Shire Committee – 9.2.15

22/15 RESOLVED on the motion of Councillors Wallace and Sandy Freudenstein that the minutes of the Healthy Shire Committee held on the 9th February, 2015 be received and noted.

Young Sports Advisory Committee – 9.2.15

23/15 RESOLVED on the motion of Councillors Stuart Freudenstein and Wallace that the minutes of the Young Sports Advisory Committee held on the 9th February, 2015 be received and noted.

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Access Advisory Committee – 10.2.15

24/15 RESOLVED on the motion of Councillors Wallace and Sandy Freudenstein that the minutes of the Access Advisory Committee held on the 10th February, 2015 be received and noted.

Arts and Cultural Section 355 Management Committee – 9.2.15

25/15 RESOLVED on the motion of Councillors Wallace and Stuart Freudenstein that the minutes of the Young Sports Advisory Committee held on the 9th February, 2015 be received and the following recommendations adopted:

General Manager's Comments:

RECOMMENDED that the Young Theatre Company be included as a member of the Arts & Cultural Section 355 Management Committee.

That the following priorities from the Cultural Infrastructure Masterplan be adopted and endorsed by Council;

5.7 YOUNG REGIONAL LIBRARY

4 & 5 Young Shire Council should identify a proposed site and immediately commence a Feasibility Study into the procurement of a new Library facility, as well as the commissioning of a concept design, which can be used as the project basis and for the application to funding bodies. The feasibility study / concept for a new Library facility incorporate co-location with the Lambing Flat Folk Museum, the Young Historical Society and the Family History Society.

5.2 YOUNG TOWN HALL

- 1 Acoustic treatment stage roof and ceiling; roof treatment, Est \$20,000*
- 2 Refinish stage floor to suit touring productions and a greater variety of performances. Est \$20,000*
- 3 Acoustic seal between dressing room and stage, Est \$20,000*
- 4 Improve acoustics in auditorium - Engage an Acoustic Engineer to evaluate the current acoustics of the Town Hall and Southern Cross Hall, Est \$5,000*
- 5 Improve auditorium's function as exhibition venue - the installation of moveable, stackable walls and hanging system, increasing the versatility of the venue, make spaces within the space for differing scaled functions; better display of the visual arts enabling it to become an exhibition venue, Est \$20,000*
- 6 Paint auditorium walls the same neutral colour to minimise the impact on the space, Est \$20,000*
- 7 Install hook & line hanging system in the large expanses of uninterrupted wall space, Est \$10,000*

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5.6 SOUTHERN CROSS HALL

1. *Improve Acoustic Separation, Est \$20,000*
2. *General exterior building repair / improve presentation, Est \$80,000*
3. *Theatre refurbishment – new floor finish to stage, acoustic wall lining & painting, Est \$50,000*
4. *Completion of sound and lighting rooms, Est \$12,000*
5. *Minor refurbishments to foyer and serving counter, Est \$40,000*

Tourism Sub-Committee – 17.2.15

26/15 RESOLVED on the motion of Councillors McGregor and Sandy Freudenstein that this item be deferred till the March meeting.

GENERAL MANAGER'S REPORT

ITEM 8.01	FINANCE AND PERFORMANCE FOR DECEMBER 2014 AND JANUARY 2015
Prepared by: General Manager	File Number: 162.00

27/15 RESOLVED on the motion of Councillors Wallace and Sandy Freudenstein that the reports for the Finance and Performance for the months of December, 2014 and January, 2015 be received and noted.

ITEM 8.02	2016 LOCAL GOVERNMENT ELECTIONS – PROVISION OF ELECTION SERVICES
Prepared by: Director – Corporate Services	File Number: 34.01

28/15 RESOLVED on the motion of Councillors Sandy Freudenstein and McGregor that Young Shire Council resolves:

- 1) Pursuant to Section 296(2) and (3) of the Local Government Act 1993(NSW) (“the act”) that an election arrangement be entered into by contract for the Electoral Commissioner to administer all elections of the Council.
- 2) Pursuant to Section 296(2) and (3) of the Act, as applied and modified by Section 18, that a Council poll arrangement be entered into by contract for the Electoral Commissioner to administer all council polls of the Council.
- 3) Pursuant to Section 296(2) and (3) of the Act, as applied and modified by Section 18, that a constitutional referendum arrangement be entered into by

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General Manager

Mayor

contract for the Electoral Commissioner to administer all constitutional referenda of the Council.

ITEM 8.03	RESULT OF INTERVIEW PANEL FOR CONSULTANTS TO PREPARE THE HEAVY VEHICLE ROUTE STUDY AND THE SECTION 94 DEVELOPMENT CONTRIBUTION PLAN
Prepared by: Director Planning Environment and Strategic Services	File Number: F154.12/154.14

29/15 RESOLVED on the motion of Councillors Mullany and Sandy Freudenstein that Council note the decisions of the Interview Panel as detailed below, namely:

- To appoint GHD Pty Ltd Coffs Harbour at a cost of \$55,330 including GST for the Section 94 Contributions;
- To appoint GHD Pty Ltd Wagga Wagga at a cost of \$75,000 including GST for the HVR study.

ITEM 8.04	OCCUPATION OF SHEDS AND CARAVANS
Prepared by: District Building Surveyor	File Number: F14.00

30/15 RESOLVED on the motion of Councillors Stuart Freudenstein and Miller that Council place the draft policy on public display for the required 28 days at which time any submission will be reviewed and the Policy with any revisions returned to Council for adoption.

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General Manager

Mayor



YOUNG SHIRE COUNCIL

**DRAFT
OCCUPATION OF SHEDS
AND CARAVANS
POLICY**

DATE ADOPTED: 00 XXX 0000

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1 INTRODUCTION/BACKGROUND

Post the repeal of the Young shire Council Local Building Code, there is no longer any formal regulation of the occupation of sheds and caravans. This leaves Council in a position of not being able to practically regulate or consent the temporary use.

2 PURPOSE/OBJECTIVES

This policy has been made to fulfil the need for regulation of the occupation of sheds and on-site caravans during the construction of dwellings across the Young Local Environment Plan Zones as follows. R1, RU1, RU4, R5, RU5 and E3.

This policy will be regulated as an application under section 68 of the Local Government Act 1993 but is not intended to replace or alter the intent of Clause 77 of the Local Government (General) Regulation 2005. *Installation of moveable dwellings elsewhere than in caravan parks or camping grounds.*

3 POLICY

Young Shire Council will consider an application for the occupation of sheds and/or on-site caravans on a merit assessment basis under the following conditions;

- a) That the proposed temporary occupation be for the owner (and in the first instance related family members) of the property and that no third parties will take up permanent occupation of the structure.
- b) That the property the shed/caravan is sited on, has a Development Consent in place and Construction Certificate issued for a dwelling.
- c) The approved dwelling has been completed to the floor level (ie: concrete slab has been poured or the bearers and joists completed)
- d) The approval will be for a period of no more than six (6) months after which time the owner will reapply for consent and proof of progress of the approved dwelling will be required to be furnished to Council.
- e) That the property has an approved On-site Sewerage Management System installed or sewer connection.
- f) That safe access has been established through the provisions of the subject consent or by making application to Council by way of a Works in A Road Reserve application.
- g) That the shed or caravan, have adequate sanitary facilities and a food preparation area for the sustaining of amenity.
- h) That on occupation of the approved dwelling the shed or caravan will be decommissioned so that habitation is no longer possible.

4 RESPONSIBILITY

This policy will be implemented by Councils Department of Planning Environment and Strategic Services under delegation from Young Shire Council.

ITEM 8.05	2011/DA-00093 REV01 – PROPOSED MODIFICATION TO APPROVED RESIDENTIAL UNITS AND COMMUNITY HALL – MIRO/MACKENZIE STREET, YOUNG
Prepared by: Manager of Planning	File Number: F29.01

31/15 RESOLVED on the motion of Councillors Stuart Freudenstein and Sandy Freudenstein that Council **GRANT APPROVAL** to Lambing Flat Enterprises Ltd, to modify the consent relating to the erection twelve (12) attached and detached, brick veneer and colourbond roofed one (1) bedroom units, and a brick veneer and colourbond roofed community hall for use by the residents, on Lot 1 DP 1120805 and Lot 1086 DP 663122, 8 - 14 MacKenzie Street and 47 Miro Street, Young, subject to the following conditions:

- A. Delete the last dot point in Condition 4 (the BASIX Certificate, numbered 406349S, dated 24th November 2011; submitted 25th November 2011), and insert in its place the following dot point:
 - *the BASIX Certificate, numbered 406349S_02, dated 8th July 2014, submitted 7th July 2014,*
- B. To insert the following conditions at the end of the consent:

Staging of the development

128. *The various stages of the development are as follows, as nominated by the Applicant:*

- § *Stage 1: Site preparation*
- § *Stage 2: Units 5, 6, 7 and 8*
- § *Stage 3: Units 9, 10, 11 and 12*
- § *Stage 4: Units 1, 2, 3 and 4*
- § *Stage 5: Hall*

Any changes to the staging of the development will require the submission of an application to modify the consent, under Section 96 (1A).

129. *All conditions of this consent are applicable to each stage of the development, unless otherwise nominated within the consent.*



- C. That Condition 112 (An internal footpath network (concrete or other approved material) shall be provided to connect the units to either Miro or MacKenzie Streets) be deleted, and the following condition be inserted in its place.

112. *The proposed internal road shall operate as a shared zone, catering for vehicle movements and pedestrians, and shall have a maximum*


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speed limit of 10 kmph. The following signage shall be erected as indicated:

- At the start of the shared zone

- At the end of the shared zone.



D. That Council modify Condition 111, by deleting any reference to Mackenzie Street, so that it reads:

111. A 1500mm wide footpath in concrete or other approved material shall be constructed along the frontage of the development in both Miro and MacKenzie Streets, in accordance with Council's Specification for Footpath Construction after making application to Council and receiving approval. The remaining footpath area shall be turfed.

Record of Councillor Voting on Planning Matters in accordance with Section 375A of the Local Government Act, 1993.

Clr Stuart Freudenstein	For	Clr Tony Wallace	For
Clr Ben Cooper	For	Clr Brian Ingram	For
Clr John McGregor	For	Clr Sandy Freudenstein	For
Clr John Walker	For	Clr Allan Miller	For
Clr Brian Mullany	For		

ITEM 8.06	COMPANION ANIMALS MANAGEMENT
Prepared by: ENVIRONMENTAL HEALTH & COMMUNITY SERVICES OFFICER	File Number:F31.00

32/15 RESOLVED on the motion of Councillors Sandy Freudenstein and Mullany that Council notes the report.

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General Manager

Mayor

ITEM 8.07	DEVELOPMENT APPLICATION 2014/DA-153 – STAGED EXPANSION OF EXISTING INTENSIVE LIVESTOCK INDUSTRY (PIGGERY) AT VARIOUS LOTS, 24 MCCOLLS ROAD AND 746 KOORAWATHA ROAD, KOORAWATHA
Prepared by: Town Planner	File Number: F29.02

This matter was dealt with previously.

ITEM 8.08	DEVELOPMENT APPLICATION 2014/DA-00216 – SUBDIVISION OF ONE INTO TWO LOTS AT LOT 3 SECTION 3 DP758162, 47 WEEDALLION STREET, BRIBBAREE
Prepared by: Town Planner	File Number: F29.00

33/15 RESOLVED on the motion of Councillors Sandy Freudenstein and Cooper that development application 2014/DA-00163 for a one into two lot subdivision at Lot 3 Section 3 DP758162 be approved, subject to the conditions detailed below:

General

- The development shall be generally in accordance with development application number 2014/DA-00163 submitted by the applicant on 5 December 2014 and be in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:

Drawing No.	Revision/ Issue	Name of Plan	Date
Drawings prepared by CMS Surveyors Pty Limited.			
12633	1	12633 subdivision (Sht 2 of 3)	10/11/2014
12633	1	12633 subdivision (Sht 3 of 3)	10/11/2014
Statement of Environmental Effects prepared by CMS Surveyors Pty Limited dated 5/12/2014.			

as modified by any conditions of this consent.

- Any changes to the development will require the submission of an application to modify the consent, under section 96(1A) of the *Environmental Planning and Assessment Act 1979*.

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General Manager

Mayor

SUBDIVISION

General

- 3 A linen plan will not be released until such time as the requirements of the conditions of this consent have been carried out.

Restrictions as to user

- 4 Easements shall be provided over all services (water, sewer, drainage, power, etc) to the satisfaction of the relevant authority, wherever Council deems necessary to allow unrestricted access to the services

Water

- 5 A separate water meter shall be provided to the dwelling on new Lot 32, to the satisfaction of the appropriate water authority. Evidence of this shall be submitted to Council prior to the issue of the final plan of subdivision (linen plan).

Access – Urban

- 6 The existing vehicular access shall be upgraded to Council specifications, after submitting the attached application form and receiving Council approval of the application.

PRIOR TO THE RELEASE OF THE FINAL PLAN OF SUBDIVISION

Final Plan of Subdivision

- 7 Upon completion of the requirements stipulated in the conditions of consent, the applicant shall submit a final plan of subdivision (and copies), to Council, suitable for registration at the NSW Land and Property Information, for Council's certification.

Record of Councillor Voting on Planning Matters in accordance with Section 375A of the Local Government Act, 1993.

Clr Stuart Freudenstein	For	Clr Tony Wallace	For
Clr Ben Cooper	For	Clr Brian Ingram	For
Clr John McGregor	For	Clr Sandy Freudenstein	For
Clr John Walker	For	Clr Allan Miller	For
Clr Brian Mullany	For		

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ITEM 8.09	FIT FOR THE FUTURE
Prepared by: General Manager	File Number: F69.00

34/15 RESOLVED on the motion of Councillors Stuart Freudenstein and Mullany that Council approves the public consultation proposal as presented in the Report to gain the communities comments in relation to the Draft Report "Hilltops Region Governance and Service Delivery Review".

- Council to hold forums for residents in:

Young	Tuesday, 24 th March, 2015 in the Town Hall at 7pm
Koorawatha	Monday, 9 th March, 2015 in Koorawatha Hall at 7pm
Murringo	Wednesday, 11 th March, 2015 in Murringo Hall at 7pm
Monteagle	Thursday, 12 th March, 2015 in Monteagle Hall at 7pm
Bendick	Monday, 16 th March, 2015 in Bendick Murrell Hall at 7pm
Bribbaree	Wednesday, 18 th March, 2015 in Bribbaree Hall at 7.30pm

ITEM 8.10	PROPOSED ROAD OPENING – BOOROWA STREET AND BANG BANG CREEK, KOORAWATHA VILLAGE
Prepared by: Survey Design Engineer	File Number: 112.01

35/15 RESOLVED on the motion of Councillors Sandy Freudenstein and Stuart Freudenstein that Council approve the following;

(i) an offer of compensation to the owner of Lot 1, DP 1114016, Parish of Illunie County of Monteagle based on area x Valuer General land value per m² for the acquisition of land for the purpose of public road dedication between Boorowa Street and the western side of Bang Bang Creek;

(ii) Council meet all administrative costs.

ITEM 8.11	PROPOSED ROAD CLOSURE – UNNAMED ROAD 3145 MILVALE ROAD
Prepared by: Survey Design Engineer	File Number: 112.01

36/15 RESOLVED on the motion of Councillors Stuart Freudenstein and Ingram that Council consent to the proposed road closure of Council public road adjacent to Lot 1 and 2 DP 819983 and Lot 2 DP813787 (Department of Lands closure application 538478) subject to the Department of Lands complying with the road closure requirements of the NSW Roads Act (1993).

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ITEM 8.12	STREET LIGHTING
Prepared by: TRAINEE CIVIL ENGINEER	File Number: F144.00

37/15 RESOLVED on the motion of Councillors Stuart Freudenstein and Miller that Council receive and note the information on available street lighting types.

That Council proceed with the planned 2014/2015 street lighting installation using the existing lighting specification.

ITEM 8.13	2014-15 BUDGET REVIEW – as at 31 DECEMBER 2014
Prepared by: Finance Accountant	File Number: 2.00

38/15 RESOLVED on the motion of Councillors Wallace and Ingram that Councillor’s note and approves the budget variation as reported as at 31 December 2014.

CORRESPONDENCE

9.01 #180970 153.05/52.00

YOUNG AND DISTRICT FAMILY HISTORY GROUP,

It was moved by Councillors Ingram and Cooper that a contribution of \$578.50 be waived for the Young & District Family History Group for the use of the Town Hall 2 weeks prior to Anzac Day.

The motion was put and **LOST**.

39/15 RESOLVED on the motion of Councillors Mullany and Miller that the fee of \$1157 be waived for the Young & District Family History Group for the use of the Town Hall 2 weeks prior to Anzac Day.

40/15 RESOLVED on the motion of Councillors Wallace and Cooper that the staff prepare a Policy in relation to the subsidy for the Hire of the Town Hall.

ITEM 10 NOTICE OF RESCISSION MOTION

The Rescission Motion was withdrawn with the consent of Councillors McGregor, Miller and Walker.

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41/15 RESOLVED on the motion of Councillors McGregor and Stuart Freudenstein that letters of thanks be forwarded to Minister Duncan Gay, Angus Taylor, Katrina Hodgkinson and Fiona Nash for their support in providing Council with grant funding for Burrangong Creek Bridge replacement on Bribbaree Road and the Milvale Road upgrade.

The meeting concluded at 6.57 pm.

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General Manager

Mayor