

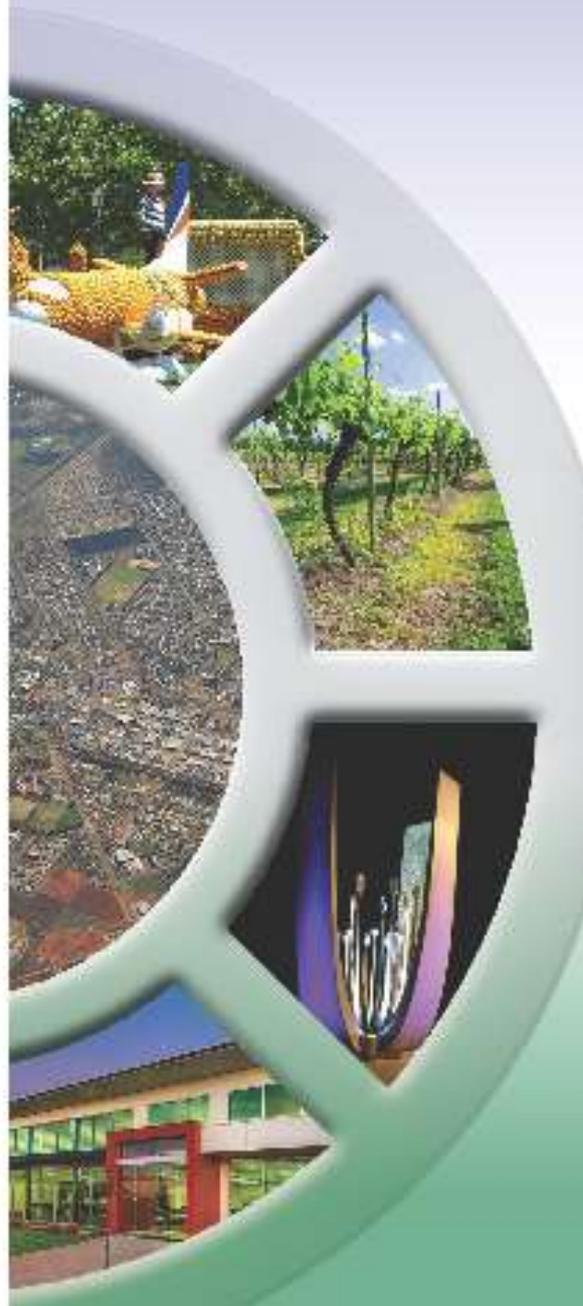


Ordinary Meeting

BUSINESS PAPER

Tuesday, 8 December 2015 at 7:00 pm

Griffith City Council Chambers
1 Benerembah Street, GRIFFITH NSW 2680
Phone: (02) 6962 8100 Fax (02) 6962 7161
Web: www.griffith.nsw.gov.au Email: admin@griffith.nsw.gov.au



COUNCILLORS

John Dal Broi (Mayor)
Doug Curran (Deputy Mayor)
Alison Balind
Pat Cox
Simon Croce
Bill Lancaster
Anne Napoli
Mike Neville
Paul Rossetto
Christine Stead
Leon Thorpe
Dino Zappacosta

idalbroi@griffith.com.au
dcurran@griffith.com.au
abalind@griffith.com.au
pcox@griffith.com.au
scroce@griffith.com.au
blancaster@griffith.com.au
anapoli@griffith.com.au
mneville@griffith.com.au
prossetto@griffith.com.au
cstead@griffith.com.au
lthorpe@griffith.com.au
dzappacosta@griffith.com.au

MEMBERS OF THE PUBLIC CAN ADDRESS COUNCIL IN THE FOLLOWING WAYS

Council generally meets every second and fourth Tuesday of the month at 7pm in the Council Chambers.

Addressing the Council on Business Paper matters

If there is a matter on the agenda you would like to discuss or address, you can contact Council prior to the Ordinary Meeting of Council and request permission to address Council in relation to the matter. Notice of this must be given by 12 noon of the day of the meeting. Any requests for detailed information regarding an item on the Council Business Paper must be submitted by 12 noon of the day of the meeting.

Notice of Motion via Councillor

You are able to lobby a Councillor to raise a Notice of Motion to have a matter considered by the Council at a future meeting.

Petition

A petition can be presented to the Council through a Councillor. If you would like to present a petition to an Ordinary Meeting of Council, please contact one of the Councillors to arrange.

Customer Request Management system

The Customer Request Management system (CRM) manages the processing of customer requests. Customer requests can be then easily responded to, allocated to responsible officers and checked. The system will automatically escalate requests that have not been actioned. To log a request, please contact Council's Customer Service Team on 02 6962 8100.

Direct correspondence to the General Manager

You can write directly to the General Manager about your issue or concern via letter or email. You can contact the General Manager at admin@griffith.nsw.gov.au or to The General Manager, PO Box 485 Griffith NSW 2680.

REPORT AUTHORS AND AREAS OF RESPONSIBILITY

Senior Management Team

General Manager	Brett Stonestreet
Manager Executive Services	Shireen Donaldson
Public Officer/Right to Information Officer	Shireen Donaldson
Director Business, Cultural & Financial Services	Max Turner
Director Infrastructure and Operations	Dallas Bibby
Director Sustainable Development	Neil Southorn
Director Utilities	Graham Gordon

Executive Services

Governance Coordinator	Wendy Krzus
Compliance Coordinator	Michael Toohey
HR & Risk Manager	Bron Glover
Training & Recruitment Manager	Nick DeMartin

Business, Cultural & Financial Services

Finance Manager	Vanessa Edwards
Asset Management Coordinator	Andrew Keith
Library Manager	Christine Del Gigante
Library Manager	Pam Young
Griffith Regional Theatre & Art Gallery Manager	Sarah Boon
Leisure Services Manager	Alan Anderson
Data Information Officer	Wendy Vaccari

Infrastructure & Operations

Works Manager - Maintenance	Manjit Chugha
Works Manager - Construction	Shree Shrestha
Parks & Gardens Manager	Peter Craig
Airport Coordinator	Bob Campbell
Fleet & Depot Manager	Steve Croxon

Sustainable Development

Planning & Environment Manager	Carel Potgieter
Coordinator Landuse Planning and Compliance	Kelly McNicol
Senior Development Assessment Planner	Stephen Parisotto
Development Assessment Planner	Linden Foster
Principal Planner	Pete Badenhorst
Project Planner	Nathan Farnell
Environment, Health & Sustainability Coordinator	Fiona de Wit
Environment Planner	Joanne Tarbit
Corporate Property Officer	Daphne Bruce
Tourism & Economic Development Manager	Greg Lawrence
Building Certification Coordinator	Vacant

Utilities

Engineering Design & Approvals Manager	Joe Rizzo
Waste Operations Manager	John Roser
Senior W&S Engineer – Operations	Steven Oosthuysen

**ORDINARY MEETING OF GRIFFITH CITY COUNCIL
TO BE HELD IN GRIFFITH CITY COUNCIL CHAMBERS
1 BENEREMBAH STREET, GRIFFITH NSW 2680 ON
TUESDAY, 8 DECEMBER 2015 AT 7:00 PM**

MEETING NOTICE

Notice is hereby given that an Ordinary Meeting of Council will be held in the Griffith City Council Chambers, 1 Benerembah Street, GRIFFITH NSW 2680 on **Tuesday, 8 December 2015**.

Persons in the gallery are advised that the proceedings of the meeting will be recorded for the purpose of ensuring the accuracy of the Minutes. However, under the Local Government Act 1993, no other recording is permitted without the authority of the Council or Committee. Recording includes a video camera and any electronic device capable of recording speech.

Members of the public may address Council in relation to the items listed in this Agenda by contacting Council on (02) 6962 8100 by 12.00 pm on the day of the meeting.

The agenda for the meeting is:

- 1 Council Prayer and Acknowledgment of Country
- 2 Apologies and Requests for Leave of Absence
- 3 Confirmation of Minutes
- 4 Business Arising
- 5 Declarations of Interest
- 6 Presentations
 - p17 Presentation of Council's Audited Financial Reports
- 7 Mayoral Minutes
- 8 General Manager's Report
 - CL01 p18 DA 180/2015 - Construction of a Shop (supermarket)
 - CL02 p38 Collina Staging Plan
 - CL03 p51 Review of Community Grant Program Policy (FS-CP-601)
 - CL04 p58 Road Naming Request - Hornby
- 9 Information Reports
 - CL05 p62 Roads Congress 2015

- 10 Adoption of Committee Minutes
- p69 Minutes of the Business Development and Major Projects Committee Meeting held on 16 November 2015
 - p79 Minutes of the 2016 Centenary Celebrations Committee Meeting held on 17 November 2015
 - p86 Minutes of the Griffith Community Private Hospital Committee Meeting held on 24 November 2015
- 11 Business with Notice – Rescission Motions
- 12 Business with Notice – Other Motions
- 13 Councillor Question Time
- 14 Outstanding Action Report
- p88 Outstanding Action Report
- 15 Matters to be dealt with by Closed Council
- CC01 Local Government Procurement Tender For Asphaltting Crossing Street. Vendor Panel #:VP39407
- commercial information of a confidential nature that would, if disclosed:
 - (i) prejudice the commercial position of the person who supplied it, or
 - (ii) confer a commercial advantage on a competitor of the council, or
 - (iii) reveal a trade secret 10A(2) (d)

Brett Stonestreet

GENERAL MANAGER

**ORDINARY MEETING OF GRIFFITH CITY COUNCIL
HELD IN GRIFFITH CITY COUNCIL CHAMBERS
1 BENEREMBAH STREET, GRIFFITH NSW 2680 ON
TUESDAY, 24 NOVEMBER 2015 COMMENCING AT 7:02 PM**

PRESENT

The Mayor, John Dal Broi in the Chair; Councillors, Alison Balind, Simon Croce, Doug Curran, Bill Lancaster, Anne Napoli, Paul Rossetto, Christine Stead, Leon Thorpe and Dino Zappacosta

STAFF

General Manager, Brett Stonestreet, Director Infrastructure & Operations, Dallas Bibby, Director Utilities, Graham Gordon, Director Sustainable Development, Neil Southorn, Director Business, Cultural & Financial Services, Max Turner and Minute Secretary, Naomi Brugger

MEDIA

Riley Krause, The Area News

1 COUNCIL PRAYER AND ACKNOWLEDGEMENT OF COUNTRY

The Meeting opened with Councillor Doug Curran reading the Council prayer and the Acknowledgment of Country.

The Mayor acknowledged the acts of terror which had occurred around the world in recent weeks and offered Council's condolences to those affected.

2 APOLOGIES AND REQUESTS FOR LEAVE OF ABSENCE

15/362

RESOLVED on the motion of Councillors Christine Stead and Doug Curran that apologies be received from Councillors Patricia Cox and Mike Neville, and Executive Services Manager, Shireen Donaldson and a leave of absence be granted.

3 CONFIRMATION OF MINUTES

15/363

RESOLVED on the motion of Councillors Leon Thorpe and Christine Stead that the minutes of the Ordinary Meeting of Council held in Griffith City Council Chambers on 10 November 2015, having first been circulated amongst all members of Council, be confirmed.

4 BUSINESS ARISING

Councillor Question Time – Question from Councillor Rossetto

5 DECLARATIONS OF INTEREST

Pecuniary Interests

Councillors making a pecuniary interest declaration are required to leave the meeting during consideration of the matter and not return until the matter is resolved.

Councillor Dino Zappacosta

CL05 - Murray Darling Basin Regional Economic Diversification Program

Reason – Councillor Zappacosta has a relative involved in another intermodal set up.

Significant Non-Pecuniary Interests

Councillors making a significant non-pecuniary interest declaration are required to leave the meeting during consideration of the matter and not return until the matter is resolved.

There were no significant non-pecuniary interests declared.

Less Than Significant Non-Pecuniary Interests

Councillors making a less than significant non-pecuniary interest declaration may stay in the meeting and participate in the debate and vote on the matter.

Councillor Alison Balind

Minutes of the Traffic Committee Meeting

Reason – Councillor Balind's husband is the Road Safety Officer with Griffith City Council.

Councillor Alison Balind

Minutes of the Transport Committee Meeting

Reason – Councillor Balind's husband is the Road Safety Officer with Griffith City Council.

Councillor Anne Napoli

CL06 – 2014/15 Annual Financial Statements & Auditor's Report

Reason – Councillor Napoli resides in Yoogali, a village mentioned in the report.

Councillor Anne Napoli

Minutes of the Floodplain Management Committee

Reason – Councillor Napoli resides in Yoogali, a village mentioned in the minutes.

Councillor Anne Napoli

Minutes of Griffith Community Private Hospital Committee

Reason – Councillor Napoli is related to one of the Directors awarded a sub-contract for the work on the Private Hospital.

Councillor Anne Napoli

Minutes of General Facilities Committee Meeting

Reason – Councillor Napoli has a relative employed in the Compliance section of Council.

Councillor Paul Rossetto

Minutes of the Griffith Floodplain Management Committee Meeting

Reason – Councillor Rossetto is a small stakeholder of Murrumbidgee Irrigation.

Councillor Christine Stead
CL01 – DA 175/2015 – Alterations and Additions to an Existing Dwelling
Reason – Councillor Stead has spoken with Mr Sergi in regard to the DA.

Councillor Christine Stead
CL03 – Dog Off-leash Area
Reason – Councillor Stead is the Administrator of the Griffith Showground.

6 PRESENTATIONS

Nil

7 MAYORAL MINUTES

Nil

8 GENERAL MANAGER'S REPORT

CL01 DA 175/2015 - ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING

15/364

RESOLVED on the motion of Councillors Simon Croce and Christine Stead that:

(a) Council pursuant to the provisions of section 80(1)(a) of the Environmental Planning & Assessment Act, 1979, approve Development Application No. 175/2015 for alterations and additions to an existing dwelling, subject to conditions set out in 'Attachment A'.

(b) The application be referred to the Director of Sustainable Development for the preparation of the Notice of Determination.

In accordance with the Local Government Action (section 375A - Recording of voting on planning matters) Council must record the Councillor's vote in relation to the matter.

For

Councillor John Dal Broi
Councillor Alison Balind
Councillor Simon Croce
Councillor Doug Curran
Councillor Bill Lancaster
Councillor Anne Napoli
Councillor Paul Rossetto
Councillor Christine Stead
Councillor Leon Thorpe
Councillor Dino Zappacosta

Against

The division was declared PASSED by 10 votes to 0.

CL02 FIRST QUARTER PERFORMANCE REPORT 2015/16 - BUDGET REVIEW AND OPERATIONAL PLAN

15/365

RESOLVED on the motion of Councillors Paul Rossetto and Leon Thorpe that:

- (a) Council note the variations to the 2015/16 original budget for the quarter ended 30 September 2015 as presented in this report.
- (b) The Financial Review for the quarter ended 30 September 2015 be adopted.
- (c) Council adopt the 30 September 2015 Operational Plan Review advising the extent to which the Operational Plan Actions (Performance Indicators) have been achieved.
- (d) Council endorse minor amendments to the Organisational Structure as per this report.

CL03 DOG OFF-LEASH AREA

15/366

RESOLVED on the motion of Councillors Doug Curran and Leon Thorpe that:

- (a) Council endorse the location of a dog off-leash area at Griffith Community Gardens in accordance with the attached design concept.
- (b) The works be undertaken during the 2015/16 financial year, and the funds to be considered during the quarterly review.

CL04 SURRENDER OF LICENCE OF AREAS 7 & 8 DALTON PARK BY SHARON DENSON & SCOTT YOUNG AND NEW LICENCE OF AREAS 7 & 8 TO TONY ZORZANELLO

15/367

RESOLVED on the motion of Councillors Anne Napoli and Paul Rossetto that the report be raised from the table.

Councillors Napoli and Rossetto moved the following **MOTION** that:

- (a) Council approve the surrender of licence agreement with Scott Young and Sharon Denson as at 3 March 2015 over Areas 7 & 8 Dalton Park.
- (b) Council enter into a licence agreement with Tony Zorzanello over Areas 7 & 8 Dalton Park for a term of 10 years with a further option of 10 years commencing 3 March 2015.
- (c) Tony Zorzanello pays all applicable costs and charges associated with the surrender document and preparation of the licence agreement together with Council's Administration Fee of \$381.
- (d) The licence fee be charged in accordance with Council's adopted Revenue Policy, currently \$571 p.a. per Area for the 2015/16 financial year, in addition to rates and charges.
- (e) Council authorise the Mayor and General Manager to execute the documents on behalf of Council under the Common Seal.

Councillor Lancaster **FORESHADOWED** a **MOTION** that Council approve the licence to Mr Tony Zorzanello on the condition the outstanding fees and charges be paid within 30 days. In the instance the fees and charges remain unpaid, Council foreclose on the licence over Areas 7 & 8 Dalton Park, and call for Expressions of Interest to licence the mentioned areas.

The **MOTION** was **PUT** and **LOST**.

15/368

RESOLVED on the motion of Councillors Bill Lancaster and Doug Curran that:

- (a) Council consent to the assignment of the licence of Area 7 & 8 Dalton Park to Mr Tony Zorzanello on the condition the outstanding fees and charges be paid within 30 days.
- (b) In the instance the fees and charges remain unpaid following the 30 day period, Council foreclose on the licence over Areas 7 & 8 Dalton Park, and call for Expressions of Interest to licence the mentioned areas with the new licence holder responsible for the outstanding fees and charges.

CL05 MURRAY DARLING BASIN REGIONAL ECONOMIC DIVERSIFICATION PROGRAM

Councillor Dino Zappacosta left the meeting having declared a pecuniary/significant non-pecuniary interest, the time being 7:50 pm.

15/369

RESOLVED on the motion of Councillors Doug Curran and Paul Rossetto that:

- (a) Council support an application by the proponents of the Widgelli Freight Intermodal and future Business Park for grant funding under Round 2 of the Murray Darling Basin Regional Economic Diversification Program - Regional Business Investment Fund
- (b) Council provide in kind support to the application, including the design of external road works required for the Widgelli Freight Intermodal and Business Park.

Councillor Dino Zappacosta returned to the meeting at 7:54 pm.

CL06 2014/15 ANNUAL FINANCIAL STATEMENTS & AUDITOR'S REPORT

Councillors Curran and Stead moved the following **MOTION** that:

- (a) Council adopt the 2014/15 Annual Financial Reports and associated Auditor's Reports.
- (b) Council transfer the following funds to Internal Reserves from Unrestricted Cash Available:
 - 1. \$476,000 to Plant & Equipment Replacement Reserve
 - 2. \$335,000 to Employee Leave Entitlements Reserve
 - 3. \$500,000 to Waste Management Reserve
 - 4. \$500,000 to Building Infrastructure Reserve
 - 5. \$250,000 to CBD Implementation Reserve
 - 6. \$500,000 to Facilities Reserve, and
 - 7. \$250,000 to Parks & Gardens Infrastructure Reserve
- (c) Council express its appreciation to Mr Bradley Bohun (Partner at Crowe Horwath Auswild), Crowe Horwath Auswild staff and Council staff involved in the preparation of the Reports.

Councillor Paul Rossetto foreshadowed the following **AMENDMENT**:

- (a) Council adopt the 2014/15 Annual Financial Reports and associated Auditor's Reports.
- (b) Council transfer the following funds to Internal Reserves from Unrestricted Cash Available:
 - 1. \$476,000 to Plant & Equipment Replacement Reserve
 - 2. \$335,000 to Employee Leave Entitlements Reserve
 - 3. \$500,000 to Waste Management Reserve
 - 4. \$500,000 to Building Infrastructure Reserve
 - 5. \$250,000 to CBD Implementation Reserve
 - 6. \$500,000 to Facilities Reserve, and
 - 7. \$250,000 to Parks & Gardens Infrastructure Reserve
 - 8. \$500,000 to Griffith Floodplain Management Committee Floodplain & Drainage Mitigation Reserve
- (c) Council express its appreciation to Mr Bradley Bohun (Partner at Crowe Horwath Auswild), Crowe Horwath Auswild staff and Council staff involved in the preparation of the Reports.

Councillor Simon Croce left the meeting having declared a pecuniary / significant non-pecuniary interest, the time being 8:04 pm.

Councillor Simon Croce returned to the meeting at 8:05 pm.

Councillors Doug Curran and Christine Stead accepted the foreshadowed **AMENDMENT**
Councillors Curran and Stead moved the following MOTION:

- (a) Council adopt the 2014/15 Annual Financial Reports and associated Auditor's Reports.
- (b) Council transfer the following funds to Internal Reserves from Unrestricted Cash Available:
 - 1. \$476,000 to Plant & Equipment Replacement Reserve
 - 2. \$335,000 to Employee Leave Entitlements Reserve
 - 3. \$500,000 to Waste Management Reserve
 - 4. \$250,000 to Building Infrastructure Reserve
 - 5. \$250,000 to CBD Implementation Reserve
 - 6. \$500,000 to Facilities Reserve, and
 - 7. \$250,000 to Parks & Gardens Infrastructure Reserve
 - 8. \$500,000 to Floodplain & Drainage Mitigation Reserve
- (c) Council express its appreciation to Mr Bradley Bohun (Partner at Crowe Horwath Auswild), Crowe Horwath Auswild staff and Council staff involved in the preparation of the Reports.

15/370

RESOLVED on the motion of Councillors Doug Curran and Christine Stead that:

- (a) Council adopt the 2014/15 Annual Financial Reports and associated Auditor's Reports.
- (b) Council transfer the following funds to Internal Reserves from Unrestricted Cash Available:

1. \$476,000 to Plant & Equipment Replacement Reserve
2. \$335,000 to Employee Leave Entitlements Reserve
3. \$500,000 to Waste Management Reserve
4. \$250,000 to Building Infrastructure Reserve
5. \$250,000 to CBD Implementation Reserve
6. \$500,000 to Facilities Reserve, and
7. \$250,000 to Parks & Gardens Infrastructure Reserve
8. \$500,000 to Floodplain & Drainage Mitigation Reserve

(c) Council express its appreciation to Mr Bradley Bohun (Partner at Crowe Horwath Auswild), Crowe Horwath Auswild staff and Council staff involved in the preparation of the Reports.

9 INFORMATION REPORTS

CL07 INVESTMENTS AT 31 AUGUST AND 30 SEPTEMBER 2015

15/371

RESOLVED on the motion of Councillors Doug Curran and Paul Rossetto that the report be noted by Council.

CL08 LOCAL GOVERNMENT INTERNAL AUDIT FORUM - 5 NOVEMBER 2015

15/372

RESOLVED on the motion of Councillors Leon Thorpe and Doug Curran that the report be noted by Council.

10 ADOPTION OF COMMITTEE MINUTES

MINUTES OF THE 2016 CENTENARY CELEBRATIONS COMMITTEE MEETING HELD ON 20 OCTOBER 2015

15/373

RESOLVED on the motion of Councillors Anne Napoli and Christine Stead that the recommendations as detailed in the Minutes of the 2016 Centenary Celebrations Committee meeting held on 20 October 2015 be adopted.

MINUTES OF THE GRIFFITH COMMUNITY PRIVATE HOSPITAL COMMITTEE MEETING HELD ON 27 OCTOBER 2015

15/374

RESOLVED on the motion of Councillors Leon Thorpe and Doug Curran that the recommendations as detailed in the Minutes of the Griffith Community Private Hospital Committee meeting held on 27 October 2015 be adopted.

MINUTES OF THE TOURISM AND EVENTS COMMITTEE MEETING HELD ON 29 OCTOBER 2015

15/375

RESOLVED on the motion of Councillors Anne Napoli and Doug Curran that the recommendations as detailed in the Minutes of the Tourism and Events Committee meeting held on 29 October 2015 be adopted.

MINUTES OF THE GENERAL FACILITIES COMMITTEE MEETING HELD ON 4 NOVEMBER 2015

15/376

RESOLVED on the motion of Councillors Doug Curran and Paul Rossetto that the recommendations as detailed in the Minutes of the General Facilities Committee meeting held on 4 November 2015 be adopted with the exclusion of the SMT comment regarding Clause 6 Outstanding Action Report: Preliminary Planning of a Dog Off-Leash Area – 8/9/2015.

MINUTES OF THE FLOODPLAIN MANAGEMENT COMMITTEE MEETING HELD ON 5 NOVEMBER 2015

15/377

RESOLVED on the motion of Councillors Bill Lancaster and Paul Rossetto that the recommendations as detailed in the Minutes of the Floodplain Management Committee meeting held on 5 November 2015 be adopted.

MINUTES OF THE TRANSPORT COMMITTEE MEETING HELD ON 9 NOVEMBER 2015

15/378

RESOLVED on the motion of Councillors Simon Croce and Christine Stead that the recommendations as detailed in the Minutes of the Transport Committee meeting held on 9 November 2015 be adopted.

MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 10 NOVEMBER 2015

15/379

RESOLVED on the motion of Councillors Simon Croce and Doug Curran that the recommendations as detailed in the Minutes of the Traffic Committee meeting held on 10 November 2015 be adopted.

11 BUSINESS WITH NOTICE – RESCISSION MOTIONS

Nil

12 BUSINESS WITH NOTICE – OTHER MOTIONS

Nil

13 COUNCILLOR QUESTION TIME

The following question was raised by Councillor Dino Zappacosta:

Where are we up to with Council's cycleway plan, particularly with the cycleway to Hanwood.

Councillor Simon Croce left the meeting, the time being 8:28 pm.

Director Infrastructure and Operations, Mr Dallas Bibby advised the Footpath Strategy was currently being drafted. Mr Bibby further advised a grant application had been lodged with the Roads and Maritime Service for the Griffith-Hanwood link.

Councillor Simon Croce returned to the meeting at 8:29 pm.

The following question was raised by Councillor Paul Rossetto:

Internet available recordings of Council Meetings.

Would Council consider making video recordings of Council Meetings and making them available online after an appropriate period allowing compilation of confirmation of the meeting minutes?

Given the potential to merge Council areas in future it seems logical progression to allow video access to all ratepayers, near and far to see how Council works.

There are already good examples of other Council areas recording their Ordinary Council meetings and posting them online. Campaspie Council in Victoria is a great example.

The General Manager, Mr Brett Stonestreet took the question on notice.

14 OUTSTANDING ACTION REPORT

OUTSTANDING ACTION REPORT

15/380

RESOLVED on the motion of Councillors Anne Napoli and Christine Stead that the report be noted by Council.

15 MATTERS TO BE DEALT WITH BY CLOSED COUNCIL

In accordance with the Local Government Act 1993 and the Local Government (General) Regulation 2005, in the opinion of the General Manager, the following business is of a kind as referred to in Section 10A(2) of the Act, and should be dealt with in a part of the meeting closed to the media and public.

Set out below is Section 10A(2) of the Local Government Act 1993 in relation to matters which can be dealt with in the closed part of a meeting.

The matters and information are the following:

- (a) personnel matters concerning particular individuals (other than councillors)**
- (b) the personal hardship of any resident or ratepayer**
- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business**

- (d) commercial information of a confidential nature that would, if disclosed:**
 - (i) prejudice the commercial position of the person who supplied it, or**
 - (ii) confer a commercial advantage on a competitor of the council, or**
 - (iii) reveal a trade secret**
- (e) information that would, if disclosed, prejudice the maintenance of law**
- (f) matters affecting the security of the council, councillors, council staff or council property**
- (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the grounds of legal professional privilege**
- (h) information concerning the nature and location of a place or an item of Aboriginal significance on community land.**
- (i) alleged contraventions of any code of conduct requirements applicable under section 440 of the Local Government Act 1993.**

15/381

RESOLVED on the motion of Councillors Christine Stead and Leon Thorpe that:

- (a) Council resolve into closed council to consider business identified, together with any late reports tabled at the meeting.
- (b) That pursuant to section 10A(1)-(3) of the Local Government Act 1993, the media and public be excluded from the meeting on the basis that the business to be considered is classified confidential under the provision of section [10A(2)] as outlined above.
- (c) That the correspondence and reports relevant to the subject business be withheld from access to the media and public as required by section 11(2) of the Local Government Act 1993.

Council resolved that members of the press and public be excluded from the meeting during consideration of the items listed below, and that discussion of the report in open Council would be contrary to the public interest.

CC01 DALTON PARK LICENSEES - RATES AND CHARGES AND DEBT RECOVERY

Reason: The personal hardship of any resident or ratepayer 10A(2)(b)

Council closed its meeting at 8.31 pm. The public and media left the chamber.

REVERSION TO OPEN COUNCIL

15/382

RESOLVED on the motion of Councillors Christine Stead and Leon Thorpe that Open Council be resumed.

Open Council resumed at 8.34 pm.

Upon resuming open Council the Mayor reported that the following resolutions had been made in Closed Council:

MATTERS DEALT WITH IN CLOSED COUNCIL

CC01 DALTON PARK LICENSEES - RATES AND CHARGES AND DEBT RECOVERY

15/383

RESOLVED on the motion of Councillors Leon Thorpe and Anne Napoli that Council note the report.

There being no further business the meeting terminated at 8.35 pm.

Confirmed:

CHAIRPERSON

TITLE **Presentation of Council's Audited Financial Reports**

SUMMARY

Mr Bradley Bohun from Council's Auditors, Crowe Horwath Auswild, will be in attendance to present Council's Audited Financial Reports.

RECOMMENDATION

Standing Orders be suspended to allow the presentation of Council's Audited Financial Reports from Mr Bradley Bohun of Crowe Horwath Auswild.

CLAUSE	CL01
PROPOSAL	DA 180/2015 - CONSTRUCTION OF A SHOP (SUPERMARKET)
PROPERTY	Lot 1 DP 1169981 (2-6 Oakes Road)
LOCATION	Griffith
ZONING	B4 – Mixed Use
APPLICABLE PLANNING INSTRUMENT	Griffith Local Environmental Plan 2014
EXISTING DEVELOPMENT	Vacant area adjacent to a fast food restaurant
APPLICANT	Milestone (Aust) Pty Ltd
OWNER	John Dimm Pty Ltd
DIRECTORS OF COMPANY (IF APPLICABLE)	Chris Mitropoulos
APPLICATION DATE	21 September 2015
REASON FOR REFERRAL FROM	Public Interest Kelly McNicol, Coordinator Landuse Planning and Compliance
TRIM REF	15/75942

SUMMARY

Proposal

The applicant proposes to construct a shop (Supermarket - Aldi) with an associated car park and shade structures, landscaping, loading and unloading facilities and business identification signage at 2-6 Oakes Road, Griffith (Lot 1 DP 1169981).

Type of Development

Local Development

Consultation

Roads and Maritime Services, Senior Management Team, Manager of Planning and Environment, Applicant, Objectors

Main Issues

Two (2) objections to the development application have been received.

RECOMMENDATION

- (a) Council pursuant to the provisions of Section 80(1)(a) of the Environmental Planning and Assessment Act, 1979, grant consent to Development Application 180/2015 for a shop (supermarket), carpark, shade structures, loading and unloading facilities and business identification signage at 2-6 Oakes Road, Griffith (Lot 1 DP 1169981) subject to the Conditions of Consent in Attachment G.

(b) The application be delegated to the Director of Sustainable Development for the preparation and issue of the Notice of Determination.

In accordance with the Local Government Act (section 375A - Recording of voting on planning matters) Council must record the Councillor's vote in relation to this matter.

SITE DESCRIPTION

The subject site is located at Lot 1 DP 1169981 (2-6 Oakes Road) Griffith. The site has frontage to both Jondaryan Avenue (98.2 metres) and Oakes Road (170.2 metres) with a total area of 16,742 sq. m.. The south-western corner of the site contains a KFC Restaurant on approximately 2900 sq. m of the total site. The subject site is relatively flat and is void of any vegetation. Council's reticulated water and sewer services are both connected to the subject site and Council's drainage infrastructure is available to the site.

The subject site will also contain a carwash (approved under DA 49/2015) adjacent to the existing KFC Restaurant with frontage to Jondaryan Avenue. Also, a three (3) lot Torrens Title Subdivision has been approved under DA 155/2012 which permits the carwash, KFC and the proposed Aldi Supermarket to be on separate allotments.

The subject site is located adjacent to an existing agricultural machinery servicing and sales business to the east (Hartwigs – separated by approximately 8000 sq. m. of residual land), a Motel to the west (Citrus Motel), vacant land to the south and a Winery to the north. The locality in general contains a mixture of commercial uses including motels, bulky goods retail, machinery sales and servicing and small scale agricultural uses.

LOCATION MAP



BACKGROUND

Site History

Development Application 160/2011 – Construction of a fast food Restaurant

Development Application 155/2012 – Three (3) Lot Torrens Title subdivision

Development Application 49/2015 – Construction of a Carwash

Timeline of Events Pertaining to the Development Application

18 August 2015 – Pre-lodgement meeting held with Aldi representatives

21 September 2015 – Application lodged

25 September 2015 – Two (2) week public exhibition period commences

6 October 2015 – Applicant provides revised Landscaping Plans

12 October 2015 – Public exhibition period completed and two (2) objections received.

19 October 2015 – Additional information requested from the Roads and Maritime Service (RMS) regarding traffic.

27 October 2015 – Applicant provides additional information requested.

02 November 2015 – Applicant provides a response to objections.

18 November 2015 – RMS referral received and sent to Applicant for comment.

25 November 2015 – Report sent to Senior Management Team for Approval

1 December 2015 – Applicant and objectors notified of Council Meeting and provided a copy of the report

8 December 2015 – Council Meeting to determine development application

PROPOSAL IN DETAIL

The applicant proposes to construct a shop (Aldi Supermarket), associated carpark and shade structures, landscaping, loading dock and business identification signage at the subject site. The proposal includes two passenger vehicle accessways, one with entry and exit from Oakes Road and the other with entry from Jondaryan Avenue through the accessway for the proposed Car Wash. The proposal also includes a separate accessway off of Oakes Road for trucks entering and exiting the loading dock.

The building itself will have a floor area of 1870 sq. m., of which 1140 sq. m. will contain the retail component with the remainder comprising of a warehouse, offices and staff rooms and loading and unloading facilities. The primary entrance to the building is located on the western façade and the loading dock, truck access and manoeuvring area is located on the southern portion of the site adjacent to Oakes Road.

The applicant suggests that 20 people will be employed at the store on a full-time and part-time basis.

The proposed hours of trading are between 8:00am and 8:00pm Monday to Sunday with provision to stay open until 9:00pm on Thursday. However, the applicant has suggested that loading and unloading could potentially occur 24 hours a day, 7 days a week.

The proposal also includes the construction / installation of business identification signage in the following formats:

- Wall signs – four (4) internally illuminated wall signs with the Aldi logo measuring 2.4m (h) x 2.0m (w) located on the west, north and south elevations of the building.
- Pylon Signs – two (2) internally illuminated pylon signs measuring 10m (h) x 2.315m (w) and located at both the Jondaryan Street frontage and the Oakes Road frontage.

The carpark contains 126 parking spaces (including 3 accessible spaces), 2 motorcycle spaces, a bike rack and includes shade sails for the parking spaces in the centre of the carpark. Landscaping areas have been provided throughout the site.

ASSESSMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

In determining a development application, a consent authority is to take into consideration Section 79C of the Environmental Planning and Assessment Act, 1979. The following matters are of relevance to the development the subject of the development application.

SECTION 79C(1)(a)(i) any environmental planning instrument

Griffith Local Environmental Plan 2014 (GLEP 2014)

Permissibility

The subject land is zoned B4 Mixed Use and under Part 2 Land Use Table of Griffith Local Environmental Plan 2014 a *shop* involving the construction of a supermarket is development that can only be permitted with the consent of Council. On this basis the proposed development is considered permissible.

A shop is defined in the GLEP 2014 as a “premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop, but does not include food and drink premises or restricted premises.”

Objectives of B4 – Mixed Use Zone

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To increase the permanent population and encourage the provision of affordable housing in mixed use areas through shop top housing and residential flat building development.*

The proposed development is commercial in nature and would provide for the day to day needs of the residents of Griffith and the wider community in a strategic location adjacent to an arterial road (Jondaryan Avenue / Kidman Way). The subject site will also provide a multi-purpose destination point for consumers in an accessible location (via the local footpath network and arterial roads). The proposed use of the site for a supermarket is considered to be compatible with the other existing commercial uses in the locality including a motel, restaurant, and bulky goods premises as well as the machinery sales premises and winery. Although the locality does not contain any residential uses presently, it is considered that a supermarket in close proximity to any proposed future residential units in the zone would be compatible (eg: North Griffith Woolworths and the Main Woolworths which are located adjacent to residential units). As such, it does not appear that the proposal is contrary to the objectives of the zone.

Heritage conservation

Clause 5.10 of Griffith Local Environmental Plan 2014 sets down objectives in respect to the conservation of environmental heritage within the Griffith local government area. Specifically it applies to the protection of heritage items and heritage conservation areas; development affecting places or sites of known or potential Aboriginal heritage significance; development affecting known or potential archaeological sites of relics of non-Aboriginal heritage significance; development in the vicinity of a heritage item; provision of conservation incentives; and development in heritage conservation areas.

The subject site is not located within a heritage conservation area, nor does it contain or is in the vicinity of a heritage item listed in Schedule 5 of Griffith LEP 2014.

Earthworks

The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

In considering the extent of earthworks proposed, Council has considered the following:

- (a) *the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,*
- (b) *the effect of the development on the likely future use or redevelopment of the land,*
- (c) *the quality of the fill or the soil to be excavated, or both,*
- (d) *the effect of the development on the existing and likely amenity of adjoining properties,*
- (e) *the source of any fill material and the destination of any excavated material,*
- (f) *the likelihood of disturbing relics,*
- (g) *the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,*
- (h) *any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

The proposed development will require Construction Certificates prior to the commencement of any earthworks, therefore the matters for consideration listed above will be addressed based on the information provided prior to Construction Certificate approval.

Flood Planning

The objectives of Griffith Local Environmental Plan 2014 in respect to flood planning are as follows:

- (a) *to minimise the flood risk to life and property associated with the use of land,*
- (b) *to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,*
- (c) *to avoid significant adverse impacts on flood behaviour and the environment.*

As the subject site is mapped as being above the flood planning level, the provisions of clause 7.2 do not apply.

Essential services

Clause 7.10 states that 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 development are available or that adequate arrangements have been made to make them available when required:

- (a) *the supply of water,*
- (b) *the supply of electricity,*
- (c) *the disposal and management of sewage,*
- (d) *stormwater drainage or on-site conservation,*
- (e) *suitable vehicular access.*

Water and Sewer

Council's existing water and sewer services are available to the subject site. The applicant will be required to connect into Council's infrastructure as part conditions of consent provided for in Attachment G.

Electricity and Gas

The applicant is to make their own arrangements with the electricity and gas provider for an adequate connection to these services for the proposed development.

Stormwater

The applicant has proposed to install two underground tanks as part of the site's stormwater system to capture the stormwater runoff from the proposed development. The proposed underground onsite detention tanks will discharge into the piped stormwater system along Oakes Road and the Council owned drainage channel located along the northern boundary of the site. The proposed detention system will be designed to ensure stormwater discharge from the developed site does not exceed pre-development flows. Detailed design drawings for the proposed stormwater infrastructure including hydraulic calculations for the proposed drainage design are to comply with *Council's Engineering Guidelines – Subdivision and Development Standards* and are to be submitted to Council for approval prior to the lodgement of a Construction Certificate application (refer to Attachment G).

Access

The accessways for the development have been assessed by Council's Development Engineer under the heading *section 79C(1)(b) the likely impacts of the development* later in this report.

State Environmental Planning Policies

State Environmental Planning Policy (Infrastructure) 2007

In accordance with the provisions of clause 104 and Schedule 3 of SEPP (Infrastructure) 2007 the application was referred to the NSW RMS for comment. In their submission received on 17 November 2014 the RMS advised that they were prepared to support the application subject to a number of conditions imposed including, most notably:

- The construction of separated left and right turn lanes in Jondaryan Avenue at its intersection with Oakes Road;
- The construction of a central raised traffic median in Jondaryan Avenue for the full frontage of the site; and
- The separation of pedestrian and vehicular access including facilities within the carpark to allow for safe pedestrian movements.

State Environmental Planning Policy No.64 (Advertising and Signage)

The applicant proposes the construction / installation of the following signs which are covered by the above noted SEPP:

- Wall signs – four (4) internally illuminated business identification wall signs with the Aldi logo measuring 2.4m (h) x 2m (w)
- Pylon Signs – two (2) internally illuminated business identification pylon signs measuring 10m (h) x 2.315m (w) and located at both the Jondaryan Street frontage and the Oakes Road frontage.

Clause 8 of the SEPP states that:

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

- (a) that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and*
- (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1.*

The objectives of the policy are as follows:

- (a) to ensure that signage (including advertising):
 - (i) is compatible with the desired amenity and visual character of an area, and
 - (ii) provides effective communication in suitable locations, and
 - (iii) is of high quality design and finish

The proposed signage is compatible with the desired amenity and visual character of the locality as it is located in a commercial corridor and other similar signs presently exist in the area. The signs are business identification signs and merely contain the Aldi logo and appear to be of a high quality design and finish. The location of the two pylon signs at the access points provides effective communication of the services available within the site. The pylon sign proposed for the Jondaryan Avenue frontage will include space for signage of the other future uses within the subject site which will minimise the amount of signs along Jondaryan Avenue.

The applicant has provided a detailed assessment of the criteria in Schedule 1 of the SEPP in Attachment A – (ii) Statement of Environmental Effects – Appendix D. In general, the assessment appears to be satisfactory, however, a discussion of the illumination of the signs is necessary.

The applicant has stated that the illumination used will be internal fluorescent lighting with an acrylic sign designed to not result in unacceptable glare. Also, the signs are only proposed to be illuminated during trading hours to 8:00pm for most nights and 9:00pm on Thursday. As such it would appear that the signs will not impact on the neighbouring motel or dwelling through unacceptable glare during the night.

SECTION 79C(1)(a)(ii) any draft environmental planning instrument

There are no draft Environmental Planning Instruments which would impact on the proposed development

SECTION 79C(1)(a)(iii) any development control plan

Development Control Plan No. 20 – Off Street Parking (2011)

As per table 1.7.1, the proposed development requires 1 parking space per 40 sq. m.. As the proposed building is 1870 sq. m. a total of 47 parking spaces are required as well as two (2) motorcycle spaces and three (3) bicycle wheel slots. The applicant has provided 126 parking spaces eight (8) bicycle wheel slots and two (2) motorcycle spots which meets the requirements of the DCP.

Landscaping of Carpark

The development control plan requires that 10% of the parking lot should be landscaped. The Landscape Plan (refer to Attachment B(i) - Landscape Plans) submitted on 6 October 2015 indicates that in excess of 10% of the site will be landscaped. However, the DCP also requires the planting of shade trees at a ratio of one per four (4) carparks for single rows and one tree per eight (8) carparks for double rows. Therefore, additional shade trees will be required at various points within the site to ensure these requirements are appeased (a condition of consent to this effect has been provided in Attachment G).

Lighting of Carpark

The applicant has stated that the car park will be illuminated during trading hours only. The submission of an illumination plan will be required as a condition of consent to ensure that lighting is arranged to reflect light away from adjacent premises and unacceptable glare does not result (refer to Attachment G).

Signage

The carpark will be required to include directional signage throughout. An internal traffic control plan will be required to be submitted as a condition of consent (refer to Attachment G).

Development Control Plan No. 25 – Public Notification of Development Applications

The proposed development was notified to adjoining and adjacent landowners and an advertisement was placed in the Area News on 25 September 2015 and the public exhibition period ended on 12 October 2015 as per the requirements of the DCP. During the public exhibition period a total of two (2) objections were received (refer to Attachment C). The applicant provided a response to objections on 2 November 2015 (refer to Attachment E). A further objection letter was received outside of the public exhibition period on 24 November 2015 from one of the original objectors (refer to Attachment D). The merit of the objections will be reviewed and assessed later in this report.

SECTION 79C(1)(a)(iiia) any planning agreement

There are no planning agreements associated with the site.

SECTION 79C(1)(a) (iv) the regulations

Section 79C(1)(a)(iv) requires Council to take into consideration the provisions of clauses 92-94 of the Environmental Planning and Assessment Regulation 2000.

Clause 92(1)(b) of the Environmental Planning & Assessment Regulation 2000 requires the consent authority to consider the provisions of Australian Standard AS 2601-1991: The demolition of Structures. No demolition is proposed.

Clauses 93 and 94 of the Environmental Planning and Assessment Regulation 2000 require that Council take into consideration to fire safety provisions. Council's building surveyor has carried out an assessment of the development and has issued a Fire Safety Schedule which lists measures to be implemented within the building.

SECTION 79C(1)(b) the likely impacts of the developmentContext and setting

The subject site is located in a predominantly commercial area, which also includes some non-commercial use such as machinery and vehicle repair, agricultural uses and a winery with frontage to Jondaryan Avenue. There is one residence in close proximity to the site which is located to the south-east at a distance of 115 meters. The dwelling is located on an existing small farming operation on lands zoned B6 – Enterprise Corridor. Due to its relatively large distance from the proposed supermarket and considering its hours of trading, the farm dwelling is not likely to be negatively impacted by the proposed development.

The Jondaryan Avenue streetscape presently contains several commercial uses. The inclusion of an additional commercial use will not detrimentally affect the character of the streetscape. The streetscape of Oakes Road consists of mainly agricultural and industrial type uses and lacks any unified character and therefore the proposed appearance and scale of the supermarket will also not detrimentally impact the Oakes Road streetscape.

The proposed structure and its use as a supermarket is compatible with the adjoining mix of land uses in the locality. The winery adjacent to the site to the north is presently not utilised. Should the winery commence operation, any potential nuisance including odour and noise which could impact the development would be controlled by conditions of consent on the adjacent development and the *Protection of the Environment Operations Act*, which does not permit offensive odours or noise across property boundaries. It is also considered that the supermarket will not negatively impact the amenity of the motel due to the restriction on hours of trading and the siting of the building towards Oakes Road. Supermarkets and motels are considered compatible adjoining commercial uses as the guests of the motel can utilise the supermarket for their day to day needs.

Access, Transport and Traffic

The following is an assessment of the development in terms of access, transport and traffic provided by Council's Development Engineer and Traffic Engineer.

Existing Accessway(s)/Driveway(s)

There is currently an existing accessway servicing the subject allotment which is located off Oakes Road and is used to access the existing KFC restaurant located on the subject site. The accessway was constructed as part of Development Application 160/2011 which was for the construction of the KFC restaurant. This existing accessway is not proposed to be altered as part of this Development Application.

Proposed Accessway(s)/Driveway(s)

The applicant has proposed to construct two new accessways to the proposed development off Oakes Road. The proposed accessways shall be constructed in accordance with Council's *Engineering Guidelines - Subdivisions and Development Standards*.

The proposed western accessway provides access to the developments carparking facilities. The accessway shall be nine metres wide, as depicted on the submitted plan (ACOR Consultants, Drawing No. DAC1.01 – Issue B, received 21 September 2015). The accessway will cater for the ingress and egress of vehicles from the proposed development and will also service a percentage of traffic from the existing KFC restaurant and the proposed car wash.

The applicant has proposed a two lane accessway to service the development, one lane to service the entry and one for the exit of vehicles. The Traffic Report (prepared by Colston Budd Hunt & Kafes, received 21 September 2015) for the proposed development anticipates the development will generate approximately 160 and 200 vehicles per hour during weekday afternoon and Saturday peak periods respectively. This is based upon traffic surveys of similar sized Aldi stores.

Based upon the anticipated volume of traffic that will be generated by the proposed development, the proposed exit from the site is required to be split into dedicated left and right turn lanes. The additional lane will improve traffic flow out of the subject site.

The applicant will be required to separate the ingress and egress lanes into the development off Oakes Road. This shall be achieved through the construction of a raised concrete splitter island.

Design drawings for the proposed accessway, including the splitter island shall be submitted to Council for approval prior to the lodgement of a Construction Certificate (Civil Works) application. Such plans shall include designs and specifications for all proposed works as required for approval by Council. The requirements must conform to *Council's Engineering Guidelines - Subdivisions and Development Standards* and RMS guidelines.

The proposed eastern accessway provides access to the loading/unloading area of the proposed development. The accessway varies between nine and twelve metres wide, as depicted on the submitted plan (ACOR Consultants, Drawing No. DAC1.01 – Issue B, received 21 September 2015). The proposed accessway does not comply with Council's *Engineering Guidelines – Subdivisions and Development Standards*. It will be conditioned as part of this Development Application that amended plans be submitted to Council for approval detailing the accessways as perpendicular over Council's road reserve.

The applicant has submitted turning path diagrams detailing 12.5-metre Heavy Rigid Vehicles and 19-metre Semi-Trailers are able to enter and exit the proposed loading/unloading area in a forward direction.

Light vehicles may also enter the development utilising the proposed accessway off Jondaryan Avenue that will be constructed as part of the Carwash Development (DA 49/2015). All service and delivery vehicles are to access the site via Oakes Road. The proposed accessway will allow a left turn into the subject site from Jondaryan Avenue only. Vehicular egress from the subject site directly onto Jondaryan Avenue is denied.

The proposed accessway off Jondaryan Avenue is to be constructed in accordance with the requirements specified in DA 49/2015. Conditions for the proposed access off Jondaryan Avenue shall be imposed on this development application to ensure the RMS and Council's requirements are met in the event that the Carwash Development does not proceed.

Existing Road Network

Jondaryan Avenue

The subject allotment is located off Jondaryan Avenue (B87) and Oakes Road. Jondaryan Avenue is a four (4) lane, two (2) way bitumen sealed road with a combination of kerb and gutter and bitumen sealed shoulders along both sides of the road. Jondaryan Avenue is classified as an "Arterial road" as specified on *Council's Road Hierarchy Plan*. Jondaryan Avenue forms part of NSW Main Road network. The speed limit of Jondaryan Avenue is 60km/h in both directions. Jondaryan Avenue has been gazetted as a B-Double route.

Council conducted a traffic count along Jondaryan Avenue, between Couch Road and Oakes Road during December 2011; the average daily traffic count for that period was 8687 vehicles per day. Of the 8687 vehicles per day 7992 were light vehicles, 471 were medium to heavy rigid vehicles, 122 were 19-metre semi-trailers and 102 were b-doubles. Northbound traffic along Jondaryan Avenue had an **average AM peak of approximately 402 vehicles per hour** and an **average PM peak of approximately 417 vehicles per hour** during this period. Southbound traffic along Jondaryan Avenue had an **average AM peak of approximately 398 vehicles per hour** and an **average PM peak of approximately 444 vehicles per hour** during this period.

Oakes Road

Oakes Road is a two (2) lane, two (2) way bitumen sealed road with a combination of bitumen sealed and gravel shoulders along both sides of the road. Oakes Road is classified as a "Sub-Arterial Road" as specified on *Council's Road Hierarchy Plan*. The speed limit of Oakes Road is 60km/h in both directions. Oakes Road has been gazetted as a B-Double route.

Council conducted a traffic count along Oakes Road, between Jondaryan Avenue and Old Willbriggie Road during December 2011; the average daily traffic count for that period was 1381 vehicles per day. Of the 1381 vehicles per day 1201 were light vehicles, 150 were medium to heavy rigid vehicles, 24 were 19-metre semi-trailers and 6 were b-doubles. Oakes Road had an **average AM peak of approximately 128 vehicles per hour** and an **average PM peak of approximately 138 vehicles per hour** during this period.

The Traffic Report (prepared by Colston Budd Hunt & Kafes, received 21 September 2015) for the proposed development anticipates the development will generate approximately 160 to 200 vehicles per hour two-way during weekday afternoon and Saturday peak periods respectively. This is based upon traffic surveys of similar sized Aldi stores.

The initial report anticipated that the majority of vehicles (between 140 to 180 vehicles) leaving the site would travel east along Oakes Road to the intersection with Jondaryan Avenue. However, the report proposes that traffic generated by the site will be split evenly through the intersection of Oakes Road with Jondaryan Avenue. An initial assessment by Council determined that due to the origin/destination of traffic generated by the development (the predominantly residential areas in north and east Griffith), the anticipated turning movements do not provide an accurate reflection of the traffic generated by the proposed development. Based upon this assessment and traffic data supplied by Griffith City Council, Colston Budd Hunt & Kafes prepared a supplementary report (dated 22 October 2015) addressing these concerns.

The supplementary report conducted a revised analysis of the Oakes Road and Jondaryan Avenue intersection. The assessment assumes approximately 55-60% of traffic generated by the development originates from the residential areas to the north and east of Griffith. The assessment found the intersection would operate with average delays for the highest delayed movement of less than 25 seconds per vehicle. This represents level of service B, a satisfactory level of service.

Council staff have conducted a traffic survey of the delays experienced by vehicles leaving Oakes Road in November 2015. The survey revealed that the majority of traffic is able to enter Jondaryan Avenue within 30 seconds; however vehicles turning right experienced delays of up to 80 seconds. The left turn movement is relatively free flowing, with delays not exceeding 40 seconds and over 82% of vehicles turning left delayed less than 10 seconds. The turning movement counts out of Oakes Road into Jondaryan Avenue can be broken down to approximately 65% left turns and 35% right turns.

The traffic generated by the development will predominantly originate from the residential areas in the north and east of Griffith. Therefore the proportion of vehicles turning right into Jondaryan Avenue from Oakes Road will increase significantly as a result of the proposed development. Council anticipates that the traffic increase will impact upon the performance of the Oakes Road and Jondaryan Avenue intersection due to the increase right turn movements generated by the development.

Therefore the applicant will be required to provide dedicated 3.5 metre wide left and right turn lanes on Oakes Road at the intersection with Jondaryan Avenue. The dedicated turning lanes will reduce the effect the increased traffic will have upon the delays experienced by motorists exiting Oakes Road and assist to maintain the relatively free flowing nature of the left turn movement.

This involves the construction of an additional westbound lane along Oakes Road leading into Jondaryan Avenue. The dedicated left turn lane shall provide a minimum stacking distance of 50 metres and be designed in accordance with the Austroads Publications as amended by the supplements adopted by Roads and Maritime Services and Council's *Engineering Guidelines - Subdivisions and Development Standards*. The intersection treatments are to be designed and constructed to cater for largest size vehicle likely to access the intersection.

The construction of an additional lane on Oakes Road will create a distance for pedestrians and cyclists to cross without protection. Combined with the anticipated traffic increase resulting from the proposed development, the safety of pedestrians and cyclists crossing Oakes Road may be compromised. Therefore a centre median is required to be constructed along Oakes Road at the intersection with Jondaryan Avenue to separate west- and east-bound traffic and provide a refuge for pedestrians and cyclists crossing Oakes Road. A concept sketch of the intersection treatment is provided for information purposes only in figure 1 below.



Figure 1 - Proposed Intersection Treatment

Type of Traffic Expected to the Site

The applicant has indicated in the Statement of Environmental Effects that the types of traffic associated with the proposed development will generally consist of standard passenger vehicles.

The applicant has stated in the Statement of Environmental document that the development will cater for vehicles up to 19-metre Semi-Trailers (refer to Attachment A). The applicant has submitted turning path diagrams detailing 12.5-metre Heavy Rigid Vehicles and 19-metre Semi-Trailers are able to enter and exit the proposed loading/unloading area in a forward direction. Therefore it shall be conditioned that vehicles accessing the site shall be limited to Prime Mover and Semi-Trailer (19m) as specified in *Austroads Design Vehicles and Turning Path Templates Guide* (2013).

Increase in Traffic to the Site

Currently, traffic to the subject allotment consists of standard passenger vehicles and Medium Rigid Vehicles associated with the existing KFC development approved as part of Development Application (DA 160/2011). There will be an increase in traffic to the site as a result of the proposed carwash development (DA 49/2015).

The Traffic Report (prepared by Colston Budd Hunt & Kafes, received 21 September 2015) for the proposed development anticipates the development will generate approximately 160 and 200 vehicles per hour during weekday afternoon and Saturday peak periods respectively. This is based upon traffic surveys of similar sized Aldi stores.

Loading/Unloading Arrangements

The applicant has stated in the submitted Statement of Environmental Effects (SOEE) document that the development will cater for vehicles up to 19-metre Semi-Trailers. The applicant has submitted turning path diagrams detailing 12.5-metre Heavy Rigid Vehicles and 19-metre Semi-Trailers are able to enter and exit the proposed loading/unloading area in a forward direction. Therefore it shall be conditioned that vehicles accessing the site shall be limited to Prime Mover and Semi-Trailer (19m) as specified in *Austroads Design Vehicles and Turning Path Templates Guide* (2013).

All unloading and unloading associated with the development is required to occur onsite.

Car Parking Arrangements

There are 126 proposed car parking spaces as part of this development, including three disabled parking spaces. Additionally, parking for two motorcycles and eight bicycles are proposed to be included as part of the developments parking facilities.

Through the conditions of consent the development will be able to comply with the requirements of AS 2890: 2004, Part 1: 'Off-street car parking' and Part 2: 'Off-street commercial vehicle facilities' and Council's Development Control Plan 20 (DCP20) - 'Off-Street Parking Policy'. The conditions of consent were justified by the following:

Car parking dimensions have been assessed as "user class 1" - Table 1.1 AS2890. Council's requirement of car park dimensions are 2.6m wide x 5.5m long in accordance with Council's *Development Control Plan 20 Off-Street Parking 2011*, this slightly exceeds the Australian Standard and will be conditioned accordingly. All parking spaces are required to be line marked in accordance with AS 2890.1:2004.

To reduce the impact on surrounding properties, prior to the lodgement of an Occupation Certificate the proposed accessway and all car parking and vehicular manoeuvring areas throughout the site are to be sealed. These areas are required to be sealed in accordance with *Engineering Guidelines - Subdivisions and Development Standards* and Council's *Sealing of Parking and Manoeuvring Areas Policy*.

The parking areas, circulation areas and pedestrian pathways are required to be adequately illuminated. All lighting for the illumination of carpark and pedestrian areas shall comply with AS1158 – "Lighting for roads and public spaces" and AS4282 – "Control of Obtrusive Effects of Outdoor Lighting".

Pedestrian Services

A 2.5-metre wide shared path exists along the Jondaryan Avenue and Oakes Road frontages of the subject site.

The construction of an additional lane on Oakes Road will create a distance for pedestrians and cyclists to cross without protection. Combined with the anticipated traffic increase resulting from the proposed development, the safety of pedestrians and cyclists crossing Oakes Road may be compromised. Therefore a centre median is required to be constructed along Oakes Road at the intersection with Jondaryan Avenue to separate west- and east-bound traffic and provide a refuge for pedestrians and cyclists crossing Oakes Road.

The applicant will be required to provide suitable pedestrian pathways throughout the car parking area to ensure safe, direct access to the development. The pedestrian pathways and associated safety measures shall be detailed in a Traffic Management Plan and implemented prior to the lodgement of an Occupation Certificate and maintained to Council's satisfaction for the lifetime of the development.

Utilities

As previously indicated in this report, all the necessary essential services are available to the subject site. There is also existing capacity in Council's water, sewer and drainage infrastructure to support the development. The applicant will be required to ensure that appropriate consideration has been made for electricity and gas (if required) supply to the development.

Noise

The applicant requests approval to utilise the loading dock 24 hours a day and seven days a week. The loading facilities have been located adjacent to the Oakes Road frontage and away from the motel and any other sensitive uses (nearest residence is over 100 metres from the loading facilities). It is expected that deliveries will be infrequent in nature during the night time periods and the queuing of trucks awaiting use of the unloading facilities is unlikely. The applicant has stated that the trucks parked at the loading dock will be turned off for the duration of the unloading period which takes approximately 45 minutes. Similar loading and unloading facilities are located at the other supermarkets in Griffith which operate during the night time period because of the remote location of Griffith (most of the warehouses and distribution sites are located in Sydney or Melbourne) and the inability of transport companies to make deliveries during business hours. The use of other 24 hour unloading facilities in Griffith (located in more built up areas – main Woolworths) have not caused a nuisance to surrounding residents that resulted in complaints to Council. As such, it is not expected that the proposed 24 hour unloading dock would cause a nuisance to the few sensitive receptors in the locality.

However, should the after-hours deliveries cause a substantiated nuisance to receptors in the locality, Council has the ability to order the supermarket to receive goods during daylight and evening periods only.

The mechanical plant including air-conditioning has been located on the western boundary of the site and away from other sensitive receptors. The plant area will also be enclosed which will decrease the potential for noise.

Economic Impact

Economic competition between individual trade competitors is not a matter to be considered under section 79C of the *Environmental Planning and Assessment Act 1979* (see *Fabcot v Hawkesbury CC* (1997) 93 LGERA 373).

The proposed development will increase the amount of employment in the locality (20 employees) and will support other commercial uses by providing for the needs of employees of other business. It will also offer more choice to consumers in Griffith and surrounding communities which will strengthen the consumer base.

Site Design and Internal Design

The proposed development has provided appropriate access and facilities for the disabled. A total of three accessible parking spaces have been provided and an accessible amenities facility is provided within the building. A condition of consent will be placed on the development that requires the accessible amenities facility be available at the request of customers (refer to Attachment G).

Suitable landscaping has been provided throughout the site. As previously discussed additional shade trees shall be provided for within the parking lot to ensure compliance with Development Control Plan No.20 – Off Street Parking (2011).

Council's Building Surveyor has determined that the construction of the supermarket is likely to comply with the Building Code of Australia.

Waste

The applicant has provided a detailed explanation of Aldi's waste management practices in the Statement of Environmental Effects (pg. 9) which includes the use of a waste compactor adjacent to the loading area which will be emptied on a regular basis by a local contractor (refer to Attachment A). Aldi stores do not include several of the components of a supermarket which create food wastes such as a deli, bakery and kitchen and most of the wastes will be non-putrescible (mainly packaging).

SECTION 79C(1)(c) the suitability of the site

The subject site is considered suitable for the proposed development as there are no constraints posed by adjacent developments, the proposed development is compatible with the existing land uses in the area, utilities and services are available and can be accommodated for the development and the site attributes are conducive to the development. Also, the zoning of the land and the permissibility of the development is a broad indication that the site is suitable for the proposed development.

SECTION 79C (1) (d) any submissions made in accordance with the Act or the Regulations

The development application was publicly notified in accordance with Councils notification policy (Development Control Plan No. 25 – Public Notification of Development Applications) in the following manner:

- Adjoining and adjacent landowners were provided with written notification;
- An advertisement was placed in the Area News; and
- The public exhibition period was for a period of 17 days.

At the close of the public notification period two (2) objections were received (refer to Attachment C). The issues detailed in the submissions which are considered to have merit are the following:

- Impact of delivery hours and use of loading facilities 24 hours a day
- Incompatibility of a supermarket with existing and future residential uses in the locality
- Location of Aldi away from the CBD and drawing retail trade away from Banna Avenue
- Insufficient demand for supermarkets
- The development is contrary to the Land Use Strategy

The applicant has provided a response to the objections in Attachment E.

Impact of delivery hours and use of loading facilities 24 hours a day

The applicant has suggested that 24 hour deliveries are an integral component to the operation of the store to ensure fresh produce is provided daily. The applicant also states that the loading dock lights can be switched on by the truck driver and unloading takes approximately 45 minutes to complete. During this time the truck is turned off. Council staff appreciate the potential for noise nuisance at the loading dock, but considering other similar loading docks operate during similar hours in more built up areas of Griffith without complaint, it is not anticipated that the motel or the dwelling will be negatively affected. Should the use of the loading dock become a nuisance in the locality, Council has the ability to further restrict loading and unloading times.

Incompatibility of a supermarket with existing and future residential development

Although the zone permits residential uses, it is not considered that any immediate sites are conducive to residential development. However it is not considered that supermarkets and residential developments are incompatible considering the local experience with the North Griffith Woolworths especially considering trade will be limited to 8:00am to 9:00pm. Conversely, it is important to ensure supermarkets are located in strategic locations throughout a community to avoid “urban food deserts” in which access to food is limited to certain areas. Although the subject site is not located adjacent to a residential precinct it is in close proximity and accessible (via footpaths) (400 metres) to one of the densest residential areas in Griffith (Couch Street and Coolah Street).

Location of Aldi away from the CBD and drawing retail trade away from Banna Avenue

The applicant has suggested that there are no suitably zoned and sized sites to accommodate Aldi in the Griffith CBD. Aldi attempted to procure an appropriate site in the CBD prior to locating along Jondaryan Avenue. The lone vacant site with access to the CBD, being the former MI Workshop / Depot site was not available during Aldi’s site selection process due to required demolition and remediation. The positioning of Aldi along an arterial road and in close proximity to bulky goods premises will allow for multi-purpose trips to the locality for specialised shopping. The retail trade being drawn away from the CBD by locating a supermarket on the subject site would be the trade of its competitors which have located on the only large sites available in the CBD. Furthermore, the use of the site for a shop is permissible and the zone in general is to be used predominantly for commercial and business purposes.

Insufficient demand for supermarkets

This is not necessarily a matter which can be considered in the assessment of this development application. Council does not require an economic analysis prior to granting approval to a certain type of use. It is up to the applicant to consider the economic need of the use being proposed and ensure there is a business case for development.

The development is contrary to the Land Use Strategy

This assertion is false as the Griffith Land Use Strategy Beyond 2030 suggests as a strategic principle that larger commercial development should be encouraged to settle in the south along the Kidman Way (Part E pg. 11). As the proposed development is a large commercial shop, the development is not considered contrary to the Griffith Land Use Strategy Beyond 2030.

Late Submission / Objection

A late submission / objection was received on 24 November 2015 after the planning report had been completed. The submission / objection is contained in Attachment D. Council staff have reviewed the late submission and there does not appear to be any objection or planning rationale contained within the "Town Planning Opinion" which required further comment or consideration.

SECTION 79C (1) (e) the public interest

There have not been any issues raised by the public in regards to this application which would warrant refusal and it is not anticipated that the health and safety of the public will be affected by the proposed development. Also, the proposed development is not expected to adversely impact on the environment or the character and amenity of the area.

It is considered that the public interest is best served by the consistent application of the requirements of the relevant Commonwealth and State government legislation, environmental planning instruments (EPI), Development Control Plans (DCP), Council policy and ensuring that any adverse effects on the surrounding area and environment are avoided. On the basis that the proposal is considered consistent with the aims and objectives of GLEP 2014 and other EPI's, DCP's and council policies it is therefore unlikely for the application to raise issues that are contrary to the public interest.

ContributionsSection 94A Contributions

Council adopted a Section 94A Contributions Plan on 1 July 2010. Under Part 4, Division 1B "Development Consent Contributions" of the *Environmental Planning and Assessment Regulation 2000*, Council is able to impose a levy under section 94A of the Act of 1% if the proposed cost of carrying out the development is more than \$300,000. As such, council will require the payment of a \$41,283.90 prior to the issue of an Occupation Certificate as the proposed cost of the development is \$4,128,390.00.

Section 64 Contributions

To estimate the water usage and sewer demand for the proposed development the Water Directorate "Determination of Equivalent Tenement Guidelines" were used. The Guidelines suggest that 0.002 ET's / sq. m. should be charged for water and 0.003 ET's / sq.m. charged for sewer. Based on a floor area of 1870 sq. m., the following contributions are warranted:

	Estimated ET's	2015/2016 fee / ET	Contribution
WATER	3.74	\$5,895.00	\$22,047.30
SEWER	5.61	\$4,132.00	\$23,180.52
TOTAL			\$45,227.82

OPTIONS**OPTION 1 (APPROVAL - RECOMMENDATION)**

- (a) Council pursuant to the provisions of Section 80(1)(a) of the Environmental Planning and Assessment Act, 1979, grant consent to Development Application 180/2015 for a shop (supermarket), carpark, shade structures, loading and unloading facilities and business identification signage at 2-6 Oakes Road, Griffith (Lot 1 DP 1169981) subject to the Conditions of Consent in Attachment G.

- (b) The application be delegated to the Director of Sustainable Development for the preparation and issue of the Notice of Determination.

OPTION 2 (REFUSAL)

- (a) Council pursuant to the provisions of Section 80(1)(b) of the Environmental Planning and Assessment Act, 1979, refuse Development Application 180/2015 for a shop (supermarket), carpark, shade structures, loading and unloading facilities and business identification signage at 2-6 Oakes Road, Griffith (Lot 1 DP 1169981) for reasons to be determined by Council.
- (b) The application be delegated to the Director of Sustainable Development for the preparation and issue of the Notice of Determination.

OPTION 3

Any other resolution of Council

FINANCIAL IMPLICATIONS

N/A

LEGAL/STATUTORY IMPLICATIONS

Should the applicant be dissatisfied with the determination of Council they have the option to lodge a Section 82A review of determination or commence proceedings in the NSW Land and Environment Court.

ENVIRONMENTAL IMPLICATIONS

These have been assessed as part of the application process.

COMMUNITY IMPLICATIONS

The community interest has been served through the assessment process and consideration of objections by Council.

LINK TO STRATEGIC PLAN

This item links to Council's Strategic Plan item D1 - Develop Griffith as a centre of choice for trade, business, health, recreation and employment.

CONSULTATION

Senior Management Team, Manager of Planning and Environment, Applicant, Objectors, Roads and Maritime Services.

ATTACHMENTS

- (a) SoEE, Site Plan, Elevations, G/Floor Plan, Sediment & Erosion Control Plan, Roof Plan, Sections, Site Plan & Signage, Site Survey, Siteworks & Grading Plan, Vehicle Turning Path & OSD Section, Traffic Report, Application (under separate cover)
- (b) Landscape Plans and Traffic Response to Council (under separate cover)
- (c) Letters of Objections (under separate cover)
- (d) Late Objection Letter (under separate cover)
- (e) Applicant's Response to Submissions (under separate cover)
- (f) RMS Response (under separate cover)
- (g) Draft Conditions of Consent (under separate cover)

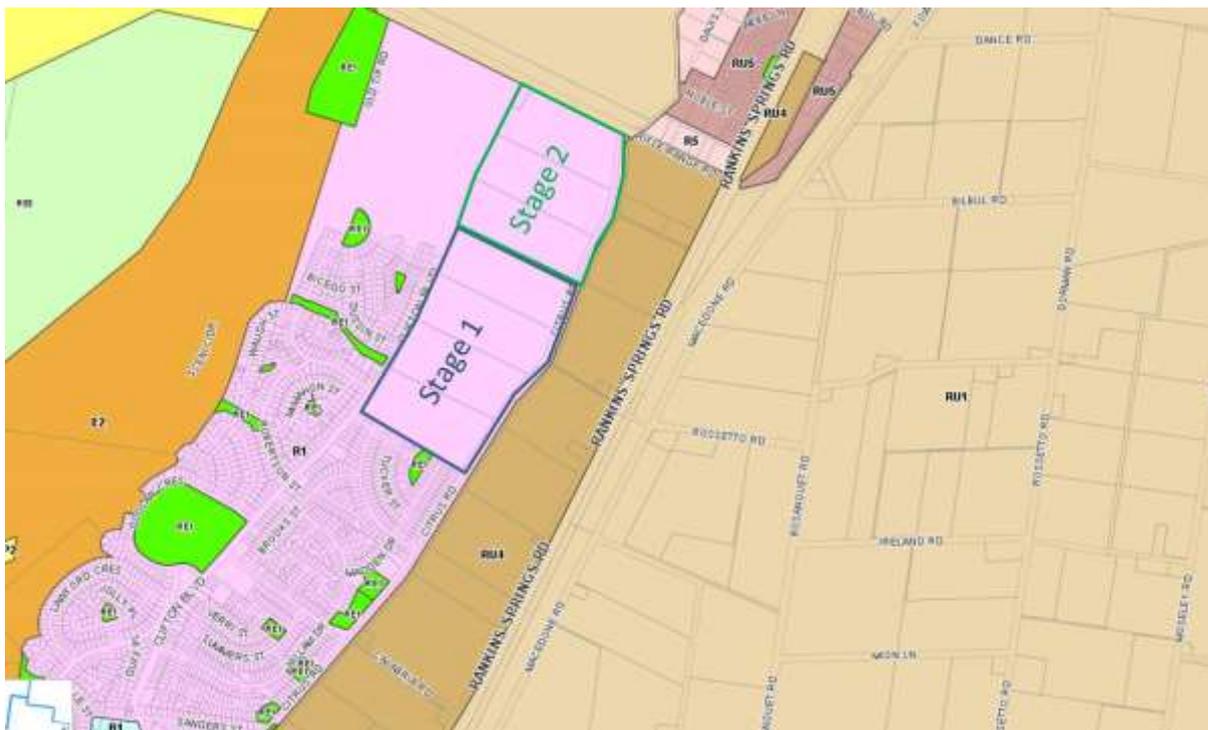
CLAUSE	CL02
TITLE	Collina Staging Plan
FROM	Kelly McNicol, Coordinator Landuse Planning and Compliance
TRIM REF	15/78152

SUMMARY

As part of the Griffith Local Environmental Plan 2014 (GLEP) the remainder of the “Farms” which were part of the Collina Master Planning exercise carried out in 2003 have been zoned R1 – General Residential. The Master Plan for Collina is a comprehensive document which includes a conceptual plan, lot layout plan, servicing plan, stormwater detention plans and transportation plans (refer to Attachment A – Collina Master Plan Maps). However, a Staging Plan is also required to guide the release of the farms in a logical, efficient and economical manner. The purpose of this report is to provide a recommended Staging Plan to Council. Council staff have met with many of the landowners of the farms and developers to discuss potential development proposals. Council staff have also spoken to real estate agents and home builders regarding the demand for lots in the Collina area. Furthermore, Council staff have monitored the take up of vacant lots in the developed Collina area for the past 3 years. As part of this monitoring regime and discussions with the development industry, it has been determined that the supply of residential lots in the developed portions of Collina is steadily decreasing and there is an increasing demand to develop these farms.

To ensure that this demand is catered for and to stimulate development and growth in Collina, Council staff propose the release of the first four farms (refer to Figure 1) as part of a Stage 1 of the development of the remaining Urban Release Area.

Figure 1: Proposed Collina Staging Plan



RECOMMENDATION

- (a) Council adopt the Staging Plan identified in Attachment 'B' to be included in the Development Control Plan for Collina.**
- (b) Council inform the landowners of the Staging Plan and finalise the Development Control Plan for the Collina Urban Release Area.**

In accordance with the Local Government Act (section 375A – Recording of voting on planning matters) Council must record the Councillor's vote in relation to this matter.

REPORT

Background

In 2003 Council developed a Master Plan for the entire Collina area (refer to Attachment A – Collina Master Plan maps). The Master Plan guided the development of the first seven (7) farms over the last 12 years. These farms have all been subdivided and approximately 85% of the lots have been developed. As such there is a substantial demand for new lots in the Collina area.

As part of the Griffith Local Environmental Plan 2014, Council zoned the remainder of the farms within the Master Plan area as R1- General Residential. This marked the first step in developing these lands in accordance with the Master Plan. The next step is to adopt a Staging Plan to be incorporated in a Development Control Plan to guide the release of the farms in a timely and efficient manner while ensuring the availability and capacity of infrastructure.

Council staff have met with and have had ongoing discussions with the Collina Farm owners and potential developers over the last year. Some of the landowners are actively seeking potential purchasers to develop their lands in the near future. In general, it appears that for the most part the landowners are satisfied with the existing Master Plan and lot layout. The landowners of the Farms in the Collina release area were notified of a possible Staging Plan on 17 November 2015, at which time staff sought any comments or suggestions they may have. Landowners were also informed of this Council meeting on 1 December 2015.

Proposed Staging of Development

Although the most logical development sequencing would be to develop the farm immediately adjacent to the built up Collina area first, referred to as Farm 8, it has been argued by some landowners and developers that out of sequence development is a possibility and would ensure that the demand for lots in Collina is appeased in an expedited manner. Some landowners have gone so far as to provide initial development proposals and lot layouts to support their arguments. Council staff have reviewed the potential for out of sequence development and believe it is possible from an infrastructure, servicing and planning standpoint to release the next four (4) Collina farms, referred to in this report as Farms 8, 9, 10 and 11. A review of some of the important aspects of developing each farm is provided in the next section of this report.

In the opinion of Council staff, development of farms beyond Farm 11 would not be possible in this stage because of the minimal infrastructure that exists beyond Farm 11, and this area is identified as stage 2.

Figure 2: Proposed Release Area Within the Master Plan (including farm numbers)

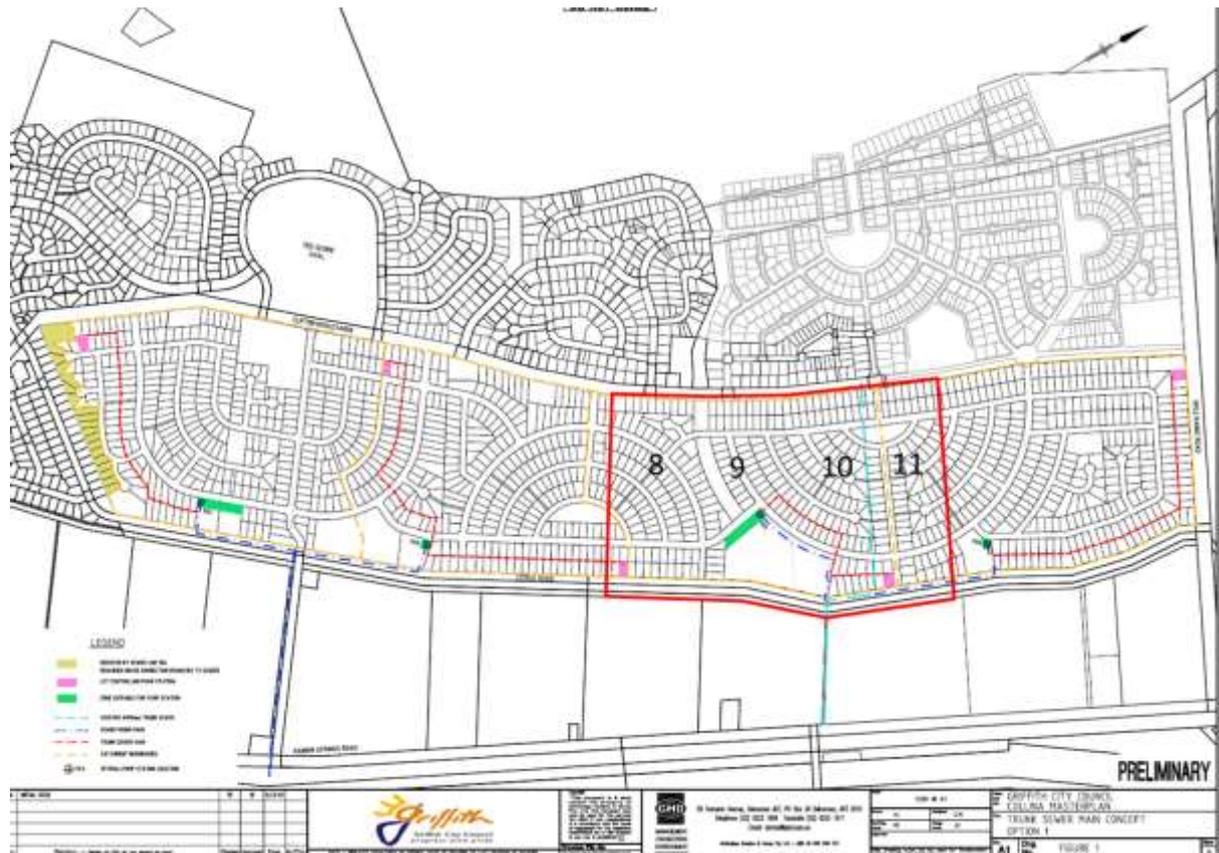


Figure 3: Aerial of Proposed Release Area



Infrastructure

Roads

Farms 8-11 all have direct frontage to Clifton Boulevard and are adjacent to the existing built up Collina subdivision (on either side of Clifton Boulevard). Temporary road connections to Clifton Boulevard could be utilised for potential out of sequence development of Farms 9 and 10 through future lots should these farms proceed prior to 8 or 11 which have access to the existing road network through collector roads planned as part of the Master Plan. Also, as has occurred in the development of Farms 1-7, minor adjustments to the road network within the Master Plan can be accommodated at the development application stage. As Farm 11 has a direct access to Clifton Boulevard a potential developer of this farm would only need to ensure the future road connections to the adjacent farms were left open.

Citrus Road is presently un-sealed at the frontage of Farms 8-11. Developers of each of these farms would have to seal their portions of Citrus Road. Should out of sequence development occur, Council could potentially permit the staging of the development of each farm to only require the sealing of Citrus Road once an 80% lot threshold is met. As such it would appear that development of each of the farms could be catered through connections to the existing road network without undermining the overall Master Plan

Water

Council has a 375 mm diameter potable water main terminating just past the intersection of Clifton Boulevard and Manera Street which terminates at the frontage of Farm 11. There would be ample potable water supply for the development of these Farms connecting into this potable water main as well as an extension of the water main which terminates at the end of the sealed portion of Citrus Road. As such, each of the farms could be provided with an adequate supply of water.

Sewer

Council's existing gravity sewer system ends at the boundary of Farm 8. The developer of Farm 8 would need to extend the trunk main into the Farm as part of a subdivision of their land.

An existing gravity sewer also runs along the southern boundary of Farm 11. It would be possible to design the sewers for Farm 11 to gravitate into this gravity sewer at one or two suitable locations (at linking roads to next door farms). Designs should confirm the existing gravity sewer would have the capacity to accommodate the full sewer flow generated from the whole of the Farm 11 development.

Should Farms 9 and 10 proceed to develop prior to the development of Farms 8 or 11, sewer infrastructure would need to be extended along Citrus Road to service the development. The cost of extending the sewer infrastructure would in this case need to be borne by the developer of these farms.

Stormwater

Preliminary advice from Council engineering staff is that storm water drainage and detention can be accommodated.

Planning

There are two major development areas in Griffith presently zoned for residential expansion including South Griffith and Collina. South Griffith has been zoned for residential expansion on the eastern side of Murrumbidgee Estate for over 15 years and there have not been any substantiated attempts to develop the area. Collina on the other hand has seen rapid growth in the last 15 years and there continues to be demand in this area for residential lots. The amount of un-developed lots in Collina is dwindling and to support the residential expansion of Griffith in general, developers need to proceed with development applications to develop Farms 8-11. However, should Council require sequential development of the area development could be stifled if one landowner was to hold out. As such, it is considered necessary to release all of Farms 8-11 to stimulate development and avoid further delays.

Development applications submitted for non-sequential development (should Farms 8-11 be released) would need to ensure the overall vision of the master plan is not compromised while at the same time providing residents of the subdivision with all the required infrastructure and open space / landscaping facilities to ensure a high quality and sustainable living environment.

Contributions to drainage, water and sewer infrastructure

Farms 9 and 10 require some land area to be dedicated to Council for the provision of detention basins for drainage management. These farms are disadvantaged because this land cannot be developed for housing. Adjoining Farms benefit by being able to drain stormwater into these basins

The existing Collina Section 64 Drainage Contributions Plan allows for a monetary contribution to be paid to Council for each lot developed to help pay for this infrastructure and the purchase of the lands that it is to be built upon. This provides some assurances to the owners of Farms 9 and 10 that appropriate compensation for the use of part of their land for public infrastructure can be considered.

Section 64 contribution plans are also in existence for water and sewer headworks.

Conclusions

By releasing Farms 8-11 Council is not necessarily promoting non-sequential development, but providing landowners and developers with the possibility should the development of Farm 8 not proceed or be delayed in some manner. As previously identified, Farm 11 appears to be the most conducive to non-sequential development due to the location of water and sewer services and the access to the development area proposed in the Master Plan is located within the farm. It would be possible to develop Farms 9 and 10 generally in accordance with the Master Plan, however water and sewer service extension would be necessary and the provision of temporary accesses to Clifton Boulevard would most likely be required prior to the development of Farms 8 and 11. Releasing Farms 8 – 11 as a block will encourage neighbouring farm owners to collaborate on infrastructure provision.

OPTIONS

OPTION 1

- (a) Council adopt the Staging Plan identified in Attachment 'B' to be included in the Development Control Plan for Collina.
- (b) Council inform the landowners of the Staging Plan and finalise the Development Control Plan for the Collina Urban Release Area..

OPTION 2

(a) Any other resolution of Council

POLICY IMPLICATIONS

The Staging Plan is necessary to program the release of lands at Collina for residential development.

FINANCIAL IMPLICATIONS

The acquisition of stormwater infrastructure using existing Section 64 funds would be required.

LEGAL/STATUTORY IMPLICATIONS

Council Staff will be required to prepare a comprehensive Development Control Plan to meet the requirements of Part 6 of the Griffith Local Environmental Plan 2014.

ENVIRONMENTAL IMPLICATIONS

The Master Plan and infrastructure plans have already considered environmental implications.

COMMUNITY IMPLICATIONS

The community expects Council to facilitate the timely release of land for residential development when demand dictates.

LINK TO STRATEGIC PLAN

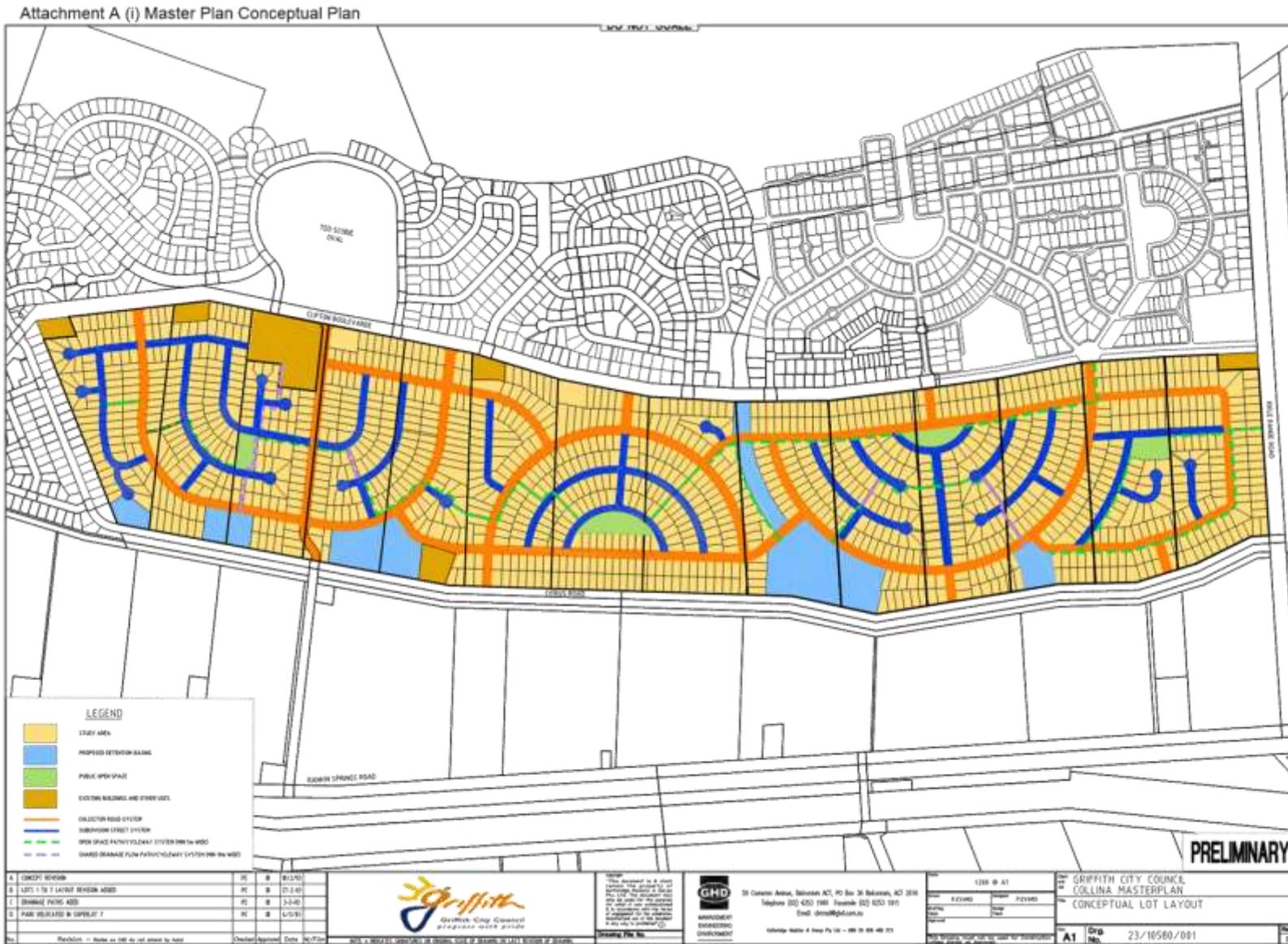
This item links to Council's Strategic Plan item E6 - To minimise the environmental, social and financial costs of new development.

CONSULTATION

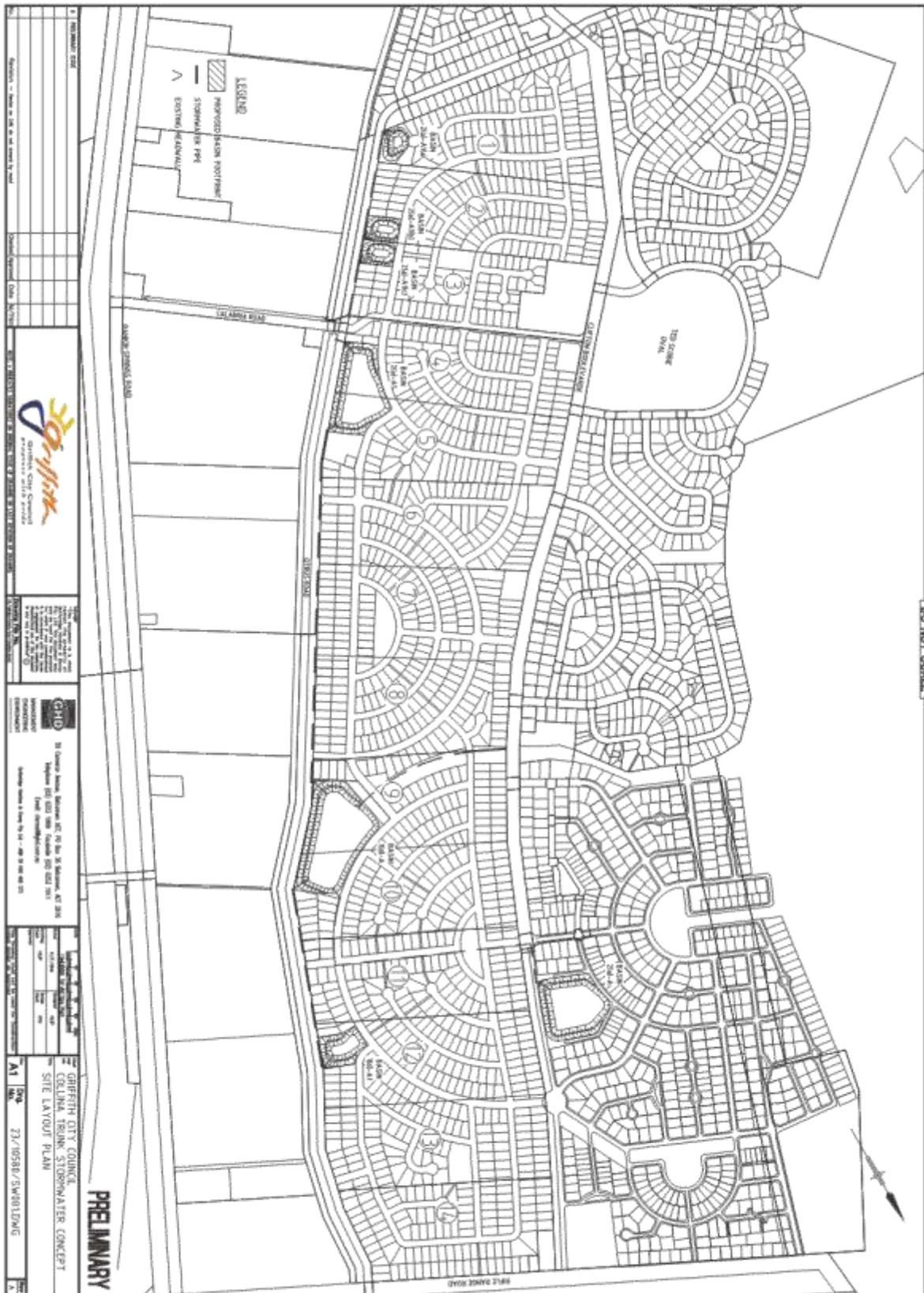
Senior Management Team, Landowners

ATTACHMENTS

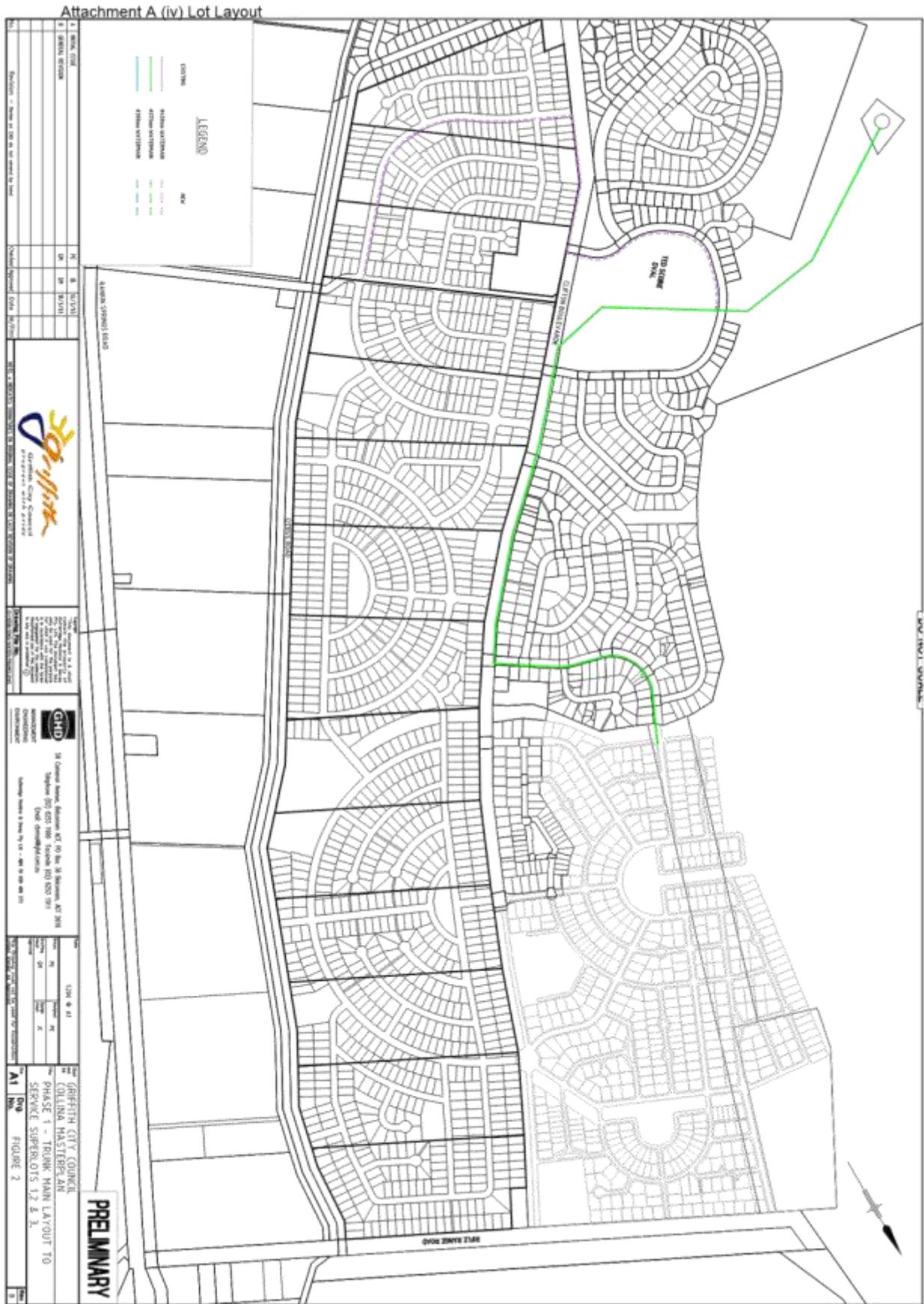
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|-----|------------------|----|
| (a) | Master Plan Maps | 44 |
| (b) | Staging Plan | 49 |

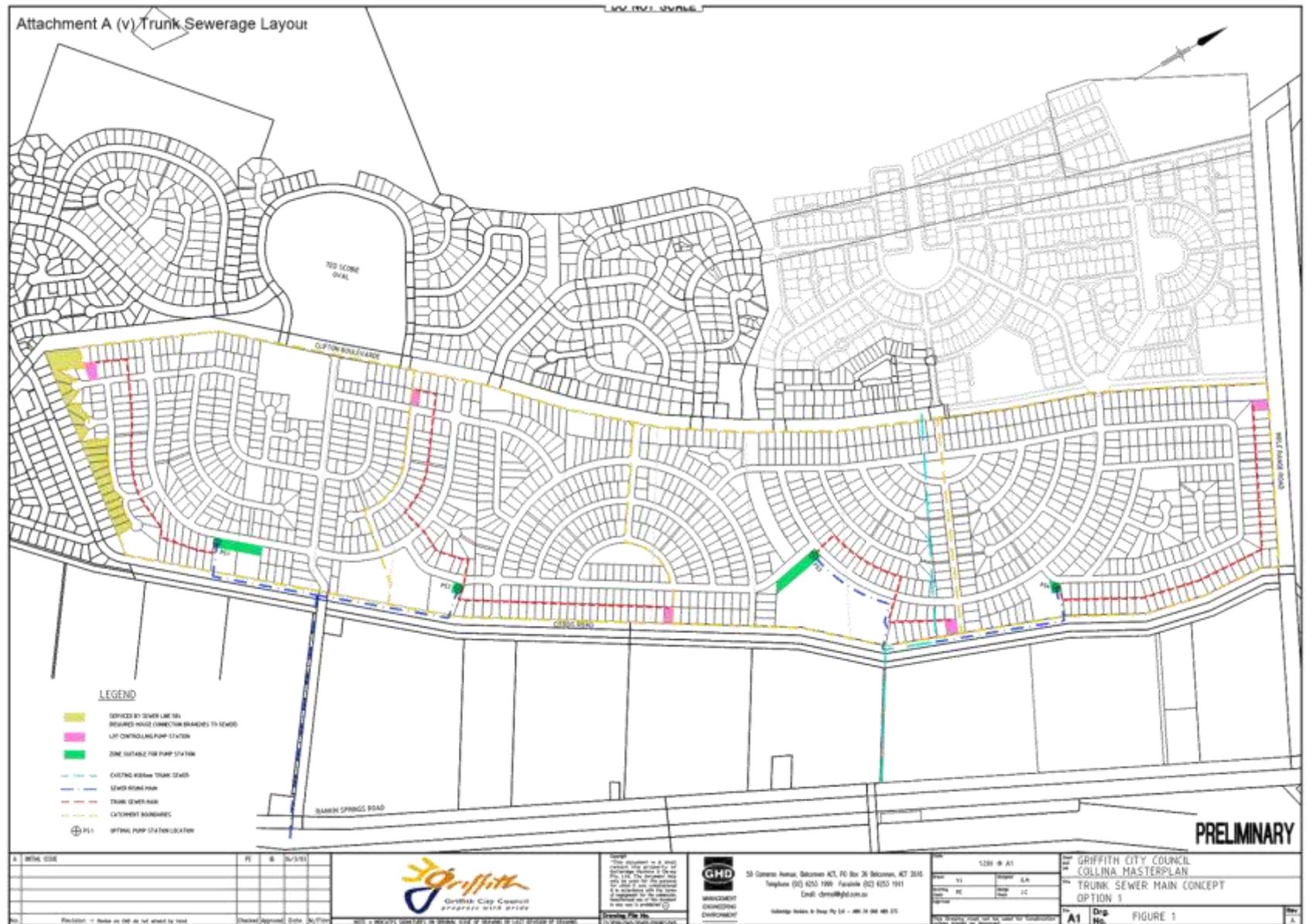


Attachment A (ii) Trunk Stormwater Concept Plans

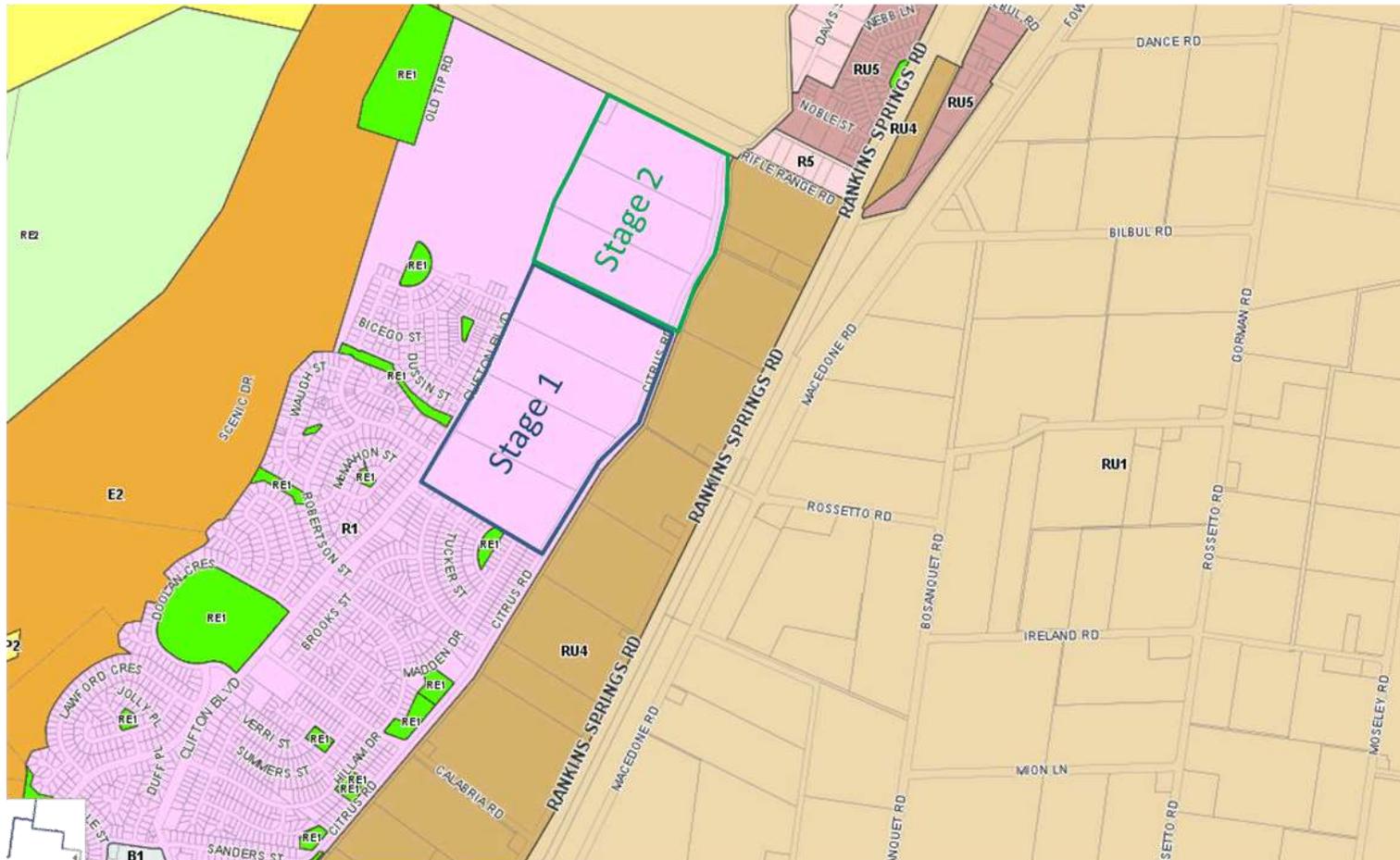








Attachment B – Proposed Collina Urban Release Area Staging Plan





CLAUSE	CL03
TITLE	Review of Community Grant Program Policy (FS-CP-601)
FROM	Kelly Dal Broi, Community Development Officer
TRIM REF	15/77595

SUMMARY

The spirit of the Community Grants Program is to support applications by organisations and individuals that address the priorities of the community as outlined in Council's Strategic Plan: Growing Griffith 2030.

The program aims to support new initiatives, activities, projects and individuals to achieve outcomes that increase community capacity by addressing unmet needs, improve well-being and harmony, or by reducing isolation of disadvantaged groups.

Following the most recent round of funding, further refinements to the Policy were requested and are presented here for consideration.

RECOMMENDATION

- (a) Council place the draft "Community Grant Program" Policy (FS-CP-601) amendments on public exhibition for 28 days.**
- (b) If any submissions are received, a further report be prepared for Council.**
- (c) If no submissions are received, the draft policy be considered as adopted by Council as at the date of the conclusion of the advertised exhibition period.**

REPORT

The Communities Committee requested a review of the "Community Grant Program" Policy to incorporate processes that allow for more flexibility regarding awarding of funds to young people/students who are seeking support to attend significant events for sporting, artistic, musical or other elite pursuits.

Other changes have been made to strengthen the terms and conditions of the Grant and to reflect the current intentions of Council and the members of the Communities Committee.

The opportunity was also taken to improve the grant application documents.

The amended Policy is presented in Attachment A as a draft, with a view to placing it on public exhibition.

OPTIONS

- (a) Adopt draft policy amendments for exhibition, as recommended.**
- (b) Council could choose to make further amendments to the draft policy prior to placing the policy on public exhibition.**

POLICY IMPLICATIONS

Once adopted the revised policy will be the governing policy in relation to accepting applications made by individuals or organisations and in determining funds provided through Council's annual grants funding program.

FINANCIAL IMPLICATIONS

Once adopted, the revised policy will govern the awarding of grant funds under Section 356 of the Local Government Act 1993 (as amended). Funding for grants is made available through Council's budget process.

LEGAL/STATUTORY IMPLICATIONS

The Policy references the Local Government Act, which governs the way a Council can grant money to other persons and organisations.

ENVIRONMENTAL IMPLICATIONS

Nil

COMMUNITY IMPLICATIONS

The community are able to comment on the terms/conditions/eligibility and assessment of grant applications through the Community Grants Program.

LINK TO STRATEGIC PLAN

This item links to Council's Community Strategic Plan item by providing funds to eligible applicants who seek to address the priorities of the community as outlined in Council's Community Strategic Plan: Growing Griffith 2030.

CONSULTATION

Senior Management Team

Communities Committee members

ATTACHMENTS

(a) Draft Community Grant Program Policy

53

Community Grant Program POLICY – FS-CP-601



Directorate	Sustainable Development	
TRIM Ref	14/14353	
Status	DRAFT - REVIEW	
Adopted		Minute No

Policy Objective

To provide a framework and procedures for accepting applications and determining Council's annual ~~donations assistance to~~ **grants funding program to support** individuals or organisations in Griffith City Council Local Government Area.

Policy Statement

1. Purpose of the Community Grant Program

The spirit of the grant program is to support organisations/groups/individuals whose applications address the priorities as articulated in Council's Community Strategic Plan.

The purpose of the Program is to:

- ~~address needs~~ **priorities** as articulated in Council's ~~Council's~~ Community Strategic Plan;
- provide seed funding for new initiatives which will benefit the community;
- facilitate the staging of Cultural and Arts events/**activities/services**;
- ~~provide assistance to elite sports persons, artists, musicians, students and the like to attend the equivalent of~~ **significant State, or National or International events**;
- assist fund research into local needs for services- **requirements**;
- ~~otherwise provide financial assistance to enhance social wellbeing of the community;-~~
- **provide assistance to elite sports persons, artists, musicians, students and the like to attend significant State, National or International events.**

~~The spirit of the scheme~~ **grant program** is to efficiently support organisations/groups ~~and individuals~~ whose applications address the needs of the community as articulated in Council's Community Strategic Plan. The Community Grant Program is to enable services, activities and projects to be delivered and is grants based in its nature ~~and are awarded to applicants that meet the eligibility requirements.~~

The Policy **policy** brings available Council funds in line with best practice and ensures that ~~donations~~ **grants awarded** are transparent and strategic in nature. **Grants can be provided as a financial contribution or as in-kind assistance.**

2. Scope

This policy applies to requests for grant monies or **in-kind support** made by: not-for-profit organisations; charitable organisations; Section 355 Committees of Council; individuals and groups under auspice of any of the above bodies. **See Definitions**

Community Grant Program POLICY – FS-CP-601



3. References

Section 356 of the Local Government Act 1993 (as amended)
Griffith City Council Community Strategic Plan

4. Related Policies and Documents

Sponsorship and Acknowledgement of Assistance Policy (Council reference: CC-CP-701)
Community Grant Program Application Form – General (Council reference: 14/11701 15/37627)
Community Grant Program Application Form – Individual Achievement (Council reference: 15/77577)
Community Grant Program Evaluation Form (Council reference: 14/10435 15/37988)
Community Grant Program Assessment Matrix (Council reference: 14/20687 15/37991)

5. Delegation of Function

~~Council's Communities Committee provides a recommendation to an Ordinary meeting of Council on how funds should be awarded. The Committee will be provided with a list of applicants ranked in accordance with the Assessment Matrix adopted by Council.~~

All applications are ranked in accordance with the Assessment Matrix. Council's Communities Committee will review the Matrix for and make a recommendation to Council. Council will consider the recommendation and endorse the successful applications.

6. Terms and Conditions Policy

- 6.1 The spirit of the Community Grant Program is to efficiently support organisations or individuals whose applications address the needs **priorities** of the community as articulated in Council's Community Strategic Plan.
- 6.2 The Program is to enable activities, services and projects to be delivered **and to support local young people in attending significant events or activities at regional/state/national/international levels. and is grants based in its nature.** Emphasis is on funding eligible applicants as a means to develop community capacity.
- 6.3 Council will advertise for applications twice in each financial year (by way of newspaper advertisement, notice on Council's website or any other means that Council considers appropriate).
- 6.43 **Applicants must meet the Eligibility Criteria and Applicants must submit a written application in on the form(s) prescribed with the required supporting materials by the due closing date that is advertised from time to time.**
- 6.517 **Organisations, groups or individuals may only apply for assistance once in any financial year. Applications received after the close off closing date will may be ineligible for that round.**
- 6.619 **Council reserves the right to award more/less funds or apply special conditions to the grant. Council is not responsible for under estimation or over expenditure of costs.**
- 6.718 **Assistance may will not generally be granted retrospectively for expenses or purchases incurred prior to receiving grant monies.**
- 6.5 ~~Applicants must meet Eligibility Criteria to ensure funds are being directed to appropriate organisations.~~

Community Grant Program POLICY – FS-CP-601



- ~~6.6 Emphasis is on funding eligible applicants as a means to develop community capacity.~~
- 6.87 Applications shall be considered on their merits, taking into account the circumstances of each case, the availability of funds in Council's budget, the extent to which Council has previously provided funds, the provisions of this Policy and the relevant provisions of the Local Government Act 1993 (as amended). Applications will be considered subject to the availability of funding. Not all applications may be awarded funding.
- ~~6.8 Council will advertise for applications twice in the each financial year under the Program (by way of newspaper advertisement, notice on Council's web site or any other means that Council considers appropriate).~~
- 6.920 Funds provided are to be used for the approved purpose. Amendments to the purpose are permitted upon approval from Council. Council retains the right to withdraw funding or request funding to be returned if the grant terms and conditions have been breached.
- ~~6.11 Federal or State Government funded initiatives will generally not receive assistance under this Policy.~~
- 6.109 Applicants must identify Griffith City Council as a sponsor on all advertising and press releases for the particular service, activity or project, in accordance with Council Policy CC-CP-701 Sponsorship and Acknowledgement of Assistance.
- ~~6.10 Applicants must provide an adequate budget for the service, activity or project and demonstrate good planning~~
- ~~6.11 Federal or State Government funded initiatives will generally not receive assistance under this Policy.~~
- ~~6.12 Support will not be provided to organisations which are primarily fundraising organisations~~
- 6.1113 Applicants must agree to evaluate and formally acquit grant funds in accordance with Council's requirements within six (6) weeks of completing the project/activity/service. Receipts for goods or services purchased and where possible, photographs or other evidence must be supplied.
- 6.12 Applicants who have not previously complied with the terms and conditions of the Community Grant Program are ineligible to apply.
- ~~6.14 Organisations, groups or individuals may only apply for assistance once in any financial year.~~
- ~~6.15 No guarantees are provided for ongoing grants.~~
- ~~6.16 Ongoing administrative costs will not be funded.~~
- ~~6.17 Applications received after the close off date will be ineligible for that round.~~
- ~~6.18 Assistance will not generally be granted retrospectively.~~

Community Grant Program POLICY – FS-CP-601



7. Eligibility Criteria

Project Applicants Organisation

- 7.1 Applicants must be either: a genuine not-for-profit incorporated body, registered with NSW Office of Fair Trade; or have Charity status with ATO; **Section 355 Committees of Council; individuals and groups under auspice of any of the above bodies. A copy of the most recent annual report and a current liability insurance certificate of the applicant or auspice organisation must be provided.**
- ~~7.2 Applicants must be insured or be a Committee of Council or auspiced by another body who does have insurance.~~
- 7.23 Applicants must be based in, affiliated with and/or service clients within the Griffith City Council Local Government Area.
- ~~7.36-10 Applicants must provide an adequate and balanced budget including quotes for resources. for the service, activity or project and The applicant must demonstrate good planning by providing a detailed project description and outline how the project addresses the priorities within Council's Community Strategic Plan.~~
- ~~7.46-11 Federal or State Government funded programs and initiatives will generally not receive assistance under this Policy. Projects which source matching external private or government funding may be considered.~~
- ~~7.56-15 Applications that duplicate existing projects/services/activities may not be considered. No guarantees are provided for ongoing grants or recurring funding.~~
- ~~7.66-12 Support will not be provided to organisations applications that are seeking funds for the sole purpose of awarding prizes, trophies, scholarships, grants, gifts or donations.~~
- ~~7.76-16 Ongoing administrative, or operational costs will not be funded.~~

Individual Achievement Applicants

- 7.8 Individuals Applicants must be or have been a resident of the Griffith City Council Local Government Area for at least two (2) years. **Applicant must be under 25 years of age as at time of application.**
- ~~7.5 Individuals must not receive payment or remuneration (other than reimbursed reimbursement of expenses) for a service, activity or project for which grant funding assistance is sought.~~
- 7.9 Applications are eligible from individuals seeking to attend regional, state, or national and international representative level events/activities. Supporting evidence including letter(s) of support and event details must be provided from relevant associations/organisations and event organisers/hosts. Events/activities that are not recognised by relevant peak associations/organisations may not be considered.
- 7.10 Applicants must provide an approximate budget outlining costs associated with participation. Funds provided may only support the costs of accommodation, travel or event registration for the applicant. Costs of family members or accompanying adults are not covered. Applicants that

**Community Grant Program
POLICY – FS-CP-601**



require assistance of certified Carers may be considered. Fundraising or financial support from other sources (not corporate sponsorship) is encouraged.

7.11 Applications received outside the nominated funding program period may be eligible for consideration through the Communities Committee.

7.12 Individual Achievement awards will only be made once to a person.

Definitions

None

Auspice: An organisation that partners an individual or unincorporated group to administer the grant monies and is responsible for the project completion and acquittal.

Incorporated body: A legal process that makes a group into a single entity that has certain rights and legal protection which separates individuals (members) from the entity.

In-kind: Are payments of goods or services without monetary transactions. This includes volunteer time and free use of local resources and facilities. In-kind contributions can be given a monetary value and be included as project income.

Exceptions

None

Legislation

Section 356 of the Local Government Act 1993 (as amended)

Policy History

Revision Number	Date of Adoption/Amendment	Minute Number
1	25/03/03	329
2	11/10/05	0404 (a)
3	11/05/10	0142
4	08/07/14	0224

CLAUSE **CL04**

TITLE **Road Naming Request - Hornby**

FROM **Wendy Vaccari, Corporate Data Administrator**

TRIM REF **15/78220**

SUMMARY

An application has been received requesting that the name of Hornby be approved for future road naming purposes.

RECOMMENDATION

That the name of Hornby be approved for future road naming purposes.

REPORT

A letter has been received from Regus Hornby requesting that Council approve the use of the Hornby name for road naming purposes to honour the six generations of the family who have lived in Griffith. A copy of the letter and a transcript are attached for your information.

OPTIONS

- (a) No Action
- (b) Council approve the name of Hornby and place it in the Council Register of approved names.

POLICY IMPLICATIONS

Policy Roads & Parks – Naming & Renaming of ICT-CP-201 sets the procedure for the naming of Griffith City Council roads and parks.

FINANCIAL IMPLICATIONS

Not Applicable

LEGAL/STATUTORY IMPLICATIONS

Not Applicable

ENVIRONMENTAL IMPLICATIONS

Not Applicable

COMMUNITY IMPLICATIONS

Not Applicable

LINK TO STRATEGIC PLAN

This report has no relevance to the Council's Strategic Plan.

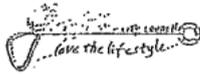
CONSULTATION

Senior Management Team

ATTACHMENTS

(a) Road Naming Request - Hornby

60



FORM
(Blanks not to be photocopied. Print direct from DAKS)
(Printed on 26-Nov-12 at 10:11)

(GC-FO-106) Blank Letter to General Manager

Griffith City Council



19 NOV 2015

RECEIVED

Received by:

MM

Date: 19/11/2015

General Manager
Griffith City Council
PO Box 485
GRIFFITH NSW 2680

FARM 1289 SLOPES RD

AO. GRIFFITH.

DEAR SIR I AM WRITING.

ON BEHART OF THE

*HORNBY FAMILY REQUESTING
A STREET BE NAMED AFTER.*

*OUR 6 GENERATIONS FACTORY -
MY GRAND FATHER AND MY FATHER*

*SOMETHING TO DRIVE MY 8 GRAND
CHILDREN AROUND TO. LET SEE.*

SUCH A GREAT THING FOR ME TO DO

AND CITY COUNCIL MY FATHER AND MY SELF

FOUR MANY YEARS WE LIVED UNDER HO.

*SHEET OF AT WICKHAM, 8 BROTHERS
2 SISTER. DAD WAS A RAT OF TARBROOK*

Name: *1 SERVO IN VIETNAM NOT MADE HOME*

Address: *BAR STAMES HORNBY - MARGRETH HORNBY
BOX 647 GRIFFITH NSW 2680*

Telephone:

*0402555816
THANKING CITY COUNCIL
AND ALL STAFF*

*PLEASE EXCUSE
MY WRITING -
REGARDS P. HORNBY*

19/11/2015

Farm 1289 Slopes Road

To Griffith

Dear Sir

I am writing on behalf of the Hornby family requesting a street be named after our 6 generations.

Xxxxxxxx and my grandfather and my father.

Something to drive my 8 grandchildren around to. Let see such a great thing for me to do.

And City Council & my father and myself.

For many years we lived under 40 sheet of at Wickham.

8 Brothers 2 sisters.

Dad was a Rat of Tobruk I served in Vietnam but made it home

Brian James Hornby.

Maureen Hornby

Box 647

GRIFFITH NSW 2680

0402 555 816

Thanking City Council and all staff

Please excuse my writing

Regus B Hornby

CLAUSE	CL05
TITLE	Roads Congress 2015
FROM	Doug Curran, Councillor
TRIM REF	15/79872

SUMMARY

The National Local Roads and Transport Congress 2015 was held at Ballarat, Victoria on 17-19 November 2015, being attended by myself, as member of the Transport Committee and Manjit Chugha as Works Manager Maintenance.

The congress event is significant for Local Government as it provides councils with direct access to the Government and an opportunity to hear from experts in the industry. The theme of the 2015 Congress was Connecting Communities and Driving the Nation.

Hon Warren Truss MP, Deputy Prime Minister and Minister for Infrastructure and Regional Development addressed the Congress. He spoke highly of the Roads to Recovery Program being continued in the future with record funding levels over the next 2 years and councils required to spend the allocated funds within the time frame to demonstrate to the Federal Government that Local Government is able to spend the additional funds. He also pointed out it has never been a better time to build infrastructure in Australia.

RECOMMENDATION

For information only.

REPORT

The congress was opened by Mayor Troy Pickard, Australian Local Government Association President. He highlighted the importance of the Roads to Recovery Program for Local Government. The Roads to Recovery Program was doubled for the 2015/2016 financial year with an additional \$1.105 billion over the next two years, it is the largest one off contribution to Local Governments since the federation.

Address: Progressing Productivity Reforms – Mr Philip Davies, Chief Executive, Infrastructure Australia

Mr Philip Davies was appointed Chief Executive of Infrastructure Australia 5 March 2015. Infrastructure Australia is an independent statutory body with a mandate to prioritise and progress nationally significant infrastructure. Infrastructure Australia advocate for reforms on key issues including financing, delivering and operating infrastructure and how to better plan and utilise Australia's infrastructure networks. Infrastructure Australia has responsibility to strategically audit Australia's nationally significant infrastructure, and develop 15 year rolling Infrastructure Plans that specify national and state level priorities.

Key Message:

- Local Government manage 650,000km local roads and these roads are an integral part of the road network practically the first and last mile.
- Based on the current growth, Australia's population will grow to 30.5 million by 2031 and the majority of the growth will be in Brisbane, Sydney, Melbourne and Perth.
- Australia will face congestion if we don't take action and invest in infrastructure. Road travel time in capital cities will increase by at least 20% by 2031 and in some cases it will double. Congestion will affect the general population, but it will have significant impact on the freight task.
- The National freight task will grow by 80% by 2031 with a large component of this expansion being on the roads. This will be challenging for Local Government as every heavy vehicle trip will go on local roads at some stage, for example, the first and last mile.
- In order to cater for growth, new infrastructure is required and also a need to focus on using the existing infrastructure in better ways. Some of the local road assets will need further investment to increase load limits on roads and bridges and also for safety improvements.
- It is a challenge for all levels of the government to pay for the new Infrastructure and maintaining the existing Infrastructure.

Address: Deputy Prime Minister, The Hon Warren Truss

Mr Truss spoke highly of the Roads to Recovery Program being continued in the future with record funding levels over the next 2 years. He said for him to ask for additional funds, councils need to spend the allocated funds within the time frame to demonstrate to the Federal Government that Local Government is capable of spending the extra funds. He also pointed out it has never been a better time to build infrastructure in Australia. Government is providing the additional funding to stimulate the economy and provide construction jobs. Roads to Recovery Program was introduced to deliver safer roads and improved access therefore better economic and social outcomes for the communities. Mr Truss outlined the record \$50 billion Infrastructure Investment Programme which includes:

- \$3.2 billion for Roads to Recovery Program (R2R).
- \$300 million for Bridge Renewal Programme, round two of the program is reserved for the Local Government.
- An additional \$200 million for the Blackspot Program, bringing total funding to \$500 million over the next five years. Consultative panel will be able to allocate 40% of the funding based on the road safety audits and also Cost Benefit Ratio (CBR) have been reduced from 2:1 to 1:1.
- An additional \$200 million for the Heavy Vehicle Safety and Productivity Programme.
- \$150,000 Stronger Communities Programme will be available for each of 150 federal electorates over the next 2 years.

Panel Session: Regional Council Groups – REROC- Ms Julie Briggs

Ms Briggs outlined the Regional Freight Transport Plan developed by Riverina Eastern Regional Organisation of Councils (REROC). REROC investigated the freight infrastructure network from a regional perspective for both the rail and road transport. As part of the plan, significant road and rail freight corridors were mapped and constraints on those corridors were identified. All road routes were assessed utilising the weighted matrix to achieve a common approach to determine regional priority issues. The Regional Freight Transport Plan will support funding applications and already a number of projects have been funded at the last round of grants from federal and state governments.

Note: Riverina and Murray Regional Organisation of Councils (RAMROC) are working on Regional Freight Transport Plan for this region and a draft has been completed.

Address: National Heavy Vehicle Regulator (NHVR) – Mr Sal Patrocitto, Chief Executive Office

Mr Patrocitto reinforced the critical role Local Government plays in Australia's regional productivity. With more than 70% of Australia's domestic freight being moved on our nation's road network, maximizing access to Australia's road assets will give regional economies the best chance for growth.

Key Message:

- The NHVR works with more than 400 road managers, utility providers and rail authorities to coordinate heavy vehicle access to local roads.
- Access to the 'first and last mile' is critical for heavy vehicle operators.
- Utilising pre-approvals and gazette notices for agreed routes, this will allow Councils more time to focus on more complex applications.
- Local government plays a key role in boosting national productivity through the use of its road networks.
- NHVR's focus is on supporting local government to make timely and considered decisions on requests for access on local roads.
- Local roads have always been local government assets and the Heavy Vehicle National Law allows councils to make decisions on the use of those assets and set appropriate conditions.

Address: Jeff Roorda and Associates – Mr Jeff Roorda - Launch of State of the Assets Report

The National State of the Assets, 2015 Roads and Community Infrastructure Reports were presented.

Key Messages:

- There is an overlap between assets in poor condition, function and capacity that provides an opportunity to better target investment.
- A national asset management plan integrated with state assets management plans is essential to enable local government to plan infrastructure into the future.
- International, regional and local competitiveness requires high cost infrastructure to be managed as a national portfolio.
- Assets in poor condition that are essential to national and state strategies should be upgraded and augmented.
- Current asset management planning requires further development that encourages community engagement on service level and risk scenarios to balance revenues and service levels.

- Funding and revenues have to be fair across the three levels of government and aligned with a national infrastructure plan.
- Develop 4-10 years regional infrastructure investment plans to meet service targets.

Address: Department of Infrastructure and Regional Development – Ms Jessica Hall – General Manager

Ms Hall spoke on Federal government's reforms and how the government is working with Local government to improve transport routes on national, regional and local levels. Local freight routes don't align up on a regional basis. ABS has projected Australia's population to grow to 30 million by 2030 and the freight task force will double in the same period. Currently our productivity and revenue is declining. Transport is a neighbour of productivity and growth, therefore we need the right infrastructure at the right time.

Key Messages:

- Need to work with local councils, regional organisations and states to deliver better infrastructure for Australia.
- Ensure land use and transport planning is done on a much more integrated basis than is currently done, therefore land use and transport planning must align with future needs and national priorities.
- Ensuring we are delivering better value for money for the state coffers and tax payers.
- Need to look at how to unlock private funding and investment for public infrastructure.
- Need to look at user pay mechanisms to pay for the infrastructure. Heavy vehicles impose additional cost on the network due to wear and tear and maintenance.
- Need to use the existing infrastructure more efficiently e.g. type of heavy vehicle allowed on the network.
- Need to plan better, select and fund infrastructure.

Address: International Keynote Professor John Woodroffe, University of Michigan Transport Research Institute

Professor Woodroffe spoke on the U.S. transport system and safety and benefits of allowing larger heavy vehicles on the roads.

Key Messages:

- The U.S. public road length is approximately 30 times that of the rail roads.
- Trucks transport 6.5 times freight by weight and 30 times more by value than the railroads. Compared to all other modes combined trucks transport approximately twice the amount of freight by weight and approximately 1.8 times the amount of freight by value.
- Freight efficiency can be achieved by maximising the amount of freight transported per vehicle. Longer vehicles provide more volume for lower density freight and vehicles with more axles provide greater capacity for higher density freight.
- Special permit systems provide economic advantage that is a privilege not a right. It can specify safety, maintenance and operational requirements. Vehicle transport efficiency improvements will result in reduction of truck related fatal and injury crashes. Reduction in consumption of fuel and emissions including CO2. Also reduction in road consumption.

Panel Session: Ongoing Policy Challenges - ARRB – Mary Lydon, Chief Scientific Adviser

Ms Lydon spoke on the road safety, road trauma, changing crash patterns, national road safety strategy and priority areas.

Key Messages:

- Road trauma is a big problem - worldwide over a million deaths with over 1000 deaths in Australia. The cost of the road trauma worldwide is over \$1,000 billion and over \$27 billion in Australia.
- Safe systems – safe roads, speed, vehicles, road users will result in less serious injuries and fatalities
- Changing patterns and countermeasures – older road users, rural and remote roads, vehicles technology, and disadvantaged road users have resulted in an increase in serious injuries or deaths.
- To improve road safety the priority areas of vulnerable road users, older drivers, vehicle technology, speed management, infrastructure investment, community engagement and monitoring serious injuries and crashes, need to be considered

Address: Australian Rural Roads Group – Cr Sue Price, Moree Shire Council

Cr Price spoke about the importance of good assets management system and consistent approach to collect and record asset data. Australia's local roads are valued at around \$75 billion dollars, but Australia does not manage this asset centrally or strategically. Local roads are under funded by around 3 billion dollars each year. Current bureaucratic structures don't allow for current funds to be spent efficiently on road upkeep and expansion.

Presenter also spoke about The North-West Freight Network project. The North-West Freight Network has been authored by five local government areas (LGAs) - Gwydir, Moree Plains, Warrumbungle, Gunnedah and Narrabri - in the north west of New South Wales.

The North-West Network is a road investment and sustainability program designed for a 57,000 square kilometres agricultural powerhouse region of north-western New South Wales. It has two main features, Road productivity and Roads sustainability.

Panel Session – Victoria University – Ms Rose Elphick

Ms Elphick spoke about the Planning for Freight Hume Region Pilot and the outcome of research on local government freight planning capacity. Local Heavy Vehicle route identification Statewide process and articulation with sub-regional and regional frameworks. Local freight issues and challenges for asset and infrastructure managers. Issues and challenges in a regional approach.

Panel Session: Western Highway Action Committee – Mr John Martin, Horsham City Council CEO

Mr Martin spoke about the duplication of Western Highway between Melbourne and Ballarat. How the Action Committee worked together with Vic Roads and State Government to seek funding for the project and also advised issues faced during the construction.

Address: National Transport Commission – Mr Paul Retter – Chief Executive Officer

The National Transport Commission (NTC) leads regulatory and operational reform nationally to meet the needs of transport users and the broader community for safe, efficient and sustainable land transport.

Mr Retter spoke how the NTC is developing regulatory and operational reform and implementation strategies for road, rail and intermodal transport, to improve productivity, safety and environmental outcomes.

Panel Session: Lt Col Sean Fleming, Deputy Director Nation Logistics

Mr Fleming spoke on the Defence's Land 121 project, replacement of Defence's medium and heavy vehicle fleet. Capabilities required for the new vehicles, resultant characteristics and the intended use of the new vehicles. He also spoke on how the Defence Road Transport exemption framework maintains and enhances ADF capability.

Panel Session: Mr David Darwin, Program Manager Assets, Austroads (NZ)

Mr Darwin spoke about importance of good assets management system and consistent approach to collect and record asset data. Consistent approach will ensure correct use and interpretation of the data. Larger road agencies are using their own standards and smaller agencies are using Austroads or other agencies standards.

Address: Shadow Minister for Infrastructure and Transport, the Hon Anthony Albanese MP

Mr Albanese spoke on funding provided by Labor Government for Local Government such as Roads to Recovery and Blackspot Programmes. Funding for Local Government provides employment in smaller communities and improved productivity. Investment on roads will provide better roads, better roads are safer roads, safer roads save health budgets and safer roads stop impacts of the road trauma. The road budget was doubled when Labor was in Government. Reconstructed 7,500km of road network and 4,000km of rail network and also invested more on urban transport. The public sector infrastructure investment has declined by 21.1%.

Address: Minister for Territories, Local Government and Major Projects, the Hon Paul Fletcher MP

Mr Fletcher spoke on the importance of road transport to the national economic performance, how all levels of government can achieve better value for money, how all stakeholders can work together to achieve better outcomes. Government is providing record levels of funding for Infrastructure, \$50 billion Infrastructure Investment Programme by 2019/2020. Record \$3.2 billion for Roads to Recovery Program (R2R), \$100 million for second round of Bridge Renewal Programme, 97% of funding from round one of the National Stronger Regions Fund went to Local Governments, \$500 million for Blackspot Program over the next five years and an additional \$200 million for the Heavy Vehicle Safety and Productivity Programme. Round five of the Heavy Vehicle Safety and Productivity Programme will be open for proposals from December 2015 until February 2016. States, Territories and Local Government can apply for this funding and up to \$107 million is available for eligible projects such as heavy vehicle rest areas and parking and decoupling bays.

OPTIONS

Nil

POLICY IMPLICATIONS

N/A

FINANCIAL IMPLICATIONS

This was funded through Councillors' Conference budget and Works Management budget.

LEGAL/STATUTORY IMPLICATIONS

N/A

ENVIRONMENTAL IMPLICATIONS

N/A

COMMUNITY IMPLICATIONS

Improved infrastructure education.

LINK TO STRATEGIC PLAN

D4 - Maintain and develop public roads, paths, cycleways and transport corridors.

D5 - Provide infrastructure in partnership with service providers.

CONSULTATION

Nil

ATTACHMENTS

Nil

**BUSINESS DEVELOPMENT AND MAJOR PROJECTS COMMITTEE
HELD IN THE COUNCIL CHAMBERS GRIFFITH ON
MONDAY, 16 NOVEMBER 2015 COMMENCING AT 5:35 PM**

PRESENT

Councillor John Dal Broi (Chair), Councillor Paul Rossetto, Councillor Christine Stead, Councillor Leon Thorpe (Alternate), Councillor Dino Zappacosta (Non-voting), Domenic Guglielmino (Community Rep), Bruno Guidolin (Stakeholder), Paul Pierotti (Stakeholder), Paul Snaidero (Community Rep)
Quorum = 5

STAFF

General Manager, Brett Stonestreet, Director Sustainable Development, Neil Southorn, Director Utilities, Graham Gordon, Manager Tourism & Economic Development, Greg Lawrence, Tourism & Economic Development Officer, Sarah Collis, Marketing & Promotions Officer, Paige Campbell and Minute Secretary, Leanne Austin

1 APOLOGIES

RECOMMENDED on the motion of Councillor Christine Stead and Councillor Leon Thorpe that apologies be received from Councillor Anne Napoli and Peter Bonaventura (Stakeholder).

Paul Snaidero, Paul Pierotti and Domenic Guglielmino entered the meeting the time being 5:35 pm.

2 CONFIRMATION OF MINUTES

RECOMMENDED on the motion of Councillor Leon Thorpe and Councillor Paul Rossetto that the minutes of the previous meeting held on 28 September 2015, having first been circulated amongst all members, be confirmed.

3 BUSINESS ARISING

3.1 Build More Dams Committee Update

Councillor Stead enquired if an update on the Build More Dams Committee was being presented at this meeting. The Mayor advised an update would be provided by Councillor Zappacosta if possible at tonight's meeting otherwise this would be arranged for the next meeting.

4 DECLARATIONS OF INTEREST

Pecuniary Interests

There were no pecuniary interests declared.

Significant Non-Pecuniary Interests

There were no significant non-pecuniary interests declared.

Less Than Significant Non-Pecuniary Interests

Members making a less than significant non-pecuniary interest declaration may stay in the meeting and participate in the debate and vote on the matter.

Paul Snaidero

CL01 Residential Land Supply Status Report

Reason – Mr Snaidero’s parents own land in discussion. No interest in property or discussion with stakeholders.

5 ITEMS OF BUSINESS

CL01 RESIDENTIAL LAND SUPPLY - STATUS REPORT

Mr Southorn provided a summary of progress on residential land supply. Mr Southorn stated that Council staff have been in discussions with one of the farm owners at Collina resulting in a concept proposal for subdivision of land should out of sequence development be agreed upon. Mr Southorn advised that a report will be presented to Council for consideration on 8 December 2015.

Mr Southorn stated that advice has been sought from Council from some of the landowners in relation to compensation for stormwater retention provisions. Mr Southorn advised that contribution funds could be utilised to provide the required infrastructure for stormwater retention.

Councillor Dino Zappacosta entered the meeting the time being 5:41 pm.

Mr Southorn advised that staff have met with consultants engaged by one of the land owners to ensure there is a technical solution to out of sequence development and that staff will be recommending that a revised staging plan be adopted by Council.

Councillor Rossetto enquired if correspondence has been entered into with the owners of the land who are reluctant to progress with development. Mr Southorn advised the land owners were invited to a meeting and have been made aware of options should they wish to discuss this further with Council staff.

Councillor Rossetto enquired if the issue with release of Crown Land is progressing? Mr Southorn advised that there is an Aboriginal land Claim over the Collina land and an option is that Council may request that the claim be determined. There are currently over 25,000 unresolved land claims across NSW. Mr Southorn stated that if Council was to request that the Minister determine the claim, ownership could be resolved and negotiations could take place for development.

Mr Southorn advised that a planning proposal is in preparation to allow a greater lot density on vacant land north west of Beelbangera Road zoned Large Lot Residential land (from 3 ha minimum lot size to 1 ha, whilst retaining the lot averaging provisions).

Mr Southorn informed the Committee that Council has also requested a report be prepared in relation to options for rezoning land adjoining Rose Road for residential development.

In relation to a request for large lot residential zoning for land north of Mallinson Road, Mr Southorn advised rezoning of this land should not proceed until there is certainty over the future development of land at the former Sunset Waters subdivision adjoining Lake Wyangan. Discussions with land owners are continuing.

Mr Snaidero declared a Less than Significant Conflict of Interest at this point of the meeting.

Mr Snaidero enquired when a decision would be made in relation to the rezoning of Lake Wyangan land. Mr Southorn advised that Council has not yet received a proposal from the owners of the land formerly known as Sunset Waters subdivision and no rezoning is required on that land.

Mr Pierotti suggested that a time constraint be placed on development of land as lack of progression of development is impacting other developers.

The Mayor advised that the zoning is appropriate for current conditions and discussions will continue with the land owners.

Mr Southorn advised he would research options in relation to imposing time constraints for progressive development and provide a report at the next Business Development and Major Projects Committee meeting.

RECOMMENDED on the motion of Paul Pierotti and Paul Snaidero that Council staff investigate options in relation to imposing obligatory timeframes on development of land.

Mr Pierotti requested that Council apply to have the Aboriginal Land Claim on Crown Land at Collina determined.

Mr Stonestreet advised that discussions with the Minister are ongoing in relation to this issue and it may be possible to resolve this at a local level by prioritising the land claims and holding discussions with the Griffith Local Aboriginal Land Council.

Mr Pierotti enquired about the development of already determined claims such as the former Police Station building. Mr Southorn responded that funding for projects such as development of the former Police Station site may become available through sale of lands by the Lands Council.

RECOMMENDED on the motion of Paul Pierotti and Paul Snaidero that the report be received for information and Council continue negotiations with landowners regarding subdivision and development of land in the Collina area.

CL02 USE OF COUNCIL FOOTPATHS POLICY REVIEW - PROGRESS REPORT

Mr Southorn informed the Committee that Council representatives had met with a number of outdoor dining licence holders and that a public meeting is to be held on 18 November 2015. Mr Southorn advised an invitation has been delivered to businesses in the main street to attend the meeting and Council will be ensuring all stakeholders are engaged and consulted regarding the Use of Council Footpaths Policy review. Mr Pierotti requested that information regarding the public meeting be forwarded to the Griffith Business Chamber.

RECOMMENDED on the motion of Councillor Christine Stead and Councillor Leon Thorpe that the report be received for information and an invitation regarding the proposed public meeting be forwarded to the Griffith Business Chamber.

CL03 DRAFT COUNCIL POLICY - LAND ACQUISITION AND DISPOSAL

Mr Southorn presented the Draft Council Policy – Land Acquisition and Disposal for the endorsement of the Committee. Mr Southorn advised submissions may be presented to the Committee for discussion prior to final adoption.

RECOMMENDED on the motion of Councillor Leon Thorpe and Councillor Paul Rossetto that:

- (a) Council place the draft Land Acquisition and Disposal Policy as attached to this report on public exhibition for a period of 28 days.
- (b) Should there be no submissions, the Policy be considered adopted by Council as at the date of the conclusion of the advertised exhibition period.
- (c) Should submissions be received, a further report be made to Business Development & Major Projects Committee.

CL04 USE OF ADDITIONAL TOWN WATER ALLOCATION FOR WATERING OF GARDENS

The Committee considered a report providing information relating to the cost of potable water and the ability for Council to provide rebates on water charges for watering nature strips and reserves, as requested by the Committee at its meeting on 28 September 2015.

The Mayor advised Council was awaiting notification in relation to trading of excess water.

RECOMMENDED on the motion of Councillor Christine Stead and Councillor Leon Thorpe that the Committee note the information in the report.

6 OUTSTANDING ACTION REPORT

RECOMMENDED on the motion of Councillor Leon Thorpe and Councillor Paul Rossetto that the report be noted.

7 GENERAL BUSINESS

7.1 Fertiliser Production Business

Mr Guglielmino advised he had spoken to a member of the Casella family who had advised him that Leeton Shire Council was being looked at for a possible location for the establishment of a new fertiliser production business as the preferred site at Cemetery Road was proving too costly to meet approval requirements.

The Mayor advised he and Mr Southorn had met with representatives of Grow Green and Carbon Compost Fertiliser and that the issues were in relation to access off Burley Griffin Way, in particular the stacking of B-doubles across the railway crossing.

The Mayor advised the proposed Leeton site required no major roadworks however, Council is continuing to work with the proponents to find a suitable site in the Griffith Local Government Area (LGA).

Mr Southorn advised Council has held a Planning Focus Meeting with Roads and Maritime Services (RMS), EPA, the proponents and engineers regarding options.

Mr Pierotti stated his preference would be that the grant funding that has been allocated to this project remain in the Griffith LGA.

The Mayor responded that Council is continuing to work on this issue and identifying alternative sites.

Councillor Rossetto enquired if it was possible to offset the railway crossing? The Mayor advised that discussions are continuing with the RMS regarding the access issues.

RECOMMENDED on the motion of Paul Pierotti and Paul Snaidero that the Mayor be actively engaged in consultation on any major business project over \$800,000 and be invited to pre-lodgement meetings.

7.2 Signage on Highways

Mr Guidolin requested that signage on the highways leading to Griffith be improved to attract visitors to the area. Mr Guidolin suggested a partnership between Council and businesses to erect or refurbish existing signs on major highways approaching the City.

Mr Lawrence agreed improved signage is important and advised this would be further investigated and reported to the Tourism & Events Committee for consideration.

The Mayor stated that consideration also needs to be given to the outcome of the Fit for the Future determination due later this year. The RMS also has restrictions on where signage can be erected.

Mr Pierotti stated that the RMS approval issue could be overcome by erecting signage on private property and suggested that the signage be unified and cost effective, in line with a long term marketing strategy. Mr Pierotti proposed utilising the Centenary celebrations as a marketing theme.

RECOMMENDED on the motion of Bruno Guidolin and Domenic Guglielmino that Council investigate promotional signage on major highways approaching the City with a view to erecting/refurbishing signs by early 2016.

7.3 Build More Dams Committee Update

Councillor Dino Zappacosta updated the Committee on the focus and achievements of the Build More Dams Committee. Councillor Zappacosta stated his concerns that every drop of water in NSW is allocated and no new licences are being issued. The Build More Dams Committee is looking at options for building structures to hold more water. Councillor Zappacosta stated the need to keep a strong active Dams Committee going and continuing to work with politicians to ensure the community's needs are met.

Mr Pierotti stated his concerns that the Lake Coolah project has not progressed and urged that a study be undertaken, taking into consideration current circumstances. Mr Pierotti stated that some organisations have not been supportive of proposed projects and that Councils should be taking a lead role in this issue, particularly the Councils of Griffith, Leeton and Narrandera. Mr Pierotti requested this issue be raised at RAMROC.

Mr Snaidero stated his concerns with the financial outlook for local businesses and raised the issue of the possible redistribution of boundaries.

The Mayor stated findings of the Senate Enquiry into the provisions of the Water Act are yet to be presented.

7.4 Griffith Community Private Hospital Lease

Mr Pierotti requested that details of the lease with St Vincent's be disclosed to the community so the community is fully informed.

Mr Stonestreet advised this information can be made publicly available and that St Vincent's will be releasing information in relation to their commitment, with particular reference to fitout and sterilisation services. Mr Stonestreet advised that the degree to which St Vincent's are able to recover money expended on the project may influence their decision in relation to future renewal of the lease agreement. The Mayor advised the requested information would be presented to the Committee at the next meeting.

7.5 Leasing of The Clock

Mr Snaidero enquired about the lease of The Clock building. The Mayor advised that the lease is a commercial arrangement for three years.

7.6 Conditions of Consent for Development

Councillor Paul Rossetto requested he be provided with a list of conditions pertaining to Development Applications (DAs). Mr Southorn advised that when assessing DAs Council staff refer to a number of documents including standard template conditions of consent, Engineering Guidelines and Development Control Plans, depending on the nature, scale and size of the development. Mr Southorn advised he would compile the information and provide it to Committee members.

8 NEXT MEETING

The next meeting of the Business Development and Major Projects Committee is to be held on Monday, 18 January 2016 at 5:30 pm.

There being no further business the meeting terminated at 7:14 pm.

Confirmed:

CHAIRPERSON

ATTACHMENTS

DRAFT Land Acquisition and Disposal Policy
POLICY – UD-CP-205



Directorate	Sustainable Development	
TRIM Ref	15/77161	
Status	DRAFT	Effective From
Council Meeting		Minute No

Policy Objective:

Griffith City Council purchases and sells land from time to time. This Policy provides a framework for Council to consider the acquisition or disposal of land and the procedures and protocols for doing so.

Policy Statement:

Principles

The following principles inform the application of this Policy.

Best value: Council will strive for best value to the community in land transactions and will consider whole of life cost estimates in doing so.

Probity: Council will strive for best practice in probity and consider the appointment of a probity advisor and adopting a probity plan in conducting land transactions.

Risk assessment: Council will undertake due diligence in assessing risk to Council prior to finalising any land transaction and will seek independent advice as part of that process.

Public interest: Council will apply a public interest test in making decisions on land acquisition and disposal.

Budget framework: Council's property transactions will be conducted within a sustainable budgetary framework.

Purchase Justification

Council will consider a business case or purchase justification for any proposed purchase of land. The Process will include due diligence of subject land including but not limited to: land detail verification; independent valuation; building and pest inspections (if required); obtaining any necessary authority to act. These matters will be reported to Council with a recommendation from the General Manager including, where possible, securing an option that protects Council's interest during a due diligence period.

Alignment with Strategic Purpose

Council will identify the purpose in acquiring and disposing of land and the alignment of that purpose with strategies of Council, principally, the achievement of Council's long term strategy for infrastructure delivery.

In addition, disposal of land will be considered where alignment with a strategic purpose cannot be established and the land is deemed surplus to requirements by proper process involving community consultation.

Probity Guidelines

Council may appoint a probity advisor and adopt a probity plan within the following guidelines:

- the purchase or sale is of a value greater than \$500,000
- the transaction is complex, contentious or containing a high probability of a conflict of interest

Classification

Council will normally seek to classify land it acquires as Operational Land.

Confidentiality

Information contained in reports to Council regarding a land transaction may confer an advantage upon another person. Consequently, reports relating to land transactions are normally deemed confidential and will not be subject to community consultation.

Land Transaction Reserve

Any unencumbered proceeds from the sale of Council land shall be deposited into a Land Transaction Reserve for the purpose of future land acquisition, unless Council resolves otherwise.

Negotiation and Transaction - process and responsibilities

Whilst the Mayor or General Manager may conduct discussions with other parties in relation to property matters, a Council resolution is required to regulate the method of sale of land (private treaty, auction, Expression of Interest, Tender), to specify the purchase or sale price and any acceptable variation from it and authorise a person to act for Council in negotiations.

Council will strive for acquisition of land by mutual agreement on value. Compulsory acquisition will be considered as a last resort.

Council may consider notifying a landowner of its intentions to acquire land and may implement other measures for the purpose of preventing building on the land prior to acquisition.

Exceptions

This Policy does not apply to procedures for approving or licencing the use of land, leasing land to or from another entity, the creation of easements over land or the dedication of land to Council as a result of a development or subdivision approval.

Legislation

Local Government Act

<http://www.legislation.nsw.gov.au/maintop/view/inforce/act+30+1993+cd+0+N>

A Council has powers and responsibilities under this Act that relate to the acquisition, disposal and management of land for operational and public purposes.

A Council may acquire land or an interest in land for the purpose of exercising any of its functions (s186).

A decision to acquire or dispose of land must be by resolution of the Council and cannot be delegated (s377).

All public land must be classified as 'community' or 'operational' (s26). For land acquired by or dedicated to a Council, the land is deemed 'community' land unless the Council resolves it to be 'operational' land within a certain time period (s31). There are provisions to enable a Council to seek to change the classification (s30, s33).

The Act prescribes the use and management of 'community' land, including further categorisation of the land and its purpose and the preparation of a Plan of Management (s36).

A Council can purchase or sell land which is classified as 'operational' land without the need to invite tenders (s55). A Council cannot sell 'community' land (s45).

A person must have an approval from Council for a range of activities on public land and a Council can issue Orders in relation to non-approved activities (s68).

Land Acquisition (Just Terms Compensation) Act

<http://www.legislation.nsw.gov.au/maintop/view/inforce/act+22+1991+cd+0+N>

In all cases of acquisition of land by Council it is preferred (and the Act encourages) the acquisition to be by amicable and mutual agreement of the vendor and the purchaser. However, in some cases agreement is not reached and the Act provides a process that is required to ensure proper compensation is paid to the vendor. The process includes notification of Council's intentions (s11), the method of valuing the land and calculating the amount of compensation (Div. 4) and the processes for negotiation and resolution of disputes (Div. 5).

Roads Act

<http://www.legislation.nsw.gov.au/maintop/view/inforce/act+33+1993+cd+0+N>

A Council may acquire land for opening, widening or constructing a road and may close a road (s177).

Persons with an interest in the land are entitled to compensation, generally in accordance with the Land Acquisition (Just Terms Compensation) Act.

Council has certain powers and responsibilities under the Roads Act to make Orders in relation to road widening which will affect building work on the land (s26).

When a Council closes a public road and sells the land, the proceeds of sale must be used for acquiring land for public roads or for carrying out road work on public roads (s43).

Delegation of Function

None

Definitions

None

Exceptions

None

Policy History

Revision Number	Date of Adoption/Amendment	Minute Number
New		

**2016 CENTENARY CELEBRATIONS COMMITTEE
HELD IN MURRAY ROOM ON
TUESDAY, 17 NOVEMBER 2015 COMMENCING AT 5:30 PM**

PRESENT

Councillor John Dal Broi (Chair), Councillor Leon Thorpe, Noel Hicks (Community Rep), Barrie Steer (Community Rep), Phil Clarke (Community Rep), Monique Patterson (Community Rep), Alan Barton (Community Rep), John Robinson, Allan Smith, Lorraine Sutton

Quorum = 6

STAFF

Manager Tourism & Economic Development, Greg Lawrence, Marketing & Promotions Officer, Paige Campbell, Library Manager, Pam Young, Manager Executive Services, Shireen Donaldson

The Chair welcomed Lorraine Sutton as representative from Rotary Club Avanti as a guest to the Meeting.

1 APOLOGIES

RECOMMENDED on the motion of Councillor Leon Thorpe and Barrie Steer that apologies be received from Councillor Anne Napoli, Rina Mercuri, Trish Clarke, Sue Reynolds, Naomi Brugger.

2 CONFIRMATION OF MINUTES

RECOMMENDED on the motion of Councillor Leon Thorpe and Noel Hicks that the minutes of the previous meeting held on 20 October 2015, having first been circulated amongst all members, be confirmed.

3 BUSINESS ARISING

Greg Lawrence advised arrangements for the Centenary Dinner will commence now that the Senior Tourism Officer had resumed duties after leave.

Councillor Dal Broi advised the Centenary Booklet launch had occurred and that books were selling well in all facilities. Councillor Dal Broi thanked Naomi Brugger for the production of the books and thanked the Area News for their partnership in this project.

Alan Barton from the Area News advised the Centenary Calendar is currently at the printer.

4 DECLARATIONS OF INTEREST

Pecuniary Interests

There were no pecuniary interests declared.

Significant Non-Pecuniary Interests

There were no significant non-pecuniary interests declared.

Less Than Significant Non-Pecuniary Interests

There were no significant non-pecuniary interests declared

5 ITEMS OF BUSINESS

CL01 2016 CENTENARY CELEBRATIONS BUDGET

A draft budget was presented. Modifications include the inclusion of the Australia Day Past Winners Centenary Dinner to be held in January 2016.

Amendments are required to increase the number of sculptures for the symposium from 5 to 7 (travel, accommodation) and income from symposium sponsors.

Some of the existing events still require budgets to be finalised. Actuals to date have also been included in the budget.

SMT COMMENT

Manager Economic Development & Tourism to report budget to the next meeting of the Committee inclusive of any proposed variations to the budget. Yenda Celebrations will also need to be considered.

CL02 SCULPTURE SYMPOSIUM UPDATE

Yenda Sculpture

Councillor Dal Broi advised that Yenda (through Yenda Rotary) had requested that consideration be given to include Yenda as a site for the location of a sculpture.

RECOMMENDED on the motion of Noel Hicks and Councillor Leon Thorpe that Noel Hicks to speak to Yenda Rotary about this concept.

Location of Sculptures at IOOF Park

The Committee conducted a site visit to IOOF Park prior to the Meeting to visualise the placement of the sculptures.

Committee members debated the pros and cons of locating the sculptures either against the footpath or scattered through the green area of IOOF park.

RECOMMENDED on the motion of Councillor Leon Thorpe and Noel Hicks that:

- (a) The 2016 Committee endorse placement of sculptures in the centre of the green areas of IOOF Park .

- (b) A concept plan to incorporate the sculptures, entrances to the park, possible location of seating, integration of waterways to lawn area, sculptures and path be developed.
- (c) Murrumbidgee Irrigation to renovate/rejuvenate adjacent bridges, roadways and car parking areas.

CL03 SOUVENIRS UPDATE

Greg Lawrence reported postcards, tea towels, key chains and polo shirts had been ordered by Visitors Centre staff.

CL04 CORRESPONDENCE

1. A letter had been received from the Combined Pensioner and Superannuants
 - With regard to Arthur Griffith, Pam Young will provide response to Greg Lawrence re Arthur Griffith and related material held at the Library with a view to a display to be mounted during 2016.
 - The 2016 Committee maintain the contribution of horses has been recognised by Council at the Administration Building.
 - The first live export of Corriedale Cross can be recognised as a story of interest to be published through the centenary year
 - Refurbishment of Memorial Gardens Rest rooms – Shireen Donaldson advised that a refurbishment of the rest rooms had been approved – painting, replacement of basins and other minor repairs.
Greg Lawrence to respond to letter
2. Paige Campbell reported response had been received from Lachlan Valley Railway advising a steam train had been reserved for Griffith in August. The Visitors Centre to organise and promote package deals including travel from other regional centres, Griffith to Yenda and Griffith to Leeton trips.
3. Paige Campbell circulated CV's of sculptors proposed to attend the symposium.

6 GENERAL BUSINESS

6.1 Genealogical Society

Barrie Steer advised the Genealogical Society had completed their book on the history of Griffith and was looking for funding partners.

RECOMMENDED on the motion of Councillor John Dal Broi and Councillor Leon Thorpe that the Committee provide \$5,000 sponsorship to The Genealogical Society.

RECOMMENDED on the motion of Monique Patterson and Alan Barton that the Area News provides some sponsorship assistance to this project.

6.2 Rotary Avanti

Lorraine Sutton from Rotary Avanti advised the Avanti Club would like to hold a Centenary themed dinner in 2016. Seeking a suitable date so as not to clash with organised centenary dinners. There was also discussion that the Avanti dinner could be the official dinner.

RECOMMENDED on the motion of Councillor John Dal Broi that this matter be progressed with Centenary dinner organisers meeting with Lorraine Sutton to coordinate a suitable event/s and suitable dates accordingly.

6.3 Yenda Centenary Committee

Shireen Donaldson presented a request (attached) from Yenda Centenary Committee for funding. This matter to be deferred to the next Meeting.

6.4 Special Guests

Councillor Thorpe raised the matter of the booking of either the Prime Minister or Governor General to be invited to the Centenary events. This matter to be deferred to the next meeting

6.5 Hermits Cave

John Robinson advised Collier & Miller were willing to replace fencing of Lookout at Hermits Cave.

RECOMMENDED on the motion of Noel Hicks and Phil Clarke that the barrier and fencing at Hermits Cave Lookout be replaced by way of donation from Collier & Miller.

7 NEXT MEETING

The next meeting of the 2016 Centenary Celebrations Committee is to be held on Wednesday 16 December 2015 at 5:30 pm.

There being no further business the meeting terminated at 6.40 pm.

Confirmed:

CHAIRPERSON

ATTACHMENTS

- (a) Yenda Centenary Email from Sue Reynolds 15 November 2015 and Meeting Notes 4 November 2015



Re: 2016 Centenary Celebrations Committee meeting - 17 November 2015 - Onsite
Inspection of Sculpture Locations IOOF

Susan Reynolds

to:

Leanne Austin

15/11/2015 07:57 PM

Hide Details

From: Susan Reynolds <susan.reynolds47@gmail.com>

To: Leanne Austin <Leanne.Austin@griffith.nsw.gov.au>

History: This message has been forwarded.

1 Attachment



Yenda CentenaryMeeting notes4112015.pdf

Hi Leanne.

I will be an apology for this meeting as I will be teaching. I have attached notes of the most recent meeting. Also I would like to raise the item regarding funding for Yenda Centenary celebrations, are we able to have some indication of the amount that will be allocated.

When allocated will GCC manage the funds or do we need to have Yenda Progress Association manage the funding?

Regards,

Sue Reynolds

**Regards,
Sue Reynolds**

YENDA CENTENARY

Meeting notes :- 4.11.2015



Present:- Sue Reynolds, Edna Wakely, Allan Wakely, Louie Toscan, Bob Allen, Peter, Hape Kiddle, Kay Pellizer, Gladys Cannard, Neville Twigg, Peter Raccanello, Gordon Brown

Apologies:- Eva Walsh, Christine Gavin, Peter Calabria, Simone Murphy, John Strano, Dee Cox, Kevin Farrell, Kate Brace

Discussion items:-

- Street parade- Yenda Rotary – Coordinating the parade. The club has made contact with various organisations and individuals in the community.
- Tractor pull another to be investigated
- Centenary Structures: - As a result of the gathering in the park Gordon took the ideas to Midwest. Discussion regarding metal cutouts to be displayed on the median strip along North Ave. Lots of discussion on this topic regarding types of cut outs (horses, carts, wagons). Midwest were very helpful. Structures could be grouped into decades. Hape commented that the centenary should be about not only looking back but we should look into the future as well. Look at not only structures along North Ave need to think about how to draw the people into the town Hape will do the research consult with locals and other artists and report back to the meeting on December. Lots of great discussion. Thank you Gordon for getting things happening.
- In regards to a mural on the Tennis Club wall, tennis committee to be consulted.
- Owners of empty shops to be approached for their input. Suggestion we use the window spaces for display of photos and old wares.

- Oral Histories – Dolf Murwood has interviewed 3 individuals at 2MIAFM station. It went well and keen to do more. Sue has made contact with Macquarie Uni and there is interest for media students to be involved with the oral histories as part of their studies. More next meeting
- Centenary calendar and other publications – Derek O'Donnell from Australian Beer Company has suggested 2 online companies to produce the publications. Kay to find out who Yenda Producers use
- Centenary Beer – The Australian Beer Company – Derek O'Donnell is keen to produce a centenary beer to be launched on the weekend. The idea is to try and capture the flavours of the ale that was consumed in the early settlers days
- Rugby League match between Yenda Blue Heelers and Black Whites- Kay has spoken to a representative of the committee and they are keen to badge the 2016 home and away match as the centenary match.
- Facebook – Dee Cox doing a great job, lots of activity
- Items to follow up:-
 - Posters and banners, local artists who can be involved in the creative aspect of the centenary
 - Produce a commemorative medallion
 - Lachlan Valley Steam Train
 - Sponsorship
 - Funding from Griffith City Council
 - One of the Griffith sculptures to come to Yenda
 - Bands for the dinner at the Yenda Diggers and the Yenda Memorial Hall

**NEXT MEETING WEDNESDAY 2nd DECEMBER 2015
7pm @ YENDA DIGGERS CLUB**

Sue Reynolds - Mobile - 0428 681 205

**GRIFFITH COMMUNITY PRIVATE HOSPITAL COMMITTEE
HELD IN MURRAY ROOM, GRIFFITH ON
TUESDAY, 24 NOVEMBER 2015 COMMENCING AT 6:23 PM**

PRESENT

Councillor John Dal Broi (Chair), Councillor Anne Napoli

Quorum = 2

STAFF

General Manager, Brett Stonestreet, Director Sustainable Development, Neil Southorn, Director Business, Cultural & Financial Services, Max Turner, and Corporate Communications Officer and Minute Secretary, Naomi Brugger

1 APOLOGIES

RECOMMENDED on the motion of Councillor Anne Napoli and Councillor John Dal Broi that apologies be received from Councillor Mike Neville and Manager Executive Services, Shireen Donaldson.

2 CONFIRMATION OF MINUTES

RECOMMENDED on the motion of Councillor John Dal Broi and Councillor Anne Napoli that the minutes of the previous meeting held on 27 October 2015, having first been circulated amongst all members, be confirmed.

3 BUSINESS ARISING

3.1 Walkway

Councillor Dal Broi advised he would arrange to meet with Hon. Adrian Piccoli, MP to discuss the ongoing issues with the walkway which would join the two hospitals.

3.2 Student Accommodation

Mr Stonestreet advised the tenders were closing Wednesday 25 November 2015.

3.3 Signage Request

Mr Turner advised he would follow up on this item.

3.4 Meeting with Murrumbidgee Health

Mr Southorn advised the meeting with Mr Peter Davis from Greater Southern Area Health Services was to occur Wednesday 25 November 2015.

4 DECLARATIONS OF INTEREST

Pecuniary Interests

Members making a pecuniary interest declaration are required to leave the meeting during consideration of the matter and not return until the matter is resolved.

There were no pecuniary interests declared.

Significant Non-Pecuniary Interests

There were no significant non-pecuniary interests declared.

Less Than Significant Non-Pecuniary Interests

Members making a less than significant non-pecuniary interest declaration may stay in the meeting and participate in the debate and vote on the matter.

Councillor Anne Napoli

Reason – Councillor Napoli has a relative who was awarded a sub-contract for the work at the Griffith Community Private Hospital

5 ITEMS OF BUSINESS

CL01 PRIVATE HOSPITAL COMMITTEE REPORT 24 NOVEMBER 2015

RECOMMENDED on the motion of Councillor John Dal Broi and Councillor Anne Napoli that the information be received.

6 GENERAL BUSINESS

6.1 Financial Acquittal

Mr Turner advised the Financial Acquittal had been sent and signed off.

7 NEXT MEETING

The next meeting of the Griffith Community Private Hospital Committee is to be held on Tuesday, 19 January 2016 at 6:00 pm

There being no further business the meeting terminated at 6.40 pm.

Confirmed:

CHAIRPERSON

TITLE Outstanding Action Report

TRIM REF 15/79989

RECOMMENDATION

The report be noted.

ATTACHMENTS

(a) Outstanding Action Report - Council Meeting - 8 Dec 2015

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Council Meeting Date	Meeting Item	Action Officer	CRM No.	Minute No.		Additional Information
13 October 2015	LICENCE OF TRANSIT CENTRE ADJOINING GRIFFITH VISITORS CENTRE - JONDARYAN AVENUE TO MULTICULTURAL COUNCIL OF GRIFFITH	CPO	18396	15/314	RESOLVED on the motion of Councillors Bill Lancaster and Alison Balind that Council call for Expressions of Interests from commercial, not for profit organisations and other groups for the use of all currently vacant Council properties, including but not limited to State Bank House, the Griffith Transit Centre, the ex-parenting room located in Memorial Park and the Wayeela Street property.	16/10/2015: Multicultural Council advised by phone and letter that council will call for EOI for this building and other vacant council buildings and welcome to resubmit application. Inspection will be undertaken of all vacant council buildings and EOI prepared for advertising. 02/11/2015: Expression of Interest prepared for advertising. 16/11/2015: Expression of Interest advertised. 30/11/2015: Report to Council 19 January 2016.
13 October 2015	GRIFFITH CBD STRATEGY AND IMPLEMENTATION PLAN	DSD	18394	15/310-311	RESOLVED on the motion of Councillors Dino Zappacosta and Alison Balind that: (a) The Griffith CBD Strategy be adopted. (b) A CBD Improvement Reserve be established, the amount of funding it receives from year to year to be considered upon the adoption of the annual financial statements Council commencing 2014/15. RESOLVED on the motion of Councillors Bill Lancaster and Dino Zappacosta that:	28/10/2015: Proposed governance structure for CBD Strategy Implementation Working Group presented to SMT for discussion prior to report to Council. 30/11/2015: Staff preparing implementation plan for Council consideration.

Council Meeting Date	Meeting Item	Action Officer	CRM No.	Minute No.		Additional Information
					<p>(a) The General Manager prepare a report outlining the current rating structure for Griffith City Council compared to the rating structure of comparable Council to be presented at workshop within three (3) months.</p> <p>(b) The report include information relating community consultation, partnerships and sponsorships as well as reviewing levies.</p>	
22 September 2015	REVIEW OF POLICY (GC-CP-702) "ANIMAL ADOPTIONS FROM POUND"	MES	17547	15/290	<p>RESOLVED on the motion of Councillors Doug Curran and Mike Neville that:</p> <p>(a) Council place the draft "Rehoming and Adoption of Companion Animals from Griffith City Pound" Policy (GC-CP-702) on public display for 28 days.</p> <p>(b) If any submissions are received, a further report be prepared for Council.</p> <p>(c) If no submissions are received, the draft policy be considered as adopted by Council as at the date of the conclusion of the advertised exhibition period.</p> <p>Councillor Cox requested that signage including relevant contact numbers be</p>	<p>06/10/2015: Policy placed on public exhibition till 23 October 2015.</p> <p>19/10/2015: Submission received. Report to be presented to Council.</p> <p>30/11/2015: Report to Council February. Rehoming and adoptions occurring. Pound sign being refurbished.</p>

Council Meeting Date	Meeting Item	Action Officer	CRM No.	Minute No.		Additional Information
					installed at the Pound.	
8 September 2015	MINUTES CULTURAL FACILITIES COMMITTEE MEETING 31 AUGUST 2015 RE MOSAICS GRIFFITH REGIONAL THEATRE	CDC	17243	15/278	Councillor Balind enquired about the condition of the mosaics outside the Griffith Regional Theatre and asked if any action was being taken in regard to fixing the broken tiles. Mr Southorn advised that the matter is currently with the community development team and that it is currently being assessed and that a report will be presented to Council via either Communities Committee or another Committee of Council.	22/09/2015: A review of the repairs required or other options for the mosaics is being undertaken with a report going to Council for recommendation. 16/11/2015: Report to be forward to the next Communities Committee meeting.
14 Oct 2014	BUSINESS ARISING - STATUS OF DEVELOPMENT COMPLIANCE, REAL JUICE COMPANY	DSD	6323	0330	Council allow Real Juice three (3) months to comply with the DA conditions in relation to Waste Water Management and suspend further enforcement action against Real Juice with respect to non-compliance with conditions of consent in relation to their waste water management plan during this three (3) month period.	3/11/2014: To be reviewed January 2015. 19/01/2015: Waste water management plan submitted in December 2014. Staff comments returned to Real Juice in December. Awaiting company response. 16/03/2015: Council still waiting for final Waste Management Plan from Real Juice. 18/05/2015: Revised draft concept plan submitted 15/05/2015. 01/06/2015: Council staff met with consultant on 28 May 2015.

Council Meeting Date	Meeting Item	Action Officer	CRM No.	Minute No.		Additional Information
						<p>20/07/2015: Council final comments submitted to Real Juice 15 June 2015.</p> <p>31/08/2015: Pollution incident under investigation.</p> <p>14/09/2015: Direction to take corrective actions served.</p> <p>06/10/2015:</p> <ol style="list-style-type: none"> 1. Council has approved final concept Water Management Plan with minor additional requirement. 2. Development Application invited for construction of the facility. 3. Interim Waste Water Management Plan submitted. Council has responded requesting further information. <p>19/10/2015: No further response from Real Juice.</p> <p>2/11/2015: Submission received 28 October 2015 indicating progress on interim and final waste management plans.</p> <p>30/11/2015: No further response from Real Juice.</p>