

Ordinary Council Meeting Business Paper

24 August 2021



Agenda

01	OPENING OF ORDINARY MEETING	
	<ul style="list-style-type: none">• Opening Prayer• Acknowledgement of Country• Announcement – Recording of Meeting	
02	APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE	
03	DISCLOSURES AND DECLARATION OF INTERESTS	
04	CONFIRMATION OF MINUTES OF ORDINARY COUNCIL MEETING HELD 27 JULY 2021	
05	MAYORAL MINUTES	
	05.21.008 Infrastructure Contributions Reforms	1
06	REPORTS	
a	GENERAL MANAGER	
	6a.21.037 The Clarence – River Way Masterplan II	3
	6a.21.038 Development Applications	5
	6a.21.039 Council Meeting Checklist	7
	6a.21.040 Request for Extension of Lodgement for the 2020/21 Annual Financial Statements	9
b	ENVIRONMENT, PLANNING AND COMMUNITY COMMITTEE	
	6b.21.057 DA2020/0536 – Dwelling (Including Minimum Lot Size Variation) – Back Lane, Junction Hill (Being Lot 2 DP 816125)	12
	6b.21.058 DA2021/0085 Industrial Shed, 61 Trenayr Road, Junction Hill	16
	6b.21.059 MOD2021/0041 Modification of DA2019/0331 to Increase the Height of Building and Lift Overrun, 56 Yamba Road, Yamba	21
	6b.21.060 Proposed LEP Amendment to Correct Error in Land Descriptions for 3 Council Owned Lots at Swan Creek	22
	6b.21.061 Request from Clarence Village Limited for S64 Funds Contribution for DA2010/0592 Staged Multi-Unit Residential Development (21 Units) at 95 Armidale Street, South Grafton	24
	6b.21.062 Submission: Integrity of the NSW Biodiversity Offset Scheme	25
c	CORPORATE, GOVERNANCE AND WORKS COMMITTEE	
	6c.21.100 Brooms Head Holiday Park Transitional Sites on Crown Land	27
	6c.21.101 Request for Reduction in Water Connection Fee – Property 127183	28
	6c.21.102 Revised Investment Policy and Strategy	30
	6c.21.103 Clarence Care and Support	31
	6c.21.104 Acquisition of Part Ellis State Forest and Part Clouds Creek State Forest for Road Purposes	32
	6c.21.105 Local Traffic Committee	33
	6c.21.106 Permanent Road Closure – Part Schultz Road Billys Creek Adjacent to Lot 7 DP 264070	34
	6c.21.107 See Park Masterplan	35
	6c.21.108 Works Report	36
	6c.21.109 2 Prince St Administration Building Upgrade – Progress Update	37
	6c.21.110 Monthly Investment Report – July 2021	38
	6c.21.111 Monthly Financial Report – July 2021	39
d	INFORMATION ITEMS	
	6d.21.007 1. Tenterfield Shire Council	40
	2. Catherine King MP	
	3. Ewingar Hall Committee	
e	TENDERS	
	6e.21.016 T21/15 Supply and Delivery of Bitumen Sealing Works for 2021/22	41
07	NOTICE OF MOTIONS	
08	CONFIDENTIAL BUSINESS	

- 09 QUESTIONS WITH NOTICE
- 10 LATE ITEMS OF BUSINESS AND MATTERS ARISING
- 11 CLOSE OF ORDINARY MEETING

5. MAYORAL MINUTES

ITEM 05.21.008 INFRASTRUCTURE CONTRIBUTIONS REFORMS

Meeting	Council	24 August 2021
Directorate	Mayoral Minute	
Submitted by	Cr Jim Simmons	
Attachment	Nil	

SUMMARY

I am calling on Councillors to support our local government sector's campaign on infrastructure contributions reforms.

PROPOSED MOTION

That Council:

1. Calls on the NSW Government to withdraw the Environmental Planning and Assessment Amendment (Infrastructure Contributions) Bill 2021 (the Bill) from the NSW Parliament.
2. Calls on the NSW Government to undertake further consultation with the local government sector on any proposed reforms to the infrastructure contributions system.
3. Calls on the NSW Government to de-couple the Independent Pricing and Regulatory Tribunal led review of the rate peg to include population growth from the infrastructure contributions reforms.
4. Writes to the local State Member Chris Gulaptis MP, the Premier the Hon Gladys Berejiklian MP, Treasurer the Hon Dominic Perrottet MP, Minister for Planning and Public Spaces the Hon Rob Stokes MP and Minister for Local Government the Hon Shelley Hancock MP seeking them to withdraw the Bill.
5. Writes to the Shadow Treasurer the Hon Daniel Mookhey MLC, Shadow Minister for Planning and Public Spaces Mr Paul Scully MP, Shadow Minister for Local Government Mr Greg Warren MP, The Greens Mr David Shoebridge MLC, Shooters, Fishers and Farmers Party the Hon Robert Borsak MLC, Pauline Hanson's One Nation the Hon Mark Latham MLC, Animal Justice Party the Hon Emma Hurst MLC, Christian Democratic Party (Fred Nile Group) the Hon Fred Nile MLC, Independent Mr Justin Field, Portfolio Committee Chair The Greens Ms Cate Faehmann, Portfolio Committee Deputy Chair Animal Justice Party the Hon Mark Pearson MLC and Committee members Liberal Party the Hon Catherine Cusack MLC and the Hon Shayne Mallard MLC, The Nationals the Hon Ben Franklin MLC and Australian Labor Party the Hon Rose Jackson MLC, the Hon Adam Searle MLC and the Member for Clarence, Mr Chris Gulaptis MP seeking their support in securing the withdrawal of the Bill from the NSW Parliament and outlining Council's concerns with the Bill.
6. Alerts the local media to the threat of future ratepayer funds being expended rather than developer levies for new infrastructure brought about by increased development under the proposed legislation and shares and promotes these messages via its digital and social media channels and via its networks.
7. Affirms its support to LGNSW and requests LGNSW continue advocating on our behalf to protect local government from any amendments to infrastructure contributions which leaves councils and communities exposed to expending ratepayer funds on new infrastructure made necessary by new development, currently the responsibility of developers.

LINKAGE TO OUR COMMUNITY PLAN

Theme	5 Leadership
Objective	5.1 We will have a strong, accountable and representative Government
Strategy	5.1.4 Ensure transparent and accountable decision making for our community

BACKGROUND

The NSW Government introduced the Environmental Planning and Assessment Amendment (Infrastructure Contributions) Bill 2021 into Parliament on 22 June.

The Bill was subsequently referred on 24 June 2021 to the Upper House Portfolio Committee No. 7 – Planning and Environment for inquiry and report by 10 August 2021.

Councils support efforts to reduce complexity, cut red tape and improve transparency and equity. However, implementation of the reforms will have far reaching financial implications for our Council and community that are unknown at this stage and there is concern that we may be worse off under the reforms.

These reforms may force our Council to delay or completely remove projects from our expenditure plan with a detrimental impact not only on community wellbeing and participation in civic life, but also crucially on job creation.

Developer contributions collected by Council contribute to a range of proposed recreational, open space and community facilities, as well as stormwater drainage and rural road infrastructure, across the CVLGA.

Councils need to be in a position to deliver quality infrastructure and open spaces if they are to attract homebuyers, housing and commercial development and business investment and these reforms put this at risk.

Councils also object to the Government's decision to tie reform of the rate peg to cater for population growth to reductions in infrastructure contributions. Reform of the rate peg is required independent of changes to contributions. This presents a concerning cost shift from developers onto local government and ratepayers. It is premature to push forward with this legislation while so much of the infrastructure reform agenda remains unknown.

Local Government NSW (LGNSW) has been advocating this position on our behalf and has met with the Minister for Planning and Public Spaces the Hon Rob Stokes MP on several occasions to stress that councils and their communities must *not* be worse off under any reforms.

LGNSW has made a [submission](#) to the parliamentary inquiry, opposing the passage of the Bill, and on Friday 16 July LGNSW President Linda Scott spoke at the inquiry hearing alongside other local government representatives to present a united front on this issue.

LGNSW will continue its advocacy efforts on our behalf and is asking councils in NSW to add their voice in calling on the NSW Government to withdraw the Bill from the NSW Parliament.

6. REPORTS**a. GENERAL MANAGER****ITEM 6a.21.037 THE CLARENCE – RIVER WAY MASTERPLAN II**

Meeting	Council	24 August 2021
Directorate	Corporate & Governance	
Reviewed by	Director - Corporate & Governance (Laura Black)	
Attachment	To be tabled	

SUMMARY

The draft “The Clarence – River Masterplan II” was placed on public exhibition for 28 days inviting community comment. This report outlines the feedback and seeks to adopt “The Clarence – River Way Masterplan II”.

OFFICER RECOMMENDATION

That Council note the feedback received from the community during public exhibition and adopt The Clarence – River Way Masterplan II.

LINKAGE TO OUR COMMUNITY PLAN

Theme	3 Economy
Objective	3.1 We will have an attractive and diverse environment for business, tourism and industry
Strategy	3.1.6 Develop initiatives capitalising on the Clarence river and the Clarence Valley's competitive advantages

BACKGROUND

At its meeting held in May, Council resolved:

That:

1. Council note the information received on Clarence River Way Masterplan achievements.
2. The draft “The Clarence – River Way Masterplan II” be placed on public exhibition for 28 days inviting community comment.
3. Information received during public exhibition be reported to Council in July 2021.

This report outlines the community feedback from the public exhibition period and seeks to adopt “The Clarence – River Way Masterplan II.

At its Ordinary Meeting held 27 July 2021, Council resolved:

That Council defer this item to allow Council staff or consultants to address Councillors at the August 2021 or September 2021 workshop on a number of issues being included in the final draft including, but not confined to, the following:

- i. Wakeboarding
- ii. Reinstatement of the Nymboida white water course
- iii. Working with National Parks & Wildlife Service to improve access to areas presently limited or with locked access
- iv. A bridge over the Woolli River
- v. Clear plan for sustainable growth in tourism...do we have a cap?
- vi. Yamba port.

KEY ISSUES

The Clarence – River Way Masterplan II was placed on public exhibition for 28 days inviting comment from the community in accordance with Clarence Valley Council's ‘On Exhibition’ procedure.

In addition to these procedures, hard copies of The Clarence – River Way Masterplan II we sent to Grafton Ngerrie Land Council and Yaegl Traditional Owners.

The Clarence – River Way Masterplan II Consultation Report (attached) includes community submissions and each response. Ten submissions were received. The Clarence – River Way Masterplan II was updated to include relevant feedback.

There were no objections or opposition to The Clarence – River Way Masterplan II.

The consultant who prepared The Clarence – River Way Masterplan II presented the plan to the August Councillor workshop in accordance with the resolution of Council (MIN 6c.21.089).

A list of amendments made following that discussion is attached as Attachment C.

COUNCIL IMPLICATIONS

Budget/Financial

The review of the Clarence River Way Masterplan is funded through 2020/21 project budget allocation. It was completed on-time and on-budget.

Asset Management

N/A

Policy or Regulation

N/A

Consultation

The Clarence – River Way Masterplan II was placed on public exhibition for 28 days inviting comment from the community in accordance with Clarence Valley Council's 'On Exhibition' procedure.

The Grafton Ngerrie Land Council and Yaegl Traditional Owners have been engaged and asked to comment.

Legal and Risk Management

N/A

Climate Change

N/A

Prepared by	Elizabeth Fairweather Coordinator Community & Industry Engagement
To be tabled	Attachment A: The Clarence – River Way Masterplan II Attachment B: The Clarence – River Way Masterplan II Consultation Report Attachment C: Amendments to The Clarence – River Way Masterplan II

ITEM 6a.21.038 DEVELOPMENT APPLICATIONS

Meeting	Council	24 August 2021
Directorate	Environment, Planning & Community	
Reviewed by	Director – Environment & Planning (Adam Cameron)	
Attachment	To be tabled	

SUMMARY

This report provides an update on Development Applications received, estimated value of works, applications approved and average processing times. A summary of where Council has exercised assumed concurrence to vary development standards under Clause 4.6 of the Clarence Valley Local Environmental Plan 2011 (LEP) is also provided within the report.

OFFICER RECOMMENDATION

That the update on Development Applications be noted.

LINKAGE TO OUR COMMUNITY PLAN

Theme	5 Leadership
Objective	5.1 We will have a strong, accountable and representative Government
Strategy	5.1.4 Ensure transparent and accountable decision making for our community

BACKGROUND

The calculation method for the numbers of days an application is held by Council includes all calendar days including weekends and public holidays. This method is consistent with the NSW Department of Planning *Development Assessment Best Practice Guide – to assist Council to improve delivery timeframes*. A small percentage of development applications (DAs) approved have been with Council for a substantial amount of time and hence, these applications upwardly skew the average processing time. Hence, the median (or middle score) processing time for DAs has been included to give an additional indication of the amount of time taken to approve development applications during the reporting period. As Council has commenced taking applications electronically through the NSW Planning Portal the received date and the total number of days often does not match. The reason for this being that the application number is generated once Council accepts the application through the portal and issues the proponent with an invoice, the clock starts once payment of the application fees has been received which is usually not on the same day. Council's reporting of elapsed days has been refined to ensure numbers presented are compliant with the Environmental Planning and Assessment Regulation 2000 (the Regulation). The received date is taken from the date of payment in accordance with Clause 50 of the Regulation. Furthermore, as per Clause 107 of the Regulation, the first two days after an application is lodged, being the received day and following day, are not included in the assessment period.

As of the start of 2020, Council is now collecting estimated cost of works for subdivisions including all civil and associated works to create the allotments, previously the only cost of works included in subdivision application were building works.

KEY ISSUES

The figures from 1 July 2020 to 31 July 2021 are:

No. of Applications Received	No of Applications Approved	Value of Approved Works	No of Lots Approved	Processing Times (including stop-the-clock days)
78	34	\$20,547,663.23	3	Average: 63 days Median: 46 days

Of the 34 approved Development Applications between 1 July 2021 and 31 July 2021, 15 (44%) were determined within 40 days or less.

Exceptions to Development Standards under Clause 4.6 of the LEP

There was nil use of Clause 4.6 for Development Applications determined during July 2021.

COUNCIL IMPLICATIONS

Budget/Financial

N/A

Asset Management

N/A

Policy or Regulation

Environmental Planning and Assessment Act 1979

Environmental Planning and Assessment Regulation 2000

NSW Department of Planning Development Assessment Best Practice Guide – to assist Council to improve delivery timeframes

Consultation

Applicants with DAs exceeding 40 days would generally be aware of the reason/s why their DA has not been determined. Staff processing DAs are encouraged to maintain regular contact with Applicants and there remains room to improve this communication. Improvements such as this form one of the outcomes from Council's DA Review Project currently underway.

Correspondence acknowledging receipt of DAs or requesting additional information contains details of the staff member (including direct phone number) responsible for assessment of the DA. Hence, Applicants can easily make contact with the relevant officer if they require assistance or have any questions.

Legal and Risk Management

DAs that have not been determined within a period of 40 days (not including any 'stop-the-clock' days) can be considered by the Applicant to be deemed refusal. This factor is unlikely to apply to most of the DAs listed in the earlier table as the calculation of 40 days used for this report does not exclude 'stop-the-clock' days. However, when the appropriate circumstances apply to a DA then the *Environmental Planning and Assessment Act 1979* provides that an Applicant can lodge an appeal to the Land and Environment Court against the deemed refusal and request the Court to determine the DA. It is rare that Applicants pursue this course of action as the cost and time associated with pursuing Court action does not generally justify such action, especially if Applicants are confident that their DA will be approved when determined. DAs where a recommendation for refusal is possible are more likely to be subject to such appeal.

Climate Change

The matters discussed in this report have no direct impact on climate change or the effects thereof. Development or works proposed in individual DAs can have implications and these can be considered in assessment of DAs as relevant, eg development on land subject to long term sea level rise and/or coastal erosion.

Prepared by	James Hamilton, Development Planner
To be Tabled	Approved Applications and Undetermined Applications over 40 days

ITEM	6a.21.039	COUNCIL MEETING CHECKLIST – UPDATE ON ACTIONS TAKEN
-------------	------------------	--

Meeting	Corporate, Governance & Works Committee	24 August 2021
Directorate	Office of General Manager	
Reviewed by	General Manager - Ashley Lindsay	
Attachment	To be tabled	

SUMMARY

This report updates Councillors on actions taken to implement resolutions of previous Council meetings.

OFFICER RECOMMENDATION

That the schedule of actions taken on Council resolutions be noted and those resolutions marked as complete be removed from the checklist.

LINKAGE TO OUR COMMUNITY PLAN

Theme	5 Leadership
Objective	5.1 We will have a strong, accountable and representative Government
Strategy	5.1.4 Ensure transparent and accountable decision making for our community

BACKGROUND

A formal monthly report is required for each Council meeting to include the full checklist from the previous month and any outstanding actions from earlier meetings.

KEY ISSUES

A checklist is issued to Managers and relevant staff after each Council meeting to enable them to provide comments on the status of resolutions adopted by Council.

The attached checklist contains actions taken on all Council resolutions from the previous month's meeting and the status/progress on all Council resolutions that have not yet been fully implemented.

Those items marked as complete will not appear on any future checklists if the officer recommendation is adopted.

COUNCIL IMPLICATIONS**Budget/Financial**

N/A

Asset Management

N/A

Policy or Regulation

Local Government Act 1993 S355 (1)

Consultation

Staff and Managers

Legal and Risk Management

N/A

Climate Change

N/A

Prepared by	Lesley McBay, Coordinator Executive Support
To be tabled	Checklist

ITEM	6a.21.040	REQUEST FOR EXTENSION OF LODGEMENT FOR THE 2020/21 ANNUAL FINANCIAL STATEMENTS
-------------	------------------	---

Meeting	Council	24 August 2021
Directorate	Corporate & Governance	
Reviewed by	Director - Corporate & Governance (Laura Black)	
Attachment	Nil	

SUMMARY

The purpose of this report is to advise that Council will be making application to the Office of Local Government (OLG) for a four (4) week extension to lodge the 2020/21 Annual Financial Statements.

OFFICER RECOMMENDATION

That Council submit a request to the Office of Local Government for extension to the 30 November for lodgement of the audited 2020/21 Annual Financial Statements.

LINKAGE TO OUR COMMUNITY PLAN

Theme	5 Leadership
Objective	5.2 We will have an effective and efficient organisation
Strategy	5.2.1 Operate in a financially responsible and sustainable manner

BACKGROUND

Under Section 417(5) of the Local Government Act 1993 (NSW) Council must send a copy of the audited financial statements and auditor's reports to the Chief Executive, OLG by 31 October.

To achieve the 31 October timeframe a 2021 Client Service Plan (CSP) was agreed upon between Council, Council's external auditors, and the NSW Audit Office. The CSP outlined key dates for the 2021 Audit and was sent to Council at the end of February 2021. In particular, the CSP stated that:

- Council finalises the comprehensive revaluation of Water & Sewer assets and provides supporting working papers to the audit team by 31 May 2021.
- Audit team starts audit of the full revaluation of Water & Sewer assets on 31 May 2021.

For the 2020/21 financial year Council engaged external valuers for the comprehensive revaluation of the Water & Sewer asset classes as at 31 March 2021. A final report was to be issued to Council in mid-February to enable enough time for Council to review and agree the final report. This would have enabled Council to meet the 31 May 2021 agreed CSP deadline.

Unfortunately, the external valuer was not able to meet the agreed timeframes and the final report was issued to Council on 30 June 2021. Council provided the report and associated supporting workpapers to the auditors on 9 July 2021. During the period of the revaluation being conducted, Council had been in constant contact with the external valuer to seek assurances on completion timeframes, which were subsequently not met.

KEY ISSUES

The delay in providing the Water and Sewer Revaluation report and supporting workpapers to the Council's external auditor has impacted on their ability to have resources available to review the information. The volume of work involved in reviewing the final comprehensive Water and Sewer assets revaluation files will mean that the external auditors will require more than their usual review period of several weeks to complete their review, which in turn means that meeting the legislative deadline of 31 October 2021 is very tight as the external auditors need to be able to complete this review as well as the final financial statements audit and the NSW Audit Office need to review their audit files.

Whilst Council's external auditors will make every effort to meet 31 October 2021 deadline, in unforeseen circumstances, where councils don't meet their obligations under the agreed CSP, Council's external auditors cannot give a 100% guarantee. As a result, Council's external auditors are recommending that Council approach the NSW OLG for a 4 week extension for the lodgement of the 2020/21 Annual Financial Statements as a safety net i.e. an extension to 30 November 2021.

Under Section 416(2) and Section 416(6) of the Local Government Act 1993 (NSW), Council may request an extension of time beyond 31 October for the lodgement of the Annual Financial Statements and Council must notify the auditor of any application for such an extension. Council on 29 July 2021 discussed with our external auditors the need for this extension and will also email our external auditors and the NSW Audit Office a draft letter for their review which is requesting extension for lodgement of the 2020/21 Annual Financial Statements to 30 November 2021, which is considered by the auditors as notification of the application for an extension.

COUNCIL IMPLICATIONS**Budget/Financial**

If an extension is not granted by the OLG then there is a risk that Council will not be complying with the 31 October 2021 deadline for the lodgement of the 2020/21 Annual Financial Statements.

Asset Management

N/A

Policy or Regulation

Sections 417(5), 416(2), and 416 (6) of the Local Government Act 1993 (NSW)

Consultation

Council's external auditor Thomas Noble & Russell (TNR).

Legal and Risk Management

N/A

Climate Change

N/A

Prepared by	Michael Salvestro, Financial Accountant
Attachment	Nil

b. ENVIRONMENT, PLANNING & COMMUNITY REPORT

MINUTES of a meeting of the **ENVIRONMENT, PLANNING & COMMUNITY COMMITTEE** of Clarence Valley Council held in the Council Chambers, Maclean on Tuesday, 17 August 2021 commencing at 3.30pm and closing at 4.47pm.

ACKNOWLEDGEMENT OF THE TRADITIONAL CUSTODIANS OF THE LAND

I acknowledge the Yaegl peoples, Traditional Custodian of these lands on which this meeting is taking place and pay tribute and respect to the Elders both past and present of the Bundjalung, Gumbayngirr and Yaegl nations which lie within the Council boundaries.

ANNOUNCEMENT

All present are advised that this meeting is being broadcast live and audio recorded. Your attendance at this meeting is your acceptance that your image may be recorded and streamed to the internet as well as being retained in the archive of the record of the Council meeting.

Speakers are asked not to make insulting or defamatory statements and to take care when discussing other people's personal information. No other persons are permitted to record the meeting unless specifically authorised by Council to do so.

MEMBERS

Cr Andrew Baker (Chair), Cr Greg Clancy, Cr Debrah Novak, Cr Richie Williamson, Cr Jim Simmons (Mayor)

PRESENT

Cr Karen Toms, Cr Peter Ellem, Cr Arthur Lysaught, Cr Jason Kingsley, Ashley Lindsay (General Manager), Ms Laura Black (Director – Corporate & Governance), Mr Adam Cameron (Director – Environment & Planning) and Mr Jamie Fleeting (Director – Works & Civil) were in attendance.

APOLOGIES – Nil**DISCLOSURE AND DECLARATIONS OF INTEREST**

<i>Name</i>	<i>Item</i>	<i>Interest/Action</i>
Cr Lysaught	6b.21.059	Significant Non-Pecuniary - Leave the meeting May fill vacancy on Board

ITEM	6b.21.057	DA2020/0536 – DWELLING (INCLUDING MINIMUM LOT SIZE VARIATION) – BACK LANE, JUNCTION HILL (BEING LOT 2 DP 816125)
-------------	------------------	---

Meeting	Environment, Planning & Community Committee	17 August 2021
Directorate	Environment, Planning & Community	
Reviewed by	Director - Environment & Planning (Adam Cameron)	
Attachment	Yes	

SUMMARY

<i>Applicant</i>	Jim O'Donohue – O'Donohue Hanna & Associates Pty Ltd
<i>Owner</i>	Renae Green
<i>Address</i>	Back Lane, Junction Hill being Lot 2 DP 816125
<i>Submissions</i>	Yes – 4 first notification period and nil second notification period

Development Application DA2020/0536 seeks approval to construct a dwelling on Lot 2 DP 816125 at the intersection of Back Lane and Pine Street, Junction Hill.

The application was notified and advertised, 4 submissions were received during the first exhibition period and nil submissions were received during the second notification period. The applicant has sought approval for a variation under Clause 4.6 – exceptions to development standards of the *Clarence Valley Local Environmental Plan 2011* to the minimum lot size for a dwelling. Due to the amount of public interest and the variation sought being greater than 10% is outside of Council staff delegations to determine; therefore the application is forwarded to Council to determine.

The report provides an assessment of the application, a summary of the submissions and a recommendation for Council's consideration.

OFFICER RECOMMENDATION

That Council:

1. Support the requested variation under Clause 4.6 – Exceptions to Development Standards of the *Clarence Valley Local Environmental Plan 2011* to enable the proposed dwelling to be constructed on a lot below the minimum lot size; and
2. Approve Development Application DA2020/0536 subject to the draft conditions and advices contained in Schedule 1 attached.

COMMITTEE RECOMMENDATION

Clancy/Simmons

That the Officer Recommendation be adopted.

Voting recorded as follows:

For: Simmons, Williamson, Clancy, Novak, Baker

Against: Nil

Prepared by	James Hamilton
Attachment	A. Proposed Plans B. Submissions C. Section 4.15 Assessment.

Schedule 1
Draft Advices and Conditions of Consent for DA2020/0536

Advices

1. The House Number 85 Pine Street, Junction Hill has been allocated to the premises and shall be clearly displayed so it is visible from the road. Such action can reduce confusion and assist Australia Post, emergency services and the general community. Approval for the site and size of proposed householder mail boxes should be obtained from Australia Post.
2. Prior to building work commencing approval under Section 68 of the Local Government Act shall be obtained from Council for sewerage work, water plumbing and stormwater work. Two copies of hydraulic plans to AS 3500 detailing the size and location of water, sewer, stormwater and fire services shall be submitted to Council for approval.
3. The following approvals are required for this development and are to be issued by Council and/or accredited private certifier as applicable to the development.
 - a Roads Act 1993 Sections 138 & 139 – approval for works on a road issued by Council

Application to Council for public and/or private property works requires payment in accordance with the Council's adopted 'Fees and Charges'. The application form may be downloaded from Council's website.
4. Any activity to be carried out on any part of the road reservation requires the prior approval of Council under the NSW Roads Act 1993.
5. No construction is to be commenced until a Construction Certificate has been issued.
6. Due to the proposed development creating a dwelling entitlement where there was previously no opportunity to build a dwelling, developer contributions are applicable.

Conditions

1. The development being completed in conformity with the Environmental Planning & Assessment Act, 1979, the Regulations thereunder, the Building Code of Australia (BCA) and being generally in accordance with the following plan(s) as amended in red, or where modified by any conditions of this consent.

Plan Title	Drawn by	Plan Date	Sheet No
Plan Showing Levels, Drainage & Proposed Building Envelope and Dwelling	O'Donohue Hanna & Associates Pty Ltd	2/12/2020	1
Site Plan	PJ Dougherty	21/08/2020	2
Floor Plan	PJ Dougherty	21/08/2020	3
Elevations	PJ Dougherty	21/08/2020	4

2. Payment to Council of the contributions pursuant to Section 7.11 of the Environmental Planning and Assessment Act:

Clarence Valley Contribution Plan 2011 Open Space/Recreation Facilities

Grafton and surrounds \$3,869.35 x 1 additional dwelling = \$3,869.35 GL S94CVCOSGrafton

Clarence Valley Contributions Plan 2011 Community Facilities

Grafton and surrounds \$3,869.35 x 1 additional dwelling = \$3,869.35 GL S94CVCCFGrafton

Clarence Valley Contributions Plan 2011 Plan of Management

Rate per Dwelling/Lot \$74.10 x 1 additional dwelling = \$74.10 GL S94CVCPOMDwell

Roads and Traffic Facilities Contribution Plan 2001

All other development \$4,079.44 x 1 additional dwelling = \$4,079.44 GL S94 RdsCopmanT1-14

N.B.

The contribution(s) as assessed will apply for 12 months from the date of this approval. Contributions not received by Council within 12 months of the date of this notice **will be adjusted** in accordance with the adopted Schedule of Fees and Charges current at the time of payment.

The contributions are to be paid to Council prior to issue of the Building Construction Certificate.

In the event of any subsequent amendment to the approved Development Plans, the calculated contribution amounts may vary and if so will become the contribution payable.

All contribution plans are available for inspection at Clarence Valley Council Offices, 50 River Street, Maclean and 2 Prince Street, Grafton.

3. Prior to the issue of an Occupation Certificate all requirements listed in the relevant Basix Certificate for this development shall be completed/installed.
4. A vehicular crossing to provide access to the allotment as detailed on the approved plans is to be constructed in accordance with the requirements of Council's Operations Section and be fully completed prior to requesting a final inspection and the issue of an Occupation Certificate. An application for driveway access crossing is to be submitted and approved by Council prior to any work commencing.
5. Roof water, including overflow from a tank, shall be discharged a minimum of 3m clear of buildings, boundaries and downhill or clear of any effluent disposal area so as not to cause a nuisance.
6. To meet Council's floodplain development controls the dwelling floor level shall be a minimum of 7.06m Australian Height Datum (AHD), being 500mm above the 1:100 year flood level for the site which is 6.56m AHD
7. Any fill earthworks to be undertaken on the site must be carried out in accordance with the placement and compaction of fill described in AS 3798, Level 1 inspection and testing and NRDC.
8. Erosion and Sediment Control is to be implemented in accordance with the relevant parts of the applicable Council Development Control Plans, 'NSW Managing Urban Stormwater - Soils and Construction (Blue Book)' and NRDC. These controls are to be maintained and managed by the applicant and/or the appointed contractor until an Occupation Certificate is issued.
9. D. Due to the close proximity to the rail corridor it is recommended the dwelling be constructed to reduce noise and vibration from trains passing, details are to be submitted prior to issue of the Building Construction Certificate to demonstrate how this will be achieved.
10. E. An On-Site Wastewater Management application is to be submitted to issue of the Building Construction Certificate.
11. **Working/Construction Hours** Working hours on construction or demolition shall be limited to the following:
7.00 am to 6.00 pm Monday to Friday
8.00 am to 1.00 pm Saturdays
No work permitted on Sundays and public holidays

The builder is responsible to instruct and control sub contractors regarding the hours of work and the requirements of the Protection of the Environment Operations Act 1997 and Regulations.
12. Imported fill shall not come from a contaminated source. Any imported fill shall be free of building and other demolition waste and only contain virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 of the *Protection of the Environment Operations Act 1997*, excavated natural material or the relevant waste resource recovery exemption from the NSW Environment Protection Authority (EPA). Written details of the source of fill shall be submitted to Council prior to fill being imported to the site.

13. The development is not to be occupied or used until such time as an Occupation Certificate has been issued.
14. The developer must bear any costs relating to alterations and extensions of existing roads, drainage and services for the purposes of the development.
15. Prior to commencement of works, a sign must be erected in a prominent position on any work site on which work is being carried out:
 - a Stating that unauthorised entry to the work site is prohibited;
 - b Showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside of working hours, and
 - c Showing the name, address and telephone number of the principal certifier for the work.

Any such sign is to be removed when the work has been completed.

16. **Site Safety Management** Building equipment and/or materials shall be contained wholly within the site and shall not be stored or operated on the footpath or roadway, unless specific written approval has been obtained from Council beforehand.

All excavations and back filling associated with the erection and demolition of a building must be executed safely and in accordance with appropriate professional standards and must be properly guarded and protected to prevent them from being dangerous to life or property.

ITEM	6b.21.058	DA2021/0085 INDUSTRIAL SHED, 61 TRENAYR ROAD, JUNCTION HILL
-------------	------------------	--

Meeting	Environment, Planning & Community Committee	17 August 2021
Directorate	Environment, Planning & Community	
Reviewed by	Director - Environment & Planning (Adam Cameron)	
Attachment	Yes	

SUMMARY

<i>Applicant</i>	Big River Group Pty Ltd
<i>Owner</i>	Big River Group Pty Ltd
<i>Address</i>	61 Trenayr Road, Junction Hill
<i>Submissions</i>	Yes - 2

Big River Group Pty Ltd (BRG) seeks approval for an industrial shed 42m x 24.5m shed with a 36.6 x 15.5m awning at the Big River Timber site in Junction Hill. The shed will be an extension/refurbishment to the building that sustained fire damage in 2014. The new building will reinstate some of the previous operations for wood and timber milling and relocate other operations to be undercover.

During the assessment of the application Council requested a noise assessment report which has been provided. The outcomes of the report and issues raised in submissions are discussed in this report and a recommendation is provided for Council's consideration.

OFFICER RECOMMENDATION

That DA2021/0085 be approved subject to the imposition of conditions contained in Schedule 1.

COMMITTEE RECOMMENDATION

Baker/Williamson

That DA2021/0085 be approved subject to the imposition of conditions contained in Schedule 1 after amendment of those conditions to provide the operating hours to be identical to the current operating hours of the site.

Voting recorded as follows:

For: Baker, Williamson, Simmons, Clancy, Novak

Against: Nil

Prepared by	Pat Ridgway
Attachment	A. Plans B. Noise assessment report C. Submissions D. Section 4.15 Assessment Report

Schedule 1 – Draft advices and Conditions**Advices**

1. No construction is to be commenced until a Construction Certificate has been issued.
2. The building exceeds the maximum fire compartment size in Clause C2.2 of the National Construction Code (i.e. 2000m² or 12,000m³). Written details of how the building will comply with Clause C2.3 of the NCC for a large isolated building shall be submitted with the construction certificate application. Details shall include the floor area and volume of each building, provision of an 18m wide open space around the building/group of buildings that is not used for storage or processing of materials and how vehicular access will be provided for emergency vehicles to travel in a forward direction around the entire building/group of buildings.
3. A fire hydrant and hose reel system complying with AS2419.1 and Part E1 of the National Construction Code (NCC) shall be installed/extended to serve the new building. Hydraulic details shall be submitted with the construction certificate application.
4. Emergency lighting and exit signs shall be provided as per the National Construction Code (NCC) with plans submitted with the construction certificate application detailing their location.
5. Pedestrian egress doors are to be provided so that no point on the floor of the building is more than 20m from an exit, or a point from which travel in different directions to two exits is available, in which case the maximum distance to one of those exits must not exceed 40m. The plans submitted with the construction certificate application shall detail the location of exit doors.
6. The energy efficiency requirements in Section J of the NCC apply to this building. All artificial lighting shall be fluorescent or LED to comply with Section J.
7. Access to the building for disabled persons shall be provided and constructed in accordance with the requirements of Part D3 of the Building Code of Australia and AS 1428.1-2009.
8. It is recommended that an updated Environmental Management Plan be prepared with consultation with Clarence Valley Council and the Environmental Protection Authority for the Big River Group Pty Ltd operations at the Junction Hill Site to ensure that the site operations comply with relevant State legislation and regulations and that environmental risks are managed appropriately

CONDITIONS:

1. The development being completed in conformity with the Environmental Planning & Assessment Act, 1979, the Regulations thereunder, the Building Code of Australia (BCA) and being generally in accordance with the following plan(s) as amended in red, or where modified by any conditions of this consent.

Drawing	Drawn by	Dated	Sheets	Rev.
Grafton Site Factory Layout	Big River	01/12/2020	1/1	A
Fire Damage & Site Plan	McKenzie Burrige & Associates Pty Ltd	January 2021	01	-
Floor Plan	McKenzie Burrige & Associates Pty Ltd	January 2021	02	-
Section & Elevations	McKenzie Burrige & Associates Pty Ltd	January 2021	01	-

2. Payment to Council of the contributions pursuant to Section 7.12 of the Environmental Planning and Assessment Act:

\$15,000.00

GL S94ACVCOthResAcco

This amount is based on the following calculation:

A Proposed cost of carrying out the development is more than \$200,000 = value of development x 0.01

B The value of development stated in the application was \$1,500,000.00

The contributions are to be paid to Council prior to release of the Construction Certificate. All contribution plans are available for inspection at Clarence Valley Council Offices, 50 River Street, Maclean and 2 Prince Street, Grafton.

In the event of any subsequent amendment to the approved Development Plans, the calculated contribution amounts may vary, and if so will become the contribution payable. A true estimate of the value of development must be provided when application is made for the Construction Certificate.

Environmental

3. Noise associated with activities inside the shed is to comply with the EPA *Noise Policy for Industry 2017* (NPfI) and project noise trigger levels provided in section 3.2 of the *BRG Grafton Timber Mill Noise Assessment for DA Purposes 2021* (noise assessment).
4. Fast shutting roller doors are to be installed to minimise noise impacts on nearby receivers when the lathe is in use.
5. Shed operating hours and any deliveries for works associated with the shed, are to be limited to 7am to 6pm Monday to Saturday. No work is permitted on Sundays and Public Holidays unless suitable noise mitigation can be achieved in accordance with the NSW Noise Policy for Industry for EVENING: 6.00pm to 10.00pm and NIGHT: 10.00pm to 7.00am periods. This is to be verified by a Noise Management Plan prepared by a suitably qualified acoustic consultant and submitted to Council for endorsement.
6. A Noise Management Plan must be prepared by a suitably qualified acoustic practitioner with reference to the conditions of consent and submitted to Council for approval prior to operation of the shed. The plan must detail the methods that will be implemented for the operations associated with the shed to minimise noise impacts on the nearest affected dwellings. Information should include but is not limited to:
 - a) Identification of nearby residences and other sensitive land uses.
 - b) Hours of operation.
 - c) Project noise trigger levels.
 - d) Detailed examination of all feasible and reasonable management practices that will be implemented to minimise noise impacts with reference to section 3.4 of the NPfI and section 5.2 of the noise assessment.
 - e) Strategies to promptly deal with and address noise complaints. This should include any records that should be kept in receiving and responding to noise complaints.
 - f) Name and qualifications of person who prepared the report.

The shed and associated activities must be managed and operated in accordance with the approved plan. All staff must be inducted to the plan and a copy must be available on the premise at all times.

7. Independent noise monitoring by a suitably qualified acoustic practitioner is to be undertaken within six months of operation of the shed and associated activities. An operational noise monitoring report is to be provided to Council to determine actual project noise levels. Recommendations for additional noise mitigation measures is to be included in this report should the results be non-compliant with the NPfI and project noise trigger levels provided in section 3.2 of the noise assessment.
8. Any wastewater discharge to sewer associated with the development is subject to a trade waste agreement.
9. The existing vegetative buffer must be enhanced with additional suitable plantings to provide additional screening between the development and adjoining residential land.

A landscape plan prepared by a person competent in the field is to be submitted to Council for approval prior to the issue of a Construction Certificate. The plan shall indicate the mature

height, location, quantity and species of all plantings and shall provide details of soil conditions, the planting method and maintenance program.

10. Prior to issue of the Construction Certificate, details of noise mitigation measures and acoustic design of the new shed must be submitted to Council for approval.

Building

11. The development is not to be occupied or used until such time as an Occupation Certificate has been issued.

12. **Working/Construction Hours - Working hours on construction or demolition shall be limited to the following:**

**7.00 am to 6.00 pm 6 days per week
No work permitted on Sundays and public holidays**

The builder is responsible to instruct and control sub contractors regarding the hours of work and the requirements of the Protection of the Environment Operations Act 1997 and Regulations.

13. **Site Safety Management Building** equipment and/or materials shall be contained wholly within the site and shall not be stored or operated on the footpath or roadway, unless specific written approval has been obtained from Council beforehand.

All excavations and back filling associated with the erection and demolition of a building must be executed safely and in accordance with appropriate professional standards and must be properly guarded and protected to prevent them from being dangerous to life or property.

14. Prior to commencement of works, a sign must be erected in a prominent position on any work site on which work is being carried out:

- A Stating that unauthorised entry to the work site is prohibited, and
- B Showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside of working hours, and
- C Showing the name, address and telephone number of the principal certifying authority for the work, and

Any such sign is to be removed when the work has been completed.

15. Any new vehicular crossing to provide access to the allotment is to be constructed in accordance with the requirements of Council's Operations Section. An application for driveway access crossing is to be submitted and approved by Council prior to any work commencing.

16. The building work involving the installation, modification or extension of a **relevant fire safety system** cannot commence unless:

- A plans have been submitted to Council as the principal certifying authority that show:
 - i in the case of building work involving the installation of the relevant fire safety system—the layout, extent and location of key components of the **relevant fire safety system**, or
 - ii (ii) in the case of building work involving the modification or extension of the relevant fire safety system—the layout, extent and location of any new or modified components of **the relevant fire safety system**, and
- B specifications have been submitted to Council as the principal certifying authority that:
 - i describe the basis for design, installation and construction of the **relevant fire safety system**, and
 - ii identify the provisions of the Building Code of Australia upon which the design of the system is based, and

- C those plans and specifications:
 - i have been certified by a compliance certificate referred to in 6.4 of the Act as complying with the relevant provisions of the Building Code of Australia, or
 - ii have been endorsed by a competent fire safety practitioner as complying with the relevant provisions of the Building Code of Australia.

relevant fire safety system means any of the following:

- A a hydraulic fire safety system including:
 - i a fire hydrant system (including street hydrants) or
 - ii a fire hose reel system, or
 - iii a sprinkler system (including a wall-wetting sprinkler or drencher system), or
 - iv any type of automatic fire suppression system of a hydraulic nature,
- B a fire detection and alarm system,
- C a mechanical ducted smoke control system.

The principal contractor for building work must ensure that the most recently endorsed copy of the plans and specifications for any **relevant fire safety system** for the building that were required to be submitted to the principal certifying authority:

- A are kept on the site of the building work, and
- B are made available for inspection on request by the certifying authority, consent authority, Council and Fire and Rescue NSW at the times during which the building work is carried out.

17. The waste management plan submitted with this application shall be complied with during demolition/construction work and all measures required for the ongoing use of waste management facilities in the development shall be in place prior to the issue of the Occupation Certificate.

ITEM	6b.21.059	MOD2021/0041 MODIFICATION OF DA2019/0331 TO INCREASE THE HEIGHT OF BUILDING AND LIFT OVERRUN, 56 YAMBA ROAD, YAMBA
-------------	------------------	---

Meeting	Environment, Planning & Community Committee	17 August 2021
Directorate	Environment, Planning & Community	
Reviewed by	Director - Environment & Planning (Adam Cameron)	
Attachment	Yes plus To be tabled Attachment	

SUMMARY

<i>Applicant</i>	GCB Constructions Pty Ltd
<i>Owner</i>	The Uniting Church in Australia Property Trust (NSW)
<i>Address</i>	56 Yamba Road, Yamba
<i>Submissions</i>	Yes 4

Council at its meeting of 22 October 2019 (Item 6b.19.034) approved 50 independent seniors' living apartments that front Yamba Road and approved a variation to the 9 metre maximum building height prescribed by clause 4.3 of the Height of Buildings Map in the *Clarence Valley Local Environmental Plan 2011* and an 8 metre maximum height specified in *State Environmental Planning Policy (Housing for Seniors or People with a disability) 2004*.

Further changes to the overall building height have now been determined as a result of the finalisation of the detailed design process and are necessary to achieve compliance with the conditions of approval and other relevant standards. The result will be a marginal increase in height given that the roof pitch needs to be amended to meet the required outcomes. The overall increase in height equates to between approximately 25cm (250mm) and approximately 33cm (330mm).

This report provides an assessment of the application including an application for a minor variation to the maximum height requirement, discusses the issues raised in the submissions and a provides a recommendation for Council's consideration.

OFFICER RECOMMENDATION

That after consideration of the modification application MOD2021/0041 and clause 4.6 of the *Clarence Valley Local Environmental Plan 2011* (CVLEP) Council approve a further minor variation to the 9 metre maximum building height prescribed by clause 4.3 of the Height of Buildings Map in the CVLEP and 8 metre maximum height specified in State Environmental Planning Policy (Housing for Seniors or People with a disability) 2004 as proposed by the applicant.

COMMITTEE RECOMMENDATION

Baker/Simmons

That the Officer Recommendation be adopted.

Voting recorded as follows:

For: Novak, Simmons, Baker, Williamson

Against: Clancy

Prepared by	Pat Ridgway, Senior Development Planner
Attachment	A. Revised plans B. Statement of Environmental Effects – To be tabled C. Statement to assist assessment – To be tabled D. Section 4.55 Assessment E. Submissions

ITEM	6b.21.060	PROPOSED LEP AMENDMENT TO CORRECT ERROR IN LAND DESCRIPTIONS FOR 3 COUNCIL OWNED LOTS AT SWAN CREEK
-------------	------------------	--

Meeting	Environment, Planning & Community Committee	17 August 2021
Directorate	Environment, Planning & Community	
Reviewed by	Director - Environment & Planning (Adam Cameron)	
Attachment	Nil	

SUMMARY

Proponent	Clarence Valley Council
Date Received	N/A
Owner	Clarence Valley Council
Subject land	Lot 1, 2 and 3 DP 1190372, School Drive, Swan Creek
Current Zoning CVLEP 2011	R2 Low Density Residential
Proposal	To amend the Clarence Valley Local Environmental Plan 2011 (CVLEP 2011) to correct land description for the above 3 lots at Swan Creek in Part 1 of Schedule 4 Classification and reclassification of public land of the CVLEP 2011. This will have the effect of properly reclassifying the above 3 lots from community to operational.

This report seeks a resolution to amend the Clarence Valley Local Environmental Plan 2011 (CVLEP 2011) to correct a minor error in the deposited plan (DP) number in the land description for three (3) lots at Swan Creek in Part 1 of Schedule 4 *Classification and reclassification of public land* of the CVLEP 2011.

The effect of correcting the land descriptions as further discussed below will be to ensure that the correct or target lots become classified as operational rather than remaining classified as community.

OFFICER RECOMMENDATION

That:

- Council prepare a request to consider an expedited amendment under Section 3.22 of the *Environmental Planning and Assessment Act 1979* (the Act) which aims to correct the land descriptions for three (3) lots at Swan Creek in Schedule 4 *Classification and reclassification of public land, Part 1 Land classified, or reclassified, as operational land - no interests changed* of the CVLEP 2011, as indicated below:

Locality	Change from	Change to
Swan Creek	Lot 1, DP 1109372, being the residence at School Drive	Lot 1, DP 1190372, being the residence at School Drive
Swan Creek	Lot 2, DP 1109372, being the former school at School Drive	Lot 2, DP 1190372, being the former school at School Drive
Swan Creek	Lot 3, DP 1109372, being vacant land at School Drive	Lot 3, DP 1190372, being vacant land at School Drive

- In the event of an expedited amendment under Section 3.22 of the Act not being successful, that Council prepare a planning proposal under Section 3.33 of the Act which aims to correct the land descriptions for three (3) lots at Swan Creek in Schedule 4 *Classification and reclassification of public land, Part 1 Land classified, or reclassified, as operational land - no interests changed* of the CVLEP 2011, as indicated below:

Locality	Change from	Change to
Swan Creek	Lot 1, DP 1109372, being the residence at School Drive	Lot 1, DP 1190372, being the residence at School Drive
Swan Creek	Lot 2, DP 1109372, being the former school at School Drive	Lot 2, DP 1190372, being the former school at School Drive
Swan Creek	Lot 3, DP 1109372, being vacant land at School Drive	Lot 3, DP 1190372, being vacant land at School Drive

- Authorise the General Manager to forward the expedited amendment request to the Minister requesting the making of an amending local environmental plan under Section 3.22 of the Act.

4. Authorise the General Manager to forward a planning proposal to the Minister requesting the issue of a Gateway Determination under Section 3.34 (1) of the Act if an expedited amendment is not accepted.
5. Not seek to be the local plan-making authority for this matter under Section 3.36 of the Act.

COMMITTEE RECOMMENDATION

Simmons/Baker

That the Officer Recommendation be adopted.

Voting recorded as follows:

For: Baker, Simmons, Novak, Clancy, Williamson

Against: Nil

Prepared by	Terry Dwyer, Strategic Planning Coordinator
Attachment	Nil

ITEM	6b.21.061	REQUEST FROM CLARENCE VILLAGE LIMITED FOR S64 FUNDS CONTRIBUTION FOR DA2010/0592 STAGED MULTI-UNIT RESIDENTIAL DEVELOPMENT (21 UNITS) AT 95 ARMIDALE STREET, SOUTH GRAFTON
-------------	------------------	---

Meeting	Environment, Planning & Community Committee	17 August 2021
Directorate	General Manager	
Reviewed by	General Manager - Ashley Lindsay	
Attachment	To be tabled	

SUMMARY

Council has received a request from Clarence Village Limited seeking an amendment to the Council resolution from December 2019 (6b.19.056) which provided support via payment of S64 Contributions on behalf of Clarence Village Limited to support their Building Better Regions grant application for a proposed seniors affordable housing development at 95 Armidale Street South Grafton.

OFFICER RECOMMENDATION

That Council

1. Establish an Internal Financial Reserve titled Seniors Affordable Housing and transfer \$237,600 from the Clarence Care and Support funds with this reserve to be used to pay the Clarence Village Limited's S64 contributions on the development (DA2010/0592) at 95 Armidale Street, South Grafton conditional on Clarence Village Limited providing the developed dwellings at affordable rental rates as defined by Council's Affordable Housing Policy.
2. Advise Clarence Village Limited that Council will review the progress of their development on an annual basis and should the development not proceed within 2 years Council will reconsider its support.

Having declared an interest in this item, Cr Lysaught left the Committee meeting at 4.00pm and returned at 4.27pm.

COMMITTEE RECOMMENDATION

Baker/Williamson

That the Officer Recommendation be adopted.

Voting recorded as follows:

For: Simmons, Baker, Williamson

Against: Novak, Clancy

Prepared by	Ashley Lindsay, General Manager
To be tabled	Council Report 6b.19.056 and letter of request

ITEM	6b.21.062	SUBMISSION: INTEGRITY OF THE NSW BIODIVERSITY OFFSET SCHEME
-------------	------------------	--

Meeting	Environment, Planning & Community Committee	17 August 2021
Directorate	Environment, Planning & Community	
Reviewed by	Director - Environment & Planning (Adam Cameron)	
Attachment	Nil	

SUMMARY

This report tables a draft of the submission to the parliamentary inquiry into the integrity of the NSW Biodiversity Offset Scheme (BOS). The Biodiversity Offsets Scheme is the framework for offsetting unavoidable impacts on biodiversity from development with biodiversity gains through landholder stewardship agreements, under the Biodiversity Conservation Act, 2016. There has been widespread concerns since the introduction of the scheme regarding declining biodiversity, and rorting by companies of the offset market. As Clarence Valley Council processes an increasing number of developments that enter the BOS through land clearing, concerns have been raised over the schemes ability to conserve local biodiversity.

OFFICER RECOMMENDATION

That Council supports this submission to the NSW Legislative Council's Environment and Planning Committee on the *Integrity of the NSW Biodiversity Offset Scheme*.

MOTION

Clancy/Novak

That Council:

1. believes that the concept of offsetting is basically flawed and that it should be replaced with a scheme that does not allow the destruction of endangered ecological communities and threatened species habitat;
2. incorporate in its submission this view and to justify it with the information contained in the officer's report.

Voting recorded as follows:

For: Clancy,

Against: Baker, Williamson, Novak, Simmons

The Motion was put and declared LOST. The Foreshadowed Motion was then considered and became the Committee Recommendation.

COMMITTEE RECOMMENDATION

Williamson/Baker

That the Officer Recommendation be adopted.

Voting recorded as follows:

For: Baker, Williamson, Novak, Simmons

Against: Clancy

Prepared by	Heather Mitchell, NRM Officer
Attachment	Nil

c. CORPORATE GOVERNANCE AND WORKS COMMITTEE

MINUTES of a meeting of the **CORPORATE, GOVERNANCE & WORKS COMMITTEE** of Clarence Valley Council held in the Council Chambers, Maclean on Tuesday, 17 August 2021, commencing at 2.00pm and closing at 3.16pm.

ACKNOWLEDGEMENT OF THE TRADITIONAL CUSTODIANS OF THE LAND

I acknowledge the Yaegl peoples, traditional custodians of these lands on which this meeting is taking place and pay tribute and respect to the Elders both past and present of the Bundjalung, Gumbayngirr and Yaegl nations which lie within the Council boundaries.

ANNOUNCEMENT

All present are advised that this meeting is being broadcast live and audio recorded. Your attendance at this meeting is your acceptance that your image may be recorded and streamed to the internet as well as being retained in the archive of the record of the Council meeting.

Speakers are asked not to make insulting or defamatory statements and to take care when discussing other people's personal information. No other persons are permitted to record the meeting unless specifically authorised by Council to do so.

MEMBERS

Cr Karen Toms (Chair), Cr Peter Ellem, Cr Jason Kingsley, Cr Jim Simmons (Mayor), Cr Arthur Lysaught

PRESENT

Cr Andrew Baker, Cr Greg Clancy, Cr Debrah Novak, Cr Richie Williamson, Ashley Lindsay (General Manager), Ms Laura Black (Director – Corporate & Governance), Mr Adam Cameron (Director – Environment & Planning) and Mr Jamie Fleeting (Director – Works & Civil) were in attendance.

APOLOGIES – Nil**DISCLOSURE AND DECLARATIONS OF INTEREST**

<i>Name</i>	<i>Item</i>	<i>Interest/Action</i>
Cr Toms	6c.21.100	Non-Significant Non-Pecuniary - Remain in the meeting Manager of Iluka Riverside Holiday Park on Crown Land

ITEM	6c.21.100	BROOMS HEAD HOLIDAY PARK TRANSITIONAL SITES ON CROWN LAND
-------------	------------------	--

Meeting	Corporate, Governance & Works Committee	17 August 2021
Directorate	Works & Civil	
Reviewed by	Director - Works & Civil (Jamie Fleeting)	
Attachment	Yes plus Confidential Attachment	

SUMMARY

This report is recommending the removal of the historical transitional camping sites at Brooms Head Holiday Park that are currently occupied during the December - January holiday period.

OFFICER RECOMMENDATION

That Council as Crown Land Manager,

1. Remove the historical transitional camping sites at Brooms Head Holiday Park after the end of the 2021-22 December-January holiday period.
2. Offer the campers alternate site options within the park during the December – January period when they become available through an Expressions of Interest and ballot system.

COMMITTEE RECOMMENDATION

Lysaught/Ellem

That this matter be deferred to the full Council meeting.

Voting recorded as follows:

For: Simmons, Lysaught, Toms, Kingsley, Ellem

Against: Nil

Prepared by	Peter Birch, Manager Open Spaces and Facilities
Attachment	NSW Crown Lands Letter Brooms Head Holiday Park Transitional Site Map
Confidential	Minutes of the Maclean Shire Council 11 February 1987 List of Transitional Site Campers

ITEM	6c.21.101	REQUEST FOR REDUCTION IN WATER CONNECTION FEE- PROPERTY 127183
-------------	------------------	---

Meeting	Corporate, Governance & Works Committee	17 August 2021
Directorate	Works & Civil	
Reviewed by	Manager - Water Cycle (Greg Mashiah)	
Attachment	Confidential	

SUMMARY

Council's adopted fees and charges have two different water connection fees depending on whether the property has a capital "credit" in accordance with the *Sewer and Water Capital Contribution Credits* policy. The owner of Property 127183 was advised in writing by Water Cycle staff that the lower water connection fee would apply to their property but further investigation indicated that in accordance with the policy and adopted fees and charges the higher connection fee is applicable. Under the Local Government Act only Council has the authority to charge a different fee to that adopted in the fees and charges.

OFFICER RECOMMENDATION

That:

1. Property 127183 be charged a water connection fee of \$1,462 in accordance with the emailed advice provided to the property owner.
2. The General Manager be authorised to charge the connection fee advised in response to requests received through the "Information on Sewer/Water Connection Charges" form on Council's website.

MOTION

Simmons/Lysaught

That the Officer Recommendation be adopted.

AMENDMENT TO MOTION

Kingsley/Ellem

That:

1. Property 127183 be charged a water connection fee of \$1,433 in accordance with the emailed advice provided to the property owner.
2. The General Manager be authorised to charge the connection fee advised in response to requests received through the "Information on Sewer/Water Connection Charges" form on Council's website.

Voting recorded as follows:

For: Lysaught, Simmons, Kingsley, Ellem, Toms

Against: Nil

The Amendment to Motion was put and declared CARRIED. The Amendment became the Committee Recommendation.

COMMITTEE RECOMMENDATION

Simmons/Lysaught

That:

1. Property 127183 be charged a water connection fee of \$1,433 in accordance with the emailed advice provided to the property owner.
2. The General Manager be authorised to charge the connection fee advised in response to requests received through the "Information on Sewer/Water Connection Charges" form on Council's website.

Voting recorded as follows:

For: Lysaught, Simmons, Kingsley, Ellem, Toms

Against: Nil

Prepared by	Greg Mashiah, Manager Water Cycle
Confidential	Request from Property Owner

ITEM	6c.21.102	REVISED INVESTMENT POLICY AND STRATEGY
-------------	------------------	---

Meeting	Corporate, Governance & Works Committee	17 August 2021
Directorate	Corporate & Governance	
Reviewed by	Director - Corporate & Governance (Laura Black)	
Attachment	Yes	

SUMMARY

This report presents to Council a revised Investment Policy and Strategy which establishes the framework within which investment principles are to apply to the investment of Council funds by the General Manager and staff. This report also addresses the Notice of Motion (Item 07.21.005) from the 27 April 2021 Council meeting.

OFFICER RECOMMENDATION

That the revised Investment Policy and Strategy as detailed in and attached to this report be adopted.

COMMITTEE RECOMMENDATION

Simmons/Ellem

That the Officer Recommendation be adopted.

Voting recorded as follows:

For: Simmons, Lysaught, Kingsley, Ellem, Toms

Against: Nil

Prepared by	Michael Salvestro – Acting Manager Finance & Supply
Attachment	A – Revised Investment Policy B – Revised Investment Strategy

ITEM	6c.21.103	CLARENCE CARE AND SUPPORT (MACLEAN COMMUNITY PRECINCT)
-------------	------------------	---

Meeting	Corporate, Governance & Works Committee	17 August 2021
Directorate	Corporate & Governance	
Reviewed by	Director - Corporate & Governance (Laura Black)	
Attachment	Nil	

SUMMARY

This report provides Council with a final update on the transition of Clarence Care and Support to Wesley Mission. The report also seeks Councillors input on the future use of surplus funds relating to Clarence Care and Support.

OFFICER RECOMMENDATION

That Council

1. Note the final update on transition of Clarence Care and Support to Wesley Mission, provided in this report.
2. Allocate \$500,000 of Clarence Care and Support surplus funds from those identified in the report, to priority pedestrian footpaths identified in the Pedestrian Access Mobility Plan for completion in 2021/2022 – 2022/2023.
3. Commence planning for Stage 2 of the Maclean Community Precinct in conjunction with delivery of Stage 1.
4. Allocate \$2.7M Clarence Care and Support remaining surplus funds from those identified in the report, estimated to be \$2.7M to design and construction of Stage 2 of the Maclean Community Precinct, prioritising the Maclean Library relocation.
5. Allocate sale proceeds for 2 Short Street Maclean to Stage 2 of the Maclean Community Precinct.
6. Receive a report on delivery of Stage 2 Maclean Community Precinct once detailed design and cost estimates are prepared.
7. Consider the related financial transactions to support these allocations in the October Quarterly Budget Review Statement.

COMMITTEE RECOMMENDATION

Ellem/Lysaught

That the Officer Recommendation be adopted.

Voting recorded as follows:

For: Simmons, Lysaught, Ellem, Kingsley, Toms

Against: Nil

Prepared by	Laura Black, Director Corporate & Governance
Attachment	Nil

ITEM	6c.21.104	ACQUISITION OF PART ELLIS STATE FOREST AND PART CLOUDS CREEK STATE FOREST FOR ROAD PURPOSES
-------------	------------------	--

Meeting	Corporate, Governance & Works Committee	17 August 2021
Directorate	Works & Civil	
Reviewed by	Director - Works & Civil (Jamie Fleeting)	
Attachment	Nil	

SUMMARY

To consider acquisition of land located in part Ellis State Forest (N^o 831) and part Clouds Creek State Forest (N^o 111) at Billys Creek for the purposes of the Road Act 1993.

OFFICER RECOMMENDATION

That Council:

1. Proceed with the compulsory acquisition of the land described as part of Lot 57 DP 752840 located in Ellis State Forest and part Lot 6-7 DP 752851 located in Clouds Creek State Forest for the purpose of road in accordance with the requirements of the *Land Acquisition (Just Terms Compensation) Act 1991*.
2. Make an application to the Minister and the Governor for approval to acquire part of Lot 57 DP 752840 located in Ellis State Forest and part Lot 6-7 DP 752851 located in Clouds Creek State Forest by compulsory process under section 177(1) of the *Roads Act 1993*.
3. In addition to dot points 1 and 2, the General Manager is given delegated authority to decide to proceed to rectify the alignment of that part of Armidale Road bordered by the Clouds Creek and Ellis State Forests, by a road opening and closing process under Part 1 and Part 4 of the *Roads Act 1993*. Any portions of former public road are to be given as compensation to the Forestry Corporation of NSW under section 44 of the *Roads Act 1993*.
4. Enter into a deed of agreement and memorandum of understanding (MOU) with Forestry Corporation NSW for early access to the subject land to commence works prior to the acquisition being completed.
5. Delegate authority to the General Manager to execute documents relating to the deed of agreement, memorandum of understanding, acquisition of the land and the road opening and closing.

COMMITTEE RECOMMENDATION

Lysaught/Simmons

That the Officer Recommendation be adopted.

Voting recorded as follows:

For: Toms, Simmons, Ellem, Lysaught, Kingsley

Against: Nil

Prepared by	Kylee Baker, Property Coordinator
-------------	-----------------------------------

ITEM	6c.21.105	LOCAL TRAFFIC COMMITTEE
-------------	------------------	--------------------------------

Meeting	Corporate, Governance & Works Committee	17 August 2021
Directorate	Works & Civil	
Reviewed by	Director - Works & Civil (Jamie Fleeting)	
Attachment	To be tabled	

SUMMARY

This report lists the recommendations made at 4 August 2021 meeting of the Clarence Valley Council Local Traffic Committee.

OFFICER RECOMMENDATION

That the recommendations of the Local Traffic Committee included in the Minutes of its 4 August 2021 meeting be adopted by Council.

COMMITTEE RECOMMENDATION

Lysaught/Kingsley

That the Officer Recommendation be adopted.

Voting recorded as follows:

For: Lysaught, Kingsley, Simmons, Toms, Ellem

Against: Nil

Prepared by	Tony Smith – Maintenance Engineer
To be tabled	Traffic Committee Minutes

ITEM	6c.21.106	PERMANENT ROAD CLOSURE – PART SCHULTZ ROAD BILLYS CREEK ADJACENT TO LOT 7 DP 264070
-------------	------------------	--

Meeting	Corporate, Governance & Works Committee	17 August 2021
Directorate	Works & Civil	
Reviewed by	Director - Works & Civil (Jamie Fleeting)	
Attachment	Nil	

SUMMARY

Schultz Road Billy's Creek is a Council maintained public road with a variable width. Part of the road is subject to an encroachment. This report considers closure of the section subject to the encroachment and sale to the adjoining landowner. The section (encroachment) is not required for the road network.

OFFICER RECOMMENDATION

That Council:

1. Close part of Schultz Road, Billy's Creek road reserve adjacent to Lot 7 DP 264070 as shown in Figure 1,
2. Classify the new lot (closed road) as operational land.
3. Transfer the new lot (closed road) to the landowner of Lot 7 DP 264070 for the value of \$9,360.00 with the landowner being liable for all costs associated with the closure and transfer,
4. Delegate authority to the General Manager to execute documents associated with the closure and transfer.

COMMITTEE RECOMMENDATION

Kingsley/Ellem

That the Officer Recommendation be adopted.

Voting recorded as follows:

For: Toms, Simmons, Kingsley, Lysaught, Ellem

Against: Nil

Prepared by	Kylee Baker, Property Coordinator
-------------	-----------------------------------

ITEM	6c.21.107	SEE PARK MASTERPLAN
-------------	------------------	----------------------------

Meeting	Corporate, Governance & Works Committee	17 August 2021
Directorate	Works & Civil	
Reviewed by	Manager - Open Spaces & Facilities (Peter Birch)	
Attachment	Yes	

SUMMARY

Community consultation was undertaken in 2019 to capture the key elements of a concept masterplan for See Park, Grafton. Council resolved (item 6c.19.041) to include these key themes in a plan which has now been finalised. This report now seeks Council's adoption of the concept masterplan for See Park.

OFFICER RECOMMENDATION

That Council adopt the concept masterplan for See Park Grafton.

COMMITTEE RECOMMENDATION

Lysaught/Ellem

That the Officer Recommendation be adopted.

Voting recorded as follows:

For: Lysaught, Simmons, Toms, Ellem, Kingsley

Against: Nil

Prepared by	Rachelle Passmore, Senior Parks and Recreation Officer
Attachment	See Park Grafton – Concept Masterplan Report

ITEM	6c.21.108	WORKS REPORT
-------------	------------------	---------------------

Meeting	Corporate, Governance & Works Committee	17 August 2021
Directorate	Works & Civil	
Reviewed by	Director - Works & Civil (Jamie Fleeting)	
Attachment	Nil	

SUMMARY

Reports on capital and major maintenance works carried out by the Works and Civil Group until late July 2021.

OFFICER RECOMMENDATION

That the Works report be received and noted.

COMMITTEE RECOMMENDATION

Ellem/Simmons

That the Officer Recommendation be adopted.

Voting recorded as follows:

For: Toms, Simmons, Lysaught, Ellem, Kingsley

Against: Nil

Prepared by	Phil Daniels, Greg Mashiah, Peter Birch
Attachment	Nil

ITEM	6c.21.109	2 PRINCE ST ADMINISTRATION BUILDING UPGRADE – PROGRESS UPDATE
-------------	------------------	--

Meeting	Corporate, Governance & Works Committee	17 August 2021
Directorate	Works & Civil	
Reviewed by	Manager - Open Spaces & Facilities (Peter Birch)	
Attachment	Yes	

SUMMARY

This report provides a 2 monthly update on the status of the 2 Prince St administration upgrade project since approval was granted by Council to accept the tender from FDC Fitout & Refurbishment (NSW) Pty Ltd on the 24 November 2020.

OFFICER RECOMMENDATION

That Council receive and note this project status report on the status of the 2 Prince St Administration building upgrade project.

COMMITTEE RECOMMENDATION

Lysaught/Ellem

That the Officer Recommendation be adopted.

Voting recorded as follows:

For: Toms, Simmons, Lysaught, Kingsley, Ellem

Against: Nil

Prepared by	Leah Munro Project Manager
Attachment	A - Site Photos

ITEM	6c.21.110	MONTHLY INVESTMENT REPORT – JULY 2021
-------------	------------------	--

Meeting	Corporate, Governance & Works Committee	17 August 2021
Directorate	Corporate & Governance	
Reviewed by	A/Manager - Finance & Supply (Michael Salvestro)	
Attachment	Yes	

SUMMARY

The purpose of this report is to inform Council of the details of Council's investment funds as at the end of each month.

OFFICER RECOMMENDATION

That the report indicating Council's funds investment position as at 31 July 2021 be received and noted.

COMMITTEE RECOMMENDATION

Simmons/Kingsley

That the Officer Recommendation be adopted.

Voting recorded as follows:

For: Simmons, Lysaught, Toms, Kingsley

Against: Ellem

Prepared by	Kirsty Gooley – Acting Financial Accountant
Attachment	A: Movement of Funds Between Months – July 2021

Kingsley/Toms, that the late item be accepted. CARRIED.

ITEM 6c.21.111 2021/22 MONTHLY FINANCIAL REPORT – JULY 2021

Meeting	Corporate, Governance & Works Committee	17 August 2021
Directorate	Corporate & Governance	
Reviewed by	A/Manager - Finance & Supply (Michael Salvestro)	
Attachment	Yes	

SUMMARY

The purpose of this report is to provide financial data at the end of each month for actual income and expenditure, for all funds and provide advance notice of potential budget variations. This report is submitted to Council in addition to the statutory reporting requirements of the Quarterly Budget Review Statements.

Budget variations identified in this report impact the General Fund end of year result by \$200,000. The reserve fund variations identified in this report will decrease the reserve funds by \$Nil.

OFFICER RECOMMENDATION

That Council:

1. Receive and note the monthly financial information report for July 2021, attached to this report.
2. Endorse the proposed General Fund variations as set out in this report totalling (\$83,608) for inclusion in the September Quarterly Budget Review Statement to be reported in October 2021.

COMMITTEE RECOMMENDATION

Simmons/Lysaught

That the Officer Recommendation be adopted.

Voting recorded as follows:

For: Kingsley, Lysaught, Toms, Ellem, Simmons

Against: Nil

Prepared by	Katie Mann, Management Accountant
Attachment	Income and Expenditure Statements by Service & Sub Service

d. INFORMATION ITEMS

ITEM	6d.21.007	ITEMS FOR INFORMATION
Meeting	Council	24 August 2021
Directorate	Office of General Manager	
Reviewed by	General Manager - Ashley Lindsay	
Attachment	Yes	

OFFICER RECOMMENDATION

That the Items for Information as listed below be noted:

1. Response letter from Tenterfield Shire Council regarding Request for Support for a Moratorium on Mining in Areas Affecting the Clarence River Catchment – 1 July 2021
2. Response letters from MP Catherine King and MP Chris Gulaptis regarding Item 07.21.010 – Funding for New Lawrence Bridge – 30 July and 4 August 2021.
3. Ewingar Hall Committee – Minutes of meetings held 8 June and 6 July 2021.

Prepared by	Debbie McGilvray, Executive Support
Attachments	As listed above

a. TENDERS

ITEM	6e.21.016	T21/15 SUPPLY AND DELIVERY OF BITUMEN SEALING WORKS FOR 2021/2022
Meeting	Council	24 August 2021
Directorate	Works & Civil	
Reviewed by	Director - Works & Civil (Jamie Fleeting)	
Attachment	Confidential	

SUMMARY

In June 2021 tenders were invited from suitably qualified and experienced contractors to conduct sprayed bitumen surfacing works on Council's Local and Regional Roads and on State Roads under the Routine Maintenance Council Contract. The report recommends the engagement of NSW Spray Seal Pty Ltd for the 2021/2022 financial year.

OFFICER RECOMMENDATION

That:

1. Council accept the tendered rates from NSW Spray Seal Pty Ltd for tender number RFT21/15 for the supply and delivery of bitumen surfacing works within the Clarence Valley Council area for the period of 25 August 2021 to 30 June 2022 to be funded from allocations contained in cost centres 805, 806 and 807 and as required under the Transport for NSW Service's Routine Maintenance Council Contract (cost centre 808).
2. Subject to suitable performance of the contractor, the General Manager be authorised to approve and execute the appropriate contract extensions.
3. The Council seal to be affixed to any required contractual documents.

LINKAGE TO OUR COMMUNITY PLAN

Theme	2 Infrastructure
Objective	2.1 We will have communities that are well serviced with appropriate infrastructure
Strategy	2.1.5 Provide safe and effective vehicular and pedestrian networks that balance asset conditions with available resources

BACKGROUND

The current tender for the supply of bitumen sealing services for Council has expired and as a result Council has called for tenders for the supply of sealing services for 2021/2022. A new tender was called in June 2021 for a 1 year term with 2 x 1 year extension options, subject to contractor performance.

The specifications and tender documents require the contractor to provide full service bitumen sealing. The tender includes the seal design, sweeping, supply and spraying of binder, supply and spreading of aggregate, traffic control and recovery of line marking. The tender also included (non-compulsory) options for the additional works of line marking and minor heavy patching for pre-reseal preparation.

Tenders were called on Wednesday 26 May 2021 and closed at 3pm on Wednesday 16/06 2021. Tenders were advertised through Tender Link and via Council's website as required under the Local Government Act for a tender of this size.

Tenders were received from:

Tenderer	Address
Bernipave Road Solutions Pty Ltd.	PO Box 7351 Baulkham Hills NSW 2153
Bitupave Ltd T/A NSW Boral Asphalt	PO Box 89, Beresfield NSW 2322
Colas Australia Group	3 – 5 Gibbon Road, Winston Hill NSW, 2153
NSW Spray Seal Pty Ltd	PO Box 2046, Kingscliff, NSW

The contract is a Schedule of Rates contract. Based on the current 2021/2022 budget the value of the tender will be between \$1.5 million to \$3.0 million, dependent on the extent of RMCC works.

Tenders were assessed on the following criteria and weightings:

Tender Price Rating	50%
Previous sealing works performed to satisfactory level (incl. sweeping)	20%
Contractor responded to repair requests promptly	10%
Contractor conducted sealing works in timely fashion when requested	15%
Plant and equipment utilised was reliable, well maintained and adequate	5%

Council undertook an assessment of the tenders on these criteria. Based on the assessment of all the assessment criteria the recommended tender is that supplied by NSW Spray Seal Pty Ltd.

KEY ISSUES

All tenders received were from recognised suppliers in the industry.

COUNCIL IMPLICATIONS

Budget/Financial

The available budget for this tender is located in a number of Council cost centres, including:

- Cost Centre 805 – Urban Roads
- Cost Centre 806 – Rural Roads
- Cost Centre 807 – Regional Roads
- Cost Centre 808 – State Roads

Asset Management

Council's resealing strategy is included in the Transport Asset Management Plan.

Policy or Regulation

In accordance with Council's Sustainable Purchasing Policy the following processes were undertaken:

- Local suppliers, contractors and/or consultants were notified through Tender Link. Advertisements were also placed on Council's website in accordance with the Local Government Act due to the size of the tender.
- Tender specifications were structured so local suppliers and/or contractors were not excluded from being the prime supplier/contractor.
- The local supply provisions of the Policy were assessed by the Senior Maintenance Engineer as not being relevant due to the specialist nature of the goods/services being sourced by the tender.

Consultation

Referee checks have been undertaken where required on the tendering companies.

Legal and Risk Management

N/A

Climate Change

N/A

Prepared by	Ross McCann – Senior Maintenance Engineer.
Confidential	Confidential tender assessment

7. NOTICE OF MOTIONS - Nil

8. CONFIDENTIAL BUSINESS - Nil

9. QUESTIONS WITH NOTICE – Nil

10. LATE ITEMS OF BUSINESS AND MATTERS ARISING - Nil

11. CLOSE OF ORDINARY MEETING