

**MINUTES**

**OF THE**

**ORDINARY MEETING OF COUNCIL**

**held in the Council Chambers, Town Hall, Boorowa Street, Young**

**commencing at 5.07 pm, on Wednesday, 15<sup>th</sup> April, 2015**

**MINUTES**

**PRESENT**

Councillors John Walker (Mayor and Chairperson), Ben Cooper, John McGregor, Stuart Freudenstein, Brian Mullany, 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 nil in the gallery.

**APOLOGIES**

**75/15 RESOLVED** on the motion of Councillors McGregor and Miller that an apology be accepted from Councillor Tony Wallace.

**CONFIRMATION OF MINUTES**

**76/15 RESOLVED** on the motion of Councillors Cooper and Stuart Freudenstein that the minutes of the Ordinary Meeting of Council held on 18<sup>th</sup> March, 2015, be confirmed as a correct record of the proceedings.

**OBITUARIES**

BESS NEALE  
PATRICIA PALLISTER  
JUNE DRIJVER  
SAMIR BALTAGI  
JACK BENSON  
NEVILLE KNIGHT  
SHIRLEY JOHNSON  
RICHARD L'ESTRANGE  
STANLEY FENSOM  
LOIS COGZELL

**This is Page No. 2 of the Minutes of the Ordinary Meeting of Council held on Wednesday, 15<sup>th</sup> April, 2015.**

## **RECOGNITION OF COMMUNITY ACHIEVEMENT**

**77/15 RESOLVED** on the motion of Councillors Sandy Freudenstein and McGregor that the Acting Principal, Mr. Keith Duran and the Young High School be congratulated for their Open Day.

**78/15 RESOLVED** on the motion of Councillors Mullany and McGregor that the Young Cadet Unit be congratulated for the role they played in the opening of the Murringo Cenotaph.

**79/15 RESOLVED** on the motion of Mayor Walker and Mullany that the Murringo Community Association and HMAS Albatross and John & Robert Carnley be congratulated and thanked for their combined contributions to the successful event at the Murringo Cenotaph.

## **OPEN FORUM**

Nil

## **DELEGATES REPORTS AND CIVIC DUTY**

**80/15 RESOLVED** on the motion of Councillors Cooper and Stuart Freudenstein that the verbal Delegates Reports and Civic Duties be noted.

## **COMMITTEE REPORTS**

### **Economic Development Sub-Committee – 4.3.15**

**81/15 RESOLVED** on the motion of Councillors Mullany and Miller that the minutes of the Economic Committee meeting held on Wednesday, 4<sup>th</sup> March, 2015 be received and noted.

### **National Cherry Festival Committee – 11.3.15**

**82/15 RESOLVED** on the motion of Councillors Cooper and Stuart Freudenstein that the minutes of the National Cherry Festival Committee held on Wednesday, 11<sup>th</sup> March, 2015 be received and noted.

### **Section 356 Sub-Committee – 25.3.15**

**83/15 RESOLVED** on the motion of Councillors Sandy Freudenstein and Miller that the minutes of the Section 356 Sub-Committee held on Wednesday, 25<sup>th</sup> March, 2015 be received and the following recommendations adopted.

- 1) *That the following Section 356 Donations be recommended to Council;*

**This is Page No. 3 of the Minutes of the Ordinary Meeting of Council held on Wednesday, 15<sup>th</sup> April, 2015.**

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**General Manager**

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**Mayor**

<b>Applicant</b>	<b>Amount Recommended</b>
<i>Young &amp; District Family History group</i>	250.00
<i>Combined Community Christmas Party (MOW)</i>	1000.00
<i>Fellowship of Australian Writers</i>	250.00
<i>Hilltops Suicide Prevention Network Inc</i>	500.00
<i>Bendick Murrell Rec. Reserve Trust</i>	1500.00
<i>Young Crisis Accommodation Centre</i>	500.00
<i>Young Playgroup</i>	250.00
<i>Milvale Progress Association Inc</i>	1500.00
<i>Young &amp; District Multicultural Assoc. inc</i>	250.00
<i>Young Masters Rugby League</i>	250.00
<i>Young Society of Artists</i>	1000.00
<i>Bribbaree Water &amp; Progress Association</i>	1000.00
<i>Bribbaree Memorial Hall Trust</i>	1500.00
<i>Murringo Community Association</i>	1500.00
<i>Riding for the Disabled</i>	250.00
<i>Young Camera Club Inc</i>	250.00
<i>Young Neighbourhood Centre Inc</i>	250.00
<i>Cherry Capital Country Music Assoc. Inc</i>	250.00
<i>Burrangong Picnic Race Club</i>	250.00
	<b>12500.00</b>

**This is Page No. 4 of the Minutes of the Ordinary Meeting of Council held on Wednesday, 15<sup>th</sup> April, 2015.**

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**General Manager**

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**Mayor**

<i>Acquisitive Prize - Cherry Festival</i>	2000.00
<i>Anzac Day</i>	4000.00
<i>Australia Day - Bribbaree</i>	500.00
<i>Australia Day - Young</i>	8000.00
<i>Remembrance Day</i>	500.00
<i>Unexpected Contingencies</i>	4000.00
<i>Adhoc Council Donations</i>	5000.00
<i>Council Functions</i>	8000.00
	<hr/>
	32000.00

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**TOTAL RECOMMENDATIONS** **\$44,500.00**

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2) *That a review of the Section 356 policy be undertaken by staff to include introduction of an acquittal requirement for all Section 356 Funding recipients.*

**GENERAL MANAGER'S REPORT**

<b>ITEM 8.01</b>	<b>FINANCE AND PERFORMANCE FOR FEBRUARY/MARCH</b>
<b>Prepared by:</b> General Manager	<b>File Number:</b> 162.00

**84/15 RESOLVED** on the motion of Councillors Sandy Freudenstein and Stuart Freudenstein that the reports for the Finance and Performance for the month of February be received and noted.

**ITEM 8.02 OCCUPATION OF SHEDS AND CARAVANS POLICY**

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**Prepared by:** District Building Surveyor **File Number:** F14.00

**85/15 RESOLVED** on the motion of Councillors Sandy Freudenstein and Ingram that Council Adopt the Young Shire Council Occupation of Sheds and Caravans Policy as modified post the public review and on the floor of the Council Meeting (Section 3d and 4) and after reconsideration by staff of the regulatory process to be utilised.

**This is Page No. 5 of the Minutes of the Ordinary Meeting of Council held on Wednesday, 15<sup>th</sup> April, 2015.**

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General Manager

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Mayor

YOUNG SHIRE COUNCIL



**OCCUPATION OF SHEDS  
AND CARAVANS  
POLICY**

**DATE ADOPTED: 15 APRIL 2015**

## **CONTENTS**

<b>1</b>	<b>INTRODUCTION/BACKGROUND.....</b>	<b>8</b>
<b>2</b>	<b>PURPOSE/OBJECTIVES .....</b>	<b>8</b>
<b>3</b>	<b>POLICY .....</b>	<b>4</b>

## **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 to the temporary use of sheds.

Furthermore, there is no formal policy regarding the casual habitable use of sheds on properties as is provided for caravans, campers and tents in the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005. This type of casual habitable use is also provided for in this document.

## **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.

The occupation of sheds during the construction phase of a dwelling will be regulated as conditions of the Determination of Consent for the proposed dwelling under the Environmental Planning and Assessment Act 1979

The casual habitable use of sheds on property with the appropriate zoning and in keeping with the effect of Clause 77(a) of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005, will also be recognised.

## **3. POLICY**

### **Occupation of sheds and Caravans During Construction of Dwellings**

Young Shire Council will consider an application for the occupation of sheds and/or on-site caravans only if the following conditions, in full, are met. The application must be as part of the Development Application for the proposed Dwelling or as a Modification of the Development Consent for the proposed dwelling.

All of the following conditions will apply to any consent for occupation;

- 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; and
- b) That the property the shed/caravan is sited on, has a Development Consent in place and Construction Certificate issued for a dwelling; and
- c) The approved dwelling has been completed to the floor level (i.e.: concrete slab has been poured or the bearers and joists completed); and
- d) The approval will be reviewed every six (6) months after which time the owner will need to reapply for consent and proof of progress of the approved dwelling will be required to be furnished to Council; and
- e) That the property has an approved On-site Sewerage Management System installed or sewer connection; and

- 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; and
- g) That the shed or caravan, have adequate sanitary facilities and a food preparation area for the sustaining of amenity; and
- 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 Councillors Director of Planning, Environment and Strategic Services under delegation from Young Shire Council.

**ITEM 8.03            ENGINEERING INVESTIGATION REPORT: TIMBER BRIDGE  
REPLACEMENT ON KINGSVALE ROAD**

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**Prepared by:** Director Operations

**File Number:** F12.05

**86/15            RESOLVED** on the motion of Councillors Sandy Freudenstein and Mullany that Council note the information provided on the Engineering Investigation Report provided for the replacement of the timber bridge over the Blayney-Demondrille rail line on Kingsvale Road.

**ITEM 8.04            REGIONAL ROADS REPAIR PROGRAM 2015/16**

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**Prepared by:** Director Operations

**File Number:** F72.14

**87/15    RESOLVED** on the motion of Councillors Stuart Freudenstein and McGregor

1. That Council continue the delivery of the Murringo Road shoulder widening project in 2015/16; using funding provided under the Regional Roads REPAIR program.
2. That Council fund its \$300,000 share of the Milvale Road shoulder widening project using the 2015/16 resealing funds allocated under the Regional Roads Block Grant.

**ITEM 8.05            2015 SALE OF LAND FOR UNPAID RATES AND CHARGES**

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**Prepared by:** Rates Officer

**File Number:** F108.14

**88/15    RESOLVED** on the motion of Councillors Mullany and Sandy Freudenstein that pursuant to the provisions of Section 719 of the Local Government Act 1993, Young Shire Council approves the abandonment of rates and charges amounting to \$2,649.88, apportioned as per the schedule provided in this report.

**This is Page No. 10 of the Minutes of the Ordinary Meeting of Council held on Wednesday, 15<sup>th</sup> April, 2015.**

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**General Manager**

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**Mayor**

<b>Asst. No</b>	<b>Property Address</b>	Sale Price	Young Shire Council - Rates & Charges & Costs	Cowra Shire Council - Rates & Charges & Costs	Total Outstanding	Surplus (+) Deficit (-)	Young SC	Cowra SC	W/Off (-)
00253-00000000-5	1260 Henry Lawson Way, Young	1,300.00	2,514.94	-	2,514.94	1,214.94	1,300.00		-1,214.94
00642-50000000-4	25 Lachlan St, Koorawatha	6,000.00	4,359.97	3,074.97	7,434.94	1,434.94	3,098.71	2,901.29	-1,434.94
		<b>7,300.00</b>	<b>6,874.91</b>	<b>3,074.97</b>	<b>9,949.88</b>	<b>2,649.88</b>	<b>4,398.71</b>	<b>2,901.29</b>	<b>-2,649.88</b>

This is Page No. 11 of the Minutes of the Ordinary Meeting of Council held on Wednesday, 15<sup>th</sup> April, 2015.

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General Manager

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Mayor

**ITEM 8.06 TOWN HALL HIRE - SUBSIDY**

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**Prepared by:** General Manager

**File Number:** 153.05

**89/15 RESOLVED** on the motion of Councillors Stuart Freudenstein and Mullany that the Draft Town Hall Hire – Subsidy Policy be approved for Public Consultation in accordance with the Local Government Act.

**This is Page No. 12 of the Minutes of the Ordinary Meeting of Council held on Wednesday, 15<sup>th</sup> April, 2015.**

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**General Manager**

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**Mayor**



YOUNG SHIRE COUNCIL

**TOWN HALL HIRE - SUBSIDY  
POLICY**

**DATE ADOPTED: 15 APRIL 2015**

## CONTENTS

1	INTRODUCTION/BACKGROUND.....	8
2	PURPOSE/OBJECTIVES .....	8
3	POLICY.....	8
4	RESPONSIBILITY .....	15

## **Introduction/Background**

Council is consistently being requested to waive the Town Hall Hire fees for community groups to hold events/functions in the Town Hall without going through the annual Section 356 Donation process.

## **Purpose/Objectives**

The Policy will provide clear guidelines for a consistent approach towards requests received for the waiving of the Town Hall Hire Fees. A set of criteria to be applied will be identified for the application of a subsidy for the Town Hall Hire fees.

## **Policy**

In order to receive a subsidy towards the Town Hall Hire fees an application must be made to the General Manager and must include the following:

1. The applicant must be an incorporated community group
2. The applicant must be based in the Young Shire Local Government area
3. The applicant must complete an application for Hire Subsidy
4. Applications for Hire Subsidy must be received by Council at least 60 days prior to the event/period of hire
5. Details of the event/function and how it will support or contribute to the community of Young Shire
6. The applicant must complete a Town Hall Hire Agreement and pay the full damage deposit
7. The Policy shall not be applied retrospectively
8. The subsidy for the Town Hall Hire fees will be 50% of the hire fees only.

## **Responsibility**

The responsible person for this Policy is the General Manager or his/her delegate.

The delegations for decisions on the Policy will be reviewed after Public Consultation.

**This is Page No. 15 of the Minutes of the Ordinary Meeting of Council held on Wednesday, 15<sup>th</sup> April, 2015.**

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**General Manager**

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**Mayor**

**ITEM 8.07            2015/DA-00047 – PROPOSED DWELLING– 3 HARGREAVES  
CRESCENT, YOUNG**

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**Prepared by:** District Building Surveyor

**File Number:** F14.00

**90/15            RESOLVED** on the motion of Councillors Stuart Freudenstein and McGregor that Council approve Development Application 2015/DA-00047 on Lot 10 DP 817978 No 3 Hargreaves Crescent Young for a 3 bedroom brick walled and colorbond roofed Dwelling, as applied for and subject to the following conditions;

**DEVELOPMENT DESCRIPTION**

**General**

1. The development shall be generally in accordance with the supporting documentation, including, but not limited to, the following:

<b>Architectural (or Design) Drawings prepared by Laura Miller.</b>			
<b>Drawing No.</b>	<b>Revision/ Issue</b>	<b>Name of Plan</b>	<b>Date</b>
2015-37 4/4	2	Site Plan	18/02/2015
2015-37 2/4	2	Elevations	18/02/2015
2015-37 3/4	2	Floor Plan	18/02/2015
2015-37 1/4	2	Section	18/02/2015
<b>Architectural (or Design) Drawings prepared by the applicant.</b>			
-	-	-	-
<b>BASIX Certificate No 610513S issued by Laura Miller dated 3 March 2015</b>			

and as modified by any conditions of this consent.

2. No departure from the approved plans and specifications shall be made unless the prior approval of Council has been obtained in writing.
3. The development shall be carried out in conformity with the provisions of the *Environmental Planning and Assessment Act, 1979*, and the regulations made thereunder, in accordance with the plans and specifications approved by Council.
4. The builder shall maintain on the site, at all times a legible copy of the following:
  - Development Consent including plans and related documentation;
  - Construction certificate including plans, specifications and certificates;

**This is Page No. 16 of the Minutes of the Ordinary Meeting of Council held on Wednesday, 15<sup>th</sup> April, 2015.**

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**General Manager**

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**Mayor**

## SIGNS

5. No more than two signs shall be erected at the front of the site to display the following details. At least one of these signs shall have the following minimum information:

- the name of the Principal Certifying Authority, their address and telephone number;
- the name of the person in charge of the work site and telephone number at which that person may be contacted outside working hours;
- that unauthorised entry to the work site is prohibited;

and both signs shall be maintained to a tidy and legible standard at all times and must be removed when the work has been completed.

## BUILDING CODE OF AUSTRALIA AND HOME BUILDING ACT

6. All building work must be carried out:
- (a) In accordance with the requirements of the *Building Code of Australia*. In particular, your attention is directed to the conditions in this consent;
  - (b) In addition, in the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such contract of insurance must be in force before any building work authorised by this consent commences.
7. Residential building work within the meaning of the *Home Building Act 1989* shall not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being a Council) has given the Council written notice of the following information:
- (a) In the case of work for which a principal contractor is required to be appointed, the name, licence number and name of insurer if the principal contractor
  - (b) In the case of work to be done by an owner-builder, the name and owner-builder permit number (where required).

Changes to the residential building work shall not be carried out unless the Principal certifying Authority has given the Council written notice of the changes. This condition does not apply to Crown building work as defined.

8. The builder or person who does the residential building work must comply with the applicable requirements of Part 6 of the *Home Building Act 1989*. This requirement may be satisfied by the provision of an owner-builder permit of Home Owners Warranty Insurance.

**This is Page No. 17 of the Minutes of the Ordinary Meeting of Council held on Wednesday, 15<sup>th</sup> April, 2015.**

## INSPECTION/CERTIFICATION

9. Prior to commencement of work, the person having the benefit of the Development Consent:
  - (a) shall appoint a Principal Certifying Authority (PCA); and
  - (b) shall ensure a Construction Certificate is issued by the PCA;
  - (c) shall notify Council of their intention to commence the site works (at least 2 days notice is required).
10. The Principal Certifying Authority shall determine the inspections and compliance certificate that are required.
11. Where Young Shire Council **is** nominated as the Principal Certifying Authority, the following requirements shall be satisfied before works commence:
  - The Principal Certifying Authority Service Agreement shall be completed and signed by the applicant; and
  - Terms and conditions of the Principal Certifying Authority Service Agreement shall be satisfied.
12. Where Young Shire Council **is not** the Principal Certifying Authority, the following requirements shall be satisfied before works commence:
  - Principal Certifying Authority name, address and registration details (evidencing registration with the Building Professionals Board) shall be submitted to Council; and
  - A Construction Certificate shall be registered with Council.

## OCCUPATION CERTIFICATE

13. A Final Occupation Certificate must be issued by the Principal Certifying Authority **prior to occupation or use of the development**. In issuing an occupation certificate, the Principal Certifying Authority must be satisfied that the requirements of *section 109H of the Environmental Planning and Assessment Act 1979* have been satisfied.

Note: When all work as indicated on the approved plans/specifications is completed, the applicant shall notify the PCA to arrange for the issue of a final Occupation Certificate.

## SITE PREPARATION

### Cut and Fill

14. The applicant shall ensure that any cut or fill on site is appropriately graded, drained, retained and vegetation commenced.

**This is Page No. 18 of the Minutes of the Ordinary Meeting of Council held on Wednesday, 15<sup>th</sup> April, 2015.**

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General Manager

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Mayor

15. Retaining walls greater than 1 metre in height shall be designed by a suitably qualified practising and insured Structural Engineer. The design shall be submitted to and permission to proceed granted by Council prior to work commencing.
16. It is a prescribed condition of this consent that if the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the consent shall, at the person's own expense:
  - (a) Protect and support the adjoining premises from possible damage from the excavation; and
  - (b) Where necessary, underpin the adjoining premises to prevent any such damage;
  - (c) This condition does not apply if the person having the benefit of the consent owns the adjoining land or the owner of the adjoining land has given written consent to this condition not applying.

#### **Erosion Control**

17. Erosion and sedimentation control measures shall be implemented on the site prior to work commencing.

#### **Builders Toilet**

18. The applicant shall ensure that a suitable builders' toilet is situated on the property, prior to commencing construction and is serviced and maintained in clean condition during construction.

#### **Floors/Frame/Walls/Roof**

20. Timber framed construction shall comply with the requirements of *Australian Standard AS1684 – Residential Timber Framed Construction*.
22. Structural timber used externally shall be of a durability class 2 or better. Durability class 3 and 4 may only be used where they have acceptable preservative treatment.

**Note:** Douglas Fir (Oregon) shall not be used as an external structural material in a situation where it may be subject to weathering and deterioration.

23. Where threshold to the front entry doorway exceeds 190mm above adjacent surface, steps designed in accordance with the *Building Code of Australia* shall be incorporated.

#### **HEALTH AND AMENITY**

**This is Page No. 19 of the Minutes of the Ordinary Meeting of Council held on Wednesday, 15<sup>th</sup> April, 2015.**

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**General Manager**

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**Mayor**

### **Kitchen Exhaust**

25. Kitchen exhaust shall discharge externally of the roof covering and not discharge into the roof space. Any ductwork through roof space is to be of non-combustible material.

### **Smoke Alarms**

26. A smoke alarm system complying with Australian Standard *AS3786 Self Contained Smoke Alarms* or listed in the Scientific Services Laboratory (SSL) *Register of Accredited Products - Fire Protection Equipment* shall be installed in suitable locations on or near the ceiling.
27. The smoke alarm system must be connected to the mains electrical power supply and must have a standby (battery backup) power supply.
28. Prior to issue of the Occupation Certificate, the Licensed Electrician responsible for the smoke alarm installation shall issue a certificate to the Principal Certifying Authority to verify the following:
- To verify the SSL number; and
  - To verify that the installation on the site complies with manufacturers specification.

### **STORMWATER DRAINAGE**

34. Stormwater from roof and hardstand areas as well as any overflow from a tank shall be conveyed to the existing stormwater system as required by Council's current standard in *Engineering Guidelines for Subdivisions and Developments* including the following:
- Volume and pipe sizing shall be satisfied to determine the number of connections per dwelling at the street gutter;
  - Where connecting to a concrete street gutter, a complying kerb adaptor shall be utilised;
  - The kerb and gutter shall be reinstated to the above Engineering Guidelines.

### **WASTEWATER DRAINAGE**

35. A permit shall be obtained from Council prior to any works commencing on site regarding connection to reticulated sewerage system or connection to the on-site sewerage management system.
36. All plumbing and drainage work shall comply with the requirements of the *Plumbing Code of Australia* and *Australian Standard AS 3500 - National Plumbing and Drainage Code*.

**This is Page No. 20 of the Minutes of the Ordinary Meeting of Council held on Wednesday, 15<sup>th</sup> April, 2015.**

37. A plumbing and drainage diagram designed by a licensed plumber and drainer shall be submitted to and approved by Council **prior to the external drainage inspection being booked.**
38. The bolted trap screw (BTS) from the boundary riser and the overflow gully (disconnecter trap) fittings shall be concrete protected and finished at ground level.
39. The top of the yard gully is to be minimum of 150 mm below the finished floor level and a minimum of 75 mm above the finished ground level.
40. The top of the yard gully is to be minimum of 1200 mm above the finished mains sewer connection point.

### **SURVEY**

41. A document from a registered and practising land surveyor shall be submitted to Council at the following stages of construction:
  - (a) Set out of the development and prior to construction commencing;

### **TREES**

42. The owner shall plant and maintain a row of trees along the Eastern boundary running from four (4) metres back from the southern (front) boundary for a distance of six (6) metres to act as a streetscape screen. These will be an endemic species chosen from Appendix G of Councils Development Control Plan and selected from the Australian natives table, up to 5 metres. Further they shall be planted offset from the line of the sewer main close by).

### **ADDRESSING**

43. Prior to inspection for the Occupation Certificate, a letter box shall be provided at the front of the premises, constructed of similar or complimentary materials to the dwelling.

### **UTILITIES**

44. The applicant (property owner) must enter into and sign an agreement that holds the Council blameless for any damage caused by the infrastructure being under or near the structure, or by any maintenance work done on the infrastructure.

Any building over or adjacent to existing assets must have certified plans designed by a Structural Engineer. Plans must be approved by Council prior to any commencement of building work.

**This is Page No. 21 of the Minutes of the Ordinary Meeting of Council held on Wednesday, 15<sup>th</sup> April, 2015.**

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**General Manager**

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**Mayor**

In the event of property sale, the present owner will undertake to notify the purchaser of agreement under the *Conveyancing Act 1919*

## **CONCRETE SLABS AND FOOTINGS**

45. The concrete slab for the alfresco area is to be poured as a separate body from the main house slab and comply to AS2870 Residential Slabs and Footings. This is to be reflected in the slab design detail to be submitted to Council before the issue of a Construction Certificate.

## **NUISANCE & AMENITY**

### **Hours of Construction**

46. For reasons of residential amenity in the neighbourhood, 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 written consent of Council.

## **ENGINEERING REQUIREMENTS**

### **Access**

47. Prior to issue of an Occupation Certificate the following requirements shall be satisfied:
- Vehicular access application form shall be submitted to and approved by Council;
  - Vehicular access shall be constructed in accordance with Council's approval;
  - All work shall comply with Council's Engineering Guidelines for Subdivisions and Developments.
48. All residential vehicular accesses (such as cross-overs) shall be constructed in accordance with the following requirements:
- Minimum 125mm thick concrete with 1 layer of F62 mesh;
  - Expansion joints shall be placed at the boundary and other common points to alleviate cracking;
  - 50mm compacted sand base shall be provided underneath the proposed driveway.

### **Roads**

**This is Page No. 22 of the Minutes of the Ordinary Meeting of Council held on Wednesday, 15<sup>th</sup> April, 2015.**

49. Any construction works, including accesses, footpaths, or the like on public roads (Council or Crown Road Reserves) shall comply with the following requirements:
- Application made to Council for a Works Within Road Reserve Permit for the site;
  - Works Within Road Reserve Permit issued by Council for the site;
  - Works constructed in accordance with Works Within Road Reserve Permit for the site;
50. Any works within the road reserve requires the following to be carried out prior to commencement:
- A Traffic Control Plan (TCP) shall be prepared and submitted to Council for approval;
  - The Traffic Control plan shall be developed by an accredited person and it shall contain the certification number and the date of issue by the accredited person.

### **Water**

51. A separately metered water connection shall be provided to each tenement on the property, after making application using the attached form, and obtaining approval from Council's Utility Services Division.
- New Services/Connections

### **SECTION 68 LOCAL GOVERNMENT ACT APPROVALS**

52. Unless specifically addressed within this present Development Application, the person having the benefit of this Consent shall make application for the following prior to any works commencing on the site;

- (a) Works in a Road Reserve

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

Clr Stuart Freudenstein	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		

**This is Page No. 23 of the Minutes of the Ordinary Meeting of Council held on Wednesday, 15<sup>th</sup> April, 2015.**

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General Manager

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Mayor

Prepared by: Manager of Planner

File Number: F149.01

**91/15 RESOLVED** on the motion of Councillors Sandy Freudenstein and Stuart Freudenstein that Council grant approval to CPC Land Development Consultants Pty Ltd, to subdivide Lot 7 DP 262995, 200 Back Creek Road, Young, into two (2) lots of approximately 2 ha each, subject to the following conditions:

**General**

1. The subdivision being generally in accordance with:
  - the plan (1 sheet), unnumbered, Issue B, dated 17<sup>th</sup> February 2015, submitted 17<sup>th</sup> February 2015,as modified by any conditions of this consent.
2. The linen plan not being released until such time as the requirements of the conditions of this consent have been carried out to Council's reasonable satisfaction.
3. The submission of a final plan of subdivision (and seven copies), suitable for registration at the Land Titles Office, for Council's certification.

**Parameters of the consent**

4. Each lot shall be approximately 2 ha in area.
5. Lot 1 shall be widened and Lot 2 shall be narrowed, to achieve frontages of approximately 95 metres each (Note: this may vary slightly, based on compliance with the above condition)

**Power**

6. Power shall be provided to each allotment in the subdivision to the satisfaction of Essential Energy, and written confirmation shall be provided to Council from Essential Energy verifying this.
7. Essential Energy shall be contacted prior to lodging the final plan of subdivision, as in some cases it is a requirement of the Company that easements be provided over all power lines.

**Telephone**

8. Written confirmation is required from the authority that controls telephone, stating that the service is available to each allotment created, or that satisfactory arrangements have been made to augment it as required

**This is Page No. 24 of the Minutes of the Ordinary Meeting of Council held on Wednesday, 15<sup>th</sup> April, 2015.**

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General Manager

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Mayor

## **Water**

9. A separately metered water connection shall be provided to proposed Lot 2.
10. Evidence shall be submitted to Council that the Water and Sewer Supply Authority's obligations have been met with regards to headworks and contributions for this development. Such Certificate of Compliance of payment, or satisfactory arrangements, shall be furnished prior to issuing of the subdivision certificate.

### Advice to Applicant:

- (a) The point of contact for the Water and Sewer Supply Authority for this development is the Young Shire Council.
- (b) The following contributions are applicable:
  - (i) The Golden Fields County Council Buy-in Contribution Charge per additional equivalent tenement (ET) created, being 1 ET. Payment of the contribution will be at the ET rate nominated by Golden Fields County Council at the time of payment, which is subject to change. An ET for the current financial year is \$ 6,470, and if paid prior to 30th June 2015, the total contribution will be \$ 6,470(subject to no further change by Golden Fields County Council).
  - (ii) The Young Shire Council's Section 64 Water Contribution per additional equivalent tenement (ET) created, being 1 ET. Payment of the contribution will be at the ET rate nominated by Young Shire Council at the time of payment, which is subject to change. An ET for the current financial year is \$ 1,072, and if paid prior to 30th June 2015, the total contribution will be \$ 1,072 (subject to no change by Young Shire Council).

## **Street numbering**

11. Each allotments individual street number shall be erected on the kerb and gutter adjacent to the property. This shall be done by Council at full cost to the developer, at the rate listed in Council's Management Plan at the time of payment, which is \$ 35.00 for the current financial year.

## **Easements and Restriction as to user**

12. Easements shall be provided over all services (water, sewer, drainage, power, etc), wherever Council deems necessary to allow unrestricted access to the services.
13. That a restriction as to user is placed on each lot, that prevents the subdivision of either lot until such time as sewer is extended to service the lots.

**This is Page No. 25 of the Minutes of the Ordinary Meeting of Council held on Wednesday, 15<sup>th</sup> April, 2015.**

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**General Manager**

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**Mayor**

## **Fencing**

14. Fencing shall be erected along all boundaries (internal and external) of the subdivision, at full cost to the developer. Given the size of the lots, the use of rural-style fencing is acceptable.
15. The fencing shall be placed on the correct boundary alignment, following the marking of the boundary location by a Registered Surveyor.

## **Sedimentation and erosion control**

16. Appropriate erosion and sedimentation controls shall be implemented in accordance with Council's *Engineering Guidelines for Subdivisions and Developments*, before construction commences, and during construction as required, and shall be well maintained to prevent moving off-site.
17. A plan for the adequate control of erosion and sediment during construction, shall be submitted to Council for approval, prior to work commencing.

## **Application to carry out works in road reserve**

18. Any construction works, including accesses, footpaths, or the like on public roads dedicated in the name of Young Shire Council or Crown road reserves, require a road opening permit which will detail Council specifications for the proposed works. (Application form attached).
19. A Traffic Control Plan (TCP) shall be prepared and submitted to Council for approval, prior to any works on the road reserve commencing. An accredited person shall develop the TCP, and it shall contain their Certification Number and the date of issue.

## **Hours of Construction**

20. 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.

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

Clr Stuart Freudenstein	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		

**This is Page No. 26 of the Minutes of the Ordinary Meeting of Council held on Wednesday, 15<sup>th</sup> April, 2015.**

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**General Manager**

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**Mayor**

**ITEM 8.09 DEVELOPMENT APPLICATION 2014/DA-00141 INDUSTRIAL SHED TO BE USED AS A MEAT PROCESSING PLANT – APPLICANT – JOHN WHITE**

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**Prepared by:** Planning Department

**File Number:** F29.02

**92/15 RESOLVED** on the motion of Councillors McGregor and Cooper that based on the applicant's request this matter be deferred for 1 month to enable further updated plans to be presented.

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

Clr Stuart Freudenstein	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		

**CORRESPONDENCE**

9.01 #182779-01 F78.05  
HIGH GROUND CONSULTING

**93/15 RESOLVED** on the motion of Councillors Sandy Freudenstein and McGregor that Councillors note the February 2015 report from High Ground Consulting.

9.02 #184463-01 F78.05  
HIGH GROUND CONSULTING

**94/15 RESOLVED** on the motion of Councillors Sandy Freudenstein and McGregor that Councillors note the March 2015 report from High Ground Consulting.

**This is Page No. 27 of the Minutes of the Ordinary Meeting of Council held on Wednesday, 15<sup>th</sup> April, 2015.**

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**General Manager**

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**Mayor**

9.03 #183852-01 130.00/4.00  
EASTERN RIVERINA ARTS BOARD

**95/15 RESOLVED** on the motion of Councillors Sandy Freudenstein and McGregor that Councillors receive and note the minutes from the Eastern Riverina Arts Board meeting held 26<sup>th</sup> March, 2015.

9.04 #184244 32.00 LIONS CLUB

**96/15 RESOLVED** on the motion of Councillors Mullany and Miller that the fee of \$462 for Hall Hire for the Young Lions Club Annual Quilt Show be refunded.

## **ITEM 10 CONFIDENTIAL REPORT**

### **10.1 GENERAL MANAGER**

#### **PUBLIC ACCESS TO COUNCIL MEETINGS**

In accordance with s10(1) of Local Government Act 1993 -

*Everyone is entitled to attend a meeting of the Council and those of its committees except as provided by s10A(2).*

s10A of the Local Government Act 1993 further provides that a Council, or a committee of the Council of which all the members are Councillors, may close to the public so much of its meeting as comprises the receipt or discussion of any of the following:

(2) The matters and information are the following:

(a) personnel matters concerning particular individuals (other than councillors),

**97/15 RESOLVED** on the motion of Councillors Sandy Freudenstein and Cooper that the confidential item be dealt with as a matter of urgency.

**98/15 RESOLVED** on the motion of Councillors Stuart Freudenstein and Cooper that Council close the meeting to the public in accordance with s10A of the Local Government Act 1993 in order to consider the Confidential matter – General Manager.

**The meeting concluded at 7.42pm.**

**This is Page No. 28 of the Minutes of the Ordinary Meeting of Council held on Wednesday, 15<sup>th</sup> April, 2015.**

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**General Manager**

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**Mayor**