

Richmond
Valley
Council



Minutes

Ordinary Meeting

Tuesday, 19 December 2017

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**MINUTES OF THE ORDINARY MEETING OF RICHMOND VALLEY COUNCIL,
HELD IN THE COUNCIL CHAMBERS, CNR WALKER STREET AND
GRAHAM PLACE, CASINO, ON TUESDAY, 19 DECEMBER 2017 AT 5.00 PM.**

PRESENT

Crs Robert Mustow (Mayor), Steve Morrissey (Deputy Mayor), Sam Cornish, Robert Hayes, Sandra Humphrys, Jill Lyons and Daniel Simpson.

Vaughan Macdonald (General Manager), Angela Jones (Director Infrastructure and Environment), Ryan Gaiter (Chief Financial Officer/Manager Mid-Richmond), Deborah McLean (Manager Governance and Risk), Julie Clark (Personal Assistant to Mayor and General Manager) were also in attendance.

1 ACKNOWLEDGEMENT OF COUNTRY

The Mayor provided an Acknowledgement of Country by reading the following statement on behalf of Council:

"Council would like to show its respect and acknowledge all of the traditional custodians of land within the Richmond Valley Council area and show respect to elders past and present."

2 PRAYER

The meeting opened with a prayer by Pastor Craig Fraser (Ariseshine Fellowship)

3 PUBLIC ACCESS AND QUESTION TIME

Nil.

4 APOLOGIES

Nil.

5 MAYORAL MINUTE

Nil.

6 CONFIRMATION OF MINUTES

6.1 ORDINARY MEETING MINUTES – 21 NOVEMBER 2017

A copy of the Minutes of the Ordinary Meeting, held on Tuesday, 21 November 2017, was distributed with the Business Paper.

RECOMMENDATION

Recommended that the Minutes of the Ordinary Meeting, held on Tuesday, 21 November 2017, be taken as read and confirmed as a true record of proceedings.

191217/1 RESOLVED (Cr Morrissey /Cr Lyons)

That the Minutes of the Ordinary Meeting, held on Tuesday 21 November 2017, be taken as read and confirmed as a true record of proceedings.

FOR VOTE - All Council members voted unanimously.

7 MATTERS ARISING OUT OF THE MINUTES

Nil.

8 DECLARATION OF INTERESTS

Nil.

9 PETITIONS

Nil.

10 NOTICES OF MOTION

Nil.

11 MAYOR'S REPORT

11.1 MAYOR'S ATTENDANCES – 13 NOVEMBER – 11 DECEMBER 2017

RECOMMENDATION

Recommended that the Mayor's Report be received and noted.

191217/2 RESOLVED (Cr Mustow/Cr Morrissey)

That the above recommendation be adopted.

FOR VOTE - All Council members voted unanimously

Report

The Mayor attends a number of meetings/functions on behalf of Council.

The following information has been provided by the Mayor in regard to recent attendances.

November

- 15th Rous County Council workshop and meeting
- 16th Regional Library Christmas Party
- 16th Accessibility, Liveability and Aged Advisory Committee Meeting
- 16th St Mary's Proclaim Rally
- 16th Casino High School Formal Year 12
- 17th Richmond Valley Visitors Guide launch
- 18th Northern Rivers Craft Beer Luncheon
- 19th Woodburn-Evans Head & District orchid & Foliage Society Inc.
- 20th Meet with 'The Mower Man' Harvey, Bravehart Foundation
- 21st Ordinary Meeting
- 22nd Rous County Council interviews
- 24th On Angels Wings - Fundraiser dinner
- 25th Chris Gulaptis MP Christmas Party luncheon
- 25th Woodview Rural Fire Brigade & Piora Hall Annual Christmas Party
- 25th Charity Bowls Afternoon
- 26th Lions Christmas Carols
- 27th Evans Head Senior Citizens Christmas Party

December

- 1st Minister Darren Chester; Truck Wash media event with Kevin Hogan
- 1st Casino Hospital Auxiliary Christmas party

- 4th Tourism advocacy alliance meeting
- 4th – 7th Local Government NSW Annual Conference 2017
- 7th Casino Street Party
- 9th Rous County Council Christmas lunch
- 9th Woodburn Carols by Candlelight event
- 10th COW FM Annual General Meeting
- 11th Casino Public School - Stage 3 academic awards
- 11th Meeting with resident

12 DELEGATES' REPORTS

12.1 DELEGATES' REPORT SUBMITTED TO THE DECEMBER 2017 ORDINARY MEETING

RECOMMENDATION

Recommended that the Delegates' Reports be received and noted.

191217/3 RESOLVED (Cr Mustow/Cr Lyons)

That the Delegates' Reports be received and noted.

FOR VOTE - All Council members voted unanimously

Report

Council delegates are required to report on meetings/forums attended on Council's behalf.

The following information has been provided in regard to meetings/functions attended by Councillors.

Local Government NSW Annual Conference

The Mayor, Councillor Lyons and the General Manager attended the LGNSW conference in Sydney from 4-6 December 2017. The conference was attended by over 800 delegates from across NSW, primarily Mayors, Councillors and General Managers. It provided the opportunity for the NSW Local Government sector to debate motions to determine the policy platform for the sector and hear from NSW Government Ministers.

It was a good chance to hear about the challenges being faced by councils throughout NSW and identified opportunities to work together to improve outcomes for our communities. It also highlighted the important work all councils do in providing services for our communities.

The Acting Premier John Barilaro MP addressed the conference in the absence of the Premier who was overseas with commitments. His message was that the NSW Government wants a strong Local Government sector and the Government will continue to invest and work with LG to create great cities, regions and rural areas. He acknowledged the challenges of growth in cities but also the desire for regional communities to grow and have development. It is about getting the balance right.

The Minister for Local Government Gabrielle Upton MP addressed the conference and acknowledged the Presidency of Keith Rhoades who has now finished his maximum two terms as President. Her focus is on strengthening the integrity and performance of Local Government. North Sydney, Murray and the former Auburn Councils are examples of poor governance and the costly consequences. The Minister announced the following initiatives:

- New draft Model Code of Conduct - includes new standards across a range of new areas.
- Draft Meeting Code of Practice - transparent, inclusive, respectful principles and promotes the use of technology. Seeks all Councils to webcast all Council meetings. Once finalised Councils will have 6 months to adopt.
- Release draft Guidelines for the Professional Development of Councillors. Councillors will be required to participate in the training. Public exhibition until March 2018.
- Strengthen relationships between Councils with new laws for Joint Organisations (JOs). Great opportunity for a better relationship with Federal and State Governments to deliver regional projects. 94 councils can now opt to join a JO. \$3.3M to support establishment of JOs.

Other highlights of her address:

- Significant improvement in financial performance of councils in recent years, which went from 39 to 115 Councils in NSW that now have an operating surplus.
- Reduced the Infrastructure backlog from \$8b in 2010/11 to \$4b in 2015/16.
- The Auditor General will report to Parliament in the new year on her first year of being responsible for local government audit.
- OLG is working with the Auditor General on future performance audits.
- 28 more councils now have access to TCorp borrowing and \$290m is now invested by councils with TCorp
- Work on a new performance measurement framework will re-commence in 2018.
- Office of Local Government (OLG) must strike the balance between monitoring, intervening and supporting councils.
- OLG to broaden its involvement with other agencies initiatives to make sure they are practical.

There was also an address by the Minister for Roads Melinda Pavey MP which focussed on building the collaborative relationship with Councils and continuing to visit and listen to Councils. NSW Local Government has 166,000kms of roads under its management. The Minister's address included the following:

- Outcomes of the Fixing Country Roads & Rail programs have been released and highlighted that there has been a 14-21% increase in freight being moved by rail. The Fixing Country Road and Rail programs will become an open round process to enable business cases to be fully developed.
- Improve boating and recreational facilities - 122 projects and applications for next \$17m round being assessed.
- Road safety - we have a problem in the country. Two thirds of accidents happen in rural and regional roads which is just one third of the population. We need to work together to improve this.
- Connected and automated vehicles coming at a fast pace. Announced at Wagga Wagga a \$2m trial in a regional area. Linked with Transport NSW.
- Draft Future Transport Strategy document released and comments encouraged.
- The Pacific Highway is 75% complete and a great project.

The Shadow Minister for Local Government Peter Primrose MLC addressed the conference and made comments in the following areas:

- Labor does not support forced mergers, and will consider voluntary demergers.
- Joint Organisations are voluntary for Councils to opt in but have no mechanism to get out.
- Independent Hearing and Assessment Panels were rammed through Parliament.
- Committed to Local Government being a key player in planning system.
- Allow count backs where there are vacancies to avoid costly by-elections.
- IPART reports need to be released.
- Costs of mergers is high and pool of \$100m should be available to new Councils.
- \$2.5b for rebuilding sporting stadiums in Sydney is a disgrace.
- Library budget continues to not have enough increase.
- The LGNSW report on cost shifting claims \$680m each year. Labor will commit to reducing cost shifting.

Details of the motions for debate and the outcomes from the conference will be available on the LGNSW website at www.lgnsw.org.au

Rous County Council Meeting 15 November 2017

Cr Robert Mustow and Cr Sandra Humphrys have provided the following summary of the main items of business for the Rous County Council Meeting held on 15 November 2017.

**Summary of main items of business for
Rous County Council meeting
15 November 2017****1. Notice of Motion: Killen Falls public toilets**

Council resolved to:

- i). Note the resolution of Ballina Shire Council from their October 2017 meeting (*"Killen Falls Management Plan – Finalisation and Adoption [261017/5]"*).
- ii). In recognising RCC's historical connection with the site including the existing carpark, water walk path and ECD viewing platform and its broader reach to the community, commits to Ballina Shire Council a contribution of 50% of the estimated capital cost of installing a public toilet at Killen Falls as per Killen Falls Management Plan - Table 1, item 4(a) estimated at \$65,000 (being 50% of \$130,000), with funding to be identified in the December 2017 Quarterly Budget Review Statement.
- iii). Agree that the type of public toilet to be installed be subject to agreement by the General Managers of Rous County Council and Ballina Shire Council, recognising the important environmental value of this location.

2. Annual Financial Reports and Audit Report for the year ending 30 June 2017

Council acknowledged that the audited 2016/17 financial reports were presented to the public with no submissions received.

3. Implementation of the Coastal Zone Management Plan (CZMP) for the Richmond River Estuary

Council received and noted the report as presented and resolved to hold a workshop on the CZMP, including the resourcing strategy for Rous County Council and the CZMP Implementation Review Group, as part of the 2018/19 budget.

4. Information reports**i). Investments October 2017**

Total funds invested for October 2017 was \$31,333,538

This is an increase of \$1,142,982 compared to the September 2017 figure. This is primarily due to the receipt of Section 64 (developer contributions) of \$497,720 and constituent council contributions.

Return for October 2017 was 2.58%

The weighted average return on funds invested for the month of October was 2.58%, a reduction of 1 basis point compared to the September result. This rate of return is 88 basis points above Council's benchmark the average 90 day BBSW rate of 1.70%.

Interest earned was \$265,803 year to date

Interest earned compared to the adjusted budget was \$95,403 in excess of pro-rata budget. The excess was adjusted as part of the September 2017 quarterly review.

Ethical holdings represent 62.22% of the total portfolio

The current holdings in Ethical Financial Institutions is \$19,100,000.

ii). Water production and usage October 2017

Total consumption by constituent councils in October 2017 decreased considerably when compared to the previous year with many areas recording in excess of 200mm rainfall during the month.

Daily source usage for October 2017 averaged 29.111ML. This is a decrease from the September 2017 daily average of 39.560ML.

Rocky Creek Dam received 289mm of rainfall for the October quarter. As at 1 November 2017, Rocky Creek Dam was 99.12% of full capacity.

i). Disclosure of Pecuniary Interest

Returns for 2016/17 for Councillors and designated officers were tabled at the meeting for information.

ii). Risk and Audit Committee October 2017 meeting update

Council noted the minutes of the Risk and Audit Committee (R&A) meeting held on 16 October 2017. The Committee had recommended referral of the audited financial statements for the year ending 30 June 2017 to Council for adoption; in addition, the Committee recommended assessment of IT Standards and Controls be part of future internal audit strategies/processes (including reporting to the R&A Committee).

iii). Annual 'Model Code of Conduct Complaints Statistics' report

Council noted there were 'nil' complaints in the Code of Conduct complaints statistics report provided to Office of Local Government.

For a copy of the draft minutes for this meeting and the business paper please go to Council's website www.rous.nsw.gov.au

13 MATTERS DETERMINED WITHOUT DEBATE

191217/4 RESOLVED (Cr Simpson/Cr Morrissey)

That Items 14.5 and 14.7 be determined without debate.

FOR VOTE - All Council members voted unanimously.

14 MATTERS FOR DETERMINATION

14.1 NORTHERN RIVERS JOINT ORGANISATION**Responsible Officer:**

Vaughan Macdonald (General Manager)

RECOMMENDATION

Recommended that Council in accordance with Part 7 of Chapter 12 of the Local Government Act 1993 (Act):

1. Inform the Minister for Local Government (the Hon Gabrielle Upton MP) of Council's endorsement of the Minister recommending to the Governor the establishment of a Joint Organisation (JO) in accordance with this resolution.
2. Approve the inclusion of Richmond Valley Council area in a Joint Organisation area.
3. Request that a Joint Organisation be established to cover the Council's area and any one of more of the following council areas:
 - (a) Kyogle Council
 - (b) Tweed Shire Council
 - (c) Byron Shire Council
 - (d) Lismore City Council
 - (e) Ballina Shire Councils.
4. That before 28 January 2018, the General Manager provide the Minister with a copy of this resolution including the date on which Council made this resolution.

5. Authorise the General Manager to, on the expiry of a period of 28 days from the making of this resolution, inform the Minister that this resolution has not been rescinded.

191217/5 RESOLVED (Cr Simpson/Cr Cornish)

That Council in accordance with Part 7 of Chapter 12 of the Local Government Act 1993 (Act):

1. Inform the Minister for Local Government (the Hon Gabrielle Upton MP) of Council's endorsement of the Minister recommending to the Governor the establishment of a Joint Organisation (JO) in accordance with this resolution.
2. Approve the inclusion of Richmond Valley Council area in a Joint Organisation area.
3. Request that a Joint Organisation be established to cover the Council's area and any one of more of the following council areas:
 - (f) Kyogle Council
 - (g) Tweed Shire Council
 - (h) Byron Shire Council
 - (i) Lismore City Council
 - (j) Ballina Shire Councils.
4. That before 28 January 2018, the General Manager provide the Minister with a copy of this resolution including the date on which Council made this resolution.
5. Authorise the General Manager to, on the expiry of a period of 28 days from the making of this resolution, inform the Minister that this resolution has not been rescinded.

FOR VOTE - All Council members voted unanimously

Executive Summary

The Local Government Amendment (Regional Joint Organisations) Act 2017 has now been passed which establishes the pathway for the creation of Joint Organisations.

The legislation allows for councils to voluntarily join new Joint Organisations to strengthen regional coordination and improve the delivery of important infrastructure and services for communities through strategic planning, collaboration and shared leadership and advocacy.

Northern Rivers Regional Organisation of Councils (NOROC) supports the proposed boundaries for the Northern Rivers Joint Organisation and have

endorsed the establishment of the Northern Rivers Joint Organisation of Councils with membership consisting of Kyogle, Richmond Valley, Tweed Shire, Byron Shire, Lismore City and Ballina Shire Councils.

This report outlines the next steps to establish a Joint Organisation and proposes that Council approve the inclusion of Richmond Valley Council area in a Joint Organisation area.

Submissions for councils to request to establish a Joint Organisation must be received by the Office of Local Government by 28 February 2018.

Delivery Program Links

Making Council Great

CS1 Leading and Advocating for our Community

CS1.1 Improve decision making by engaging stakeholders and taking community input into account

Budget Implications

Initial establishment funding of the Joint Organisation is to be provided by the State Government, with \$3.3 million to be allocated to the Joint Organisations.

Report

The Local Government Amendment (Regional Joint Organisations) Act 2017 has now been passed which establishes the pathway for the creation of Joint Organisations – ‘Working together for regional communities’ and more immediately for Council, the Northern Rivers Joint Organisation.

The definition of a Joint Organisation is as follows:

A Joint Organisation is a new entity under the Local Government Act comprising member councils in regional NSW to provide a stronger voice for the communities they represent.

A Joint Organisation will provide a more structured, permanent way for local councils, State agencies and other interested groups to collaborate. Each region will decide its own priorities, working on short and long term projects such as attracting a new industry to the region or improving the health of a river system. By putting their resources together and focusing on the unique challenges and strengths of their whole region, Joint Organisation members can drive better outcomes for local residents.

Each Joint Organisation will comprise at least three member councils and align with one of the State’s strategic growth planning regions. One of the member council’s mayors will be elected chairperson and an Executive Officer may be appointed.

This is an exciting time for Council and one that provides greater opportunities for regional collaboration and achieving positive outcomes for the Northern Rivers.

The next key steps required by Council are as follows:

- | | |
|-----------|--|
| Plan | <ul style="list-style-type: none">• Identify council's planning region (map has been provided by the Office of Local Government)• Consider the guidance material provided by the Office of Local Government (OLG)• Review existing arrangements for regional collaboration in your area (NOROC endorse the establishment of the Northern Rivers Joint Organisation comprising NOROC members)• Consider the Key Design Criteria for JOs• Consider the criteria for seed funding |
| Consult | <ul style="list-style-type: none">• Consult with councils within your preferred regional grouping to reach agreement on JO membership (NOROC meeting of November 2016 resolved to endorse the submission to the NSW Government's <i>Joint Organisations: Getting the boundaries right</i> report (16/17:R14))• Each JO must have a minimum of 3 member councils• OLG is available to facilitate and support consultations in the region |
| Endorse | <ul style="list-style-type: none">• Once the proposed JO membership is agreed, ensure each member endorses the proposal by a resolution of council |
| Nominate | <ul style="list-style-type: none">• Submit Council's request to establish a JO to OLG by 28 February 2018 |
| Establish | <ul style="list-style-type: none">• The final JO network will be finalised in March 2018• Funding allocations will also be announced in March 2018• JOs will be proclaimed in April 2018• OLG will support the establishment of Joint Organisations and work closely with them once operational to ensure they are successful• JOs will be ready to start in July 2018 |
| Commence | <ul style="list-style-type: none">• Hold the first JO meeting and elect a chairperson• Recruit the Executive Officer• Work with member councils, the DPC Regional Director and OLG support team to fully establish the JO• Work with member councils to draft the first JO Charter and Statement of Strategic Regional Priorities. |

With respect to the Plan and Consult phases of the proposal, at the Northern Rivers Regional Organisation of Councils (NOROC) meeting of November 2016 it was resolved to endorse the submission to the NSW Government's *Joint Organisations: Getting the boundaries right* report (16/17:R14). The submission

stated that NOROC supported the proposed boundaries for the Northern Rivers Joint Organisation of Councils, and that NOROC currently represents the Kyogle, Richmond Valley, Tweed, Byron, Lismore and Ballina Local Government areas and the fact the existing ROC boundaries and the proposed Joint Organisation Boundaries are the same will help ensure a smooth transition to the Northern Rivers Joint Organisation.

As this decision has been previously taken by NOROC, it is now up to Council to provide its endorsement of joining the Northern Rivers Joint Organisation. It is also planned that the submission of the nomination process for the formation of the Northern Rivers Joint Organisation will be coordinated through NOROC.

Consultation

Discussions have been held with the participating councils within NOROC with the decision that all councils are supportive of joining the Northern Rivers Joint Organisation.

Conclusion

It is proposed that Council approve the inclusion of Richmond Valley Council area in a Joint Organisation area and endorse the proposal in accordance with the Local Government Amendment (Regional Joint Organisations) Act 2017, that the Northern Rivers Joint Organisation of Councils be established with the membership consisting of Kyogle, Richmond Valley, Tweed Shire, Byron Shire, Lismore City and Ballina Shire Councils.

14.2 PROPOSED AMENDMENT TO HERITAGE AGREEMENT, EVANS HEAD MEMORIAL AERODROME**Responsible Officer:**Vaughan Macdonald (General Manager)

RECOMMENDATION

Recommended that Council authorise the General Manager to have prepared and endorse, including affixing the seal of Council where appropriate, relevant documents for the amendment of the Heritage Agreement for the Evans Head Memorial Aerodrome generally in accordance with the information contained within this report.

191217/6 RESOLVED (Cr Simpson/Cr Lyons)

That Council authorise the General Manager to have prepared and endorse, including affixing the seal of Council where appropriate, relevant documents for the amendment of the Heritage Agreement for the Evans Head Memorial Aerodrome generally in accordance with the information contained within this report.

FOR VOTE - Cr Cornish, Cr Hayes, Cr Humphrys, Cr Morrissey, Cr Mustow, Cr Simpson

AGAINST VOTE - Cr Lyons

Executive Summary

The Evans Head Memorial Aerodrome is listed on the State Heritage Register with an adopted Plan of Management and Heritage Agreement. The agreement stipulates obligations for funding and maintenance of the heritage items by the owners and defines an owner as anyone who owns any part of the heritage listed site.

There is a current development consent for the subdivision of 20 residential lots to be excised from the heritage listed site. Upon marketing the 20 residential lots, it was identified that the definition of owner and the requirements placed upon an owner to fund and maintain the heritage items, as contained within the current Heritage Agreement, would not be suitable if applied to 20 privately owned residential lots. For this reason, in consultation with the NSW Heritage Office, it has been proposed to rewrite the Heritage Agreement to remove the 20 residential lots from the agreement, therefore removing any reference to maintenance or funding of the heritage structures from the owners of the 20 residential lots leaving all other obligations and funding requirements unchanged.

This report proposes to amend the Heritage Agreement only and does not propose to alter the Heritage Listing or Plan of Management. The amendment is

required to enable progress with the activation of the Aerodrome in a financially sustainable manner and consistent with the Plan of Management.

Delivery Program Links

Growing our Economy

EC2 Building on our Strengths

EC2.4 Acquisition, management and disposal of Council land to realise commercial opportunities

Budget Implications

It is envisaged that there will be costs associated with the proposed amendment for the legal review and registration of the amended document. These costs can be met within existing operational budgets.

Report

The Evans Head Memorial Aerodrome is listed on the State Heritage Register. Council, as the owner of the aerodrome, has previously prepared and adopted the Evans Head Memorial Aerodrome Plan of Management, August 2005, revised in January 2009. Subsequently, Council and the Minister responsible for the administration of the Heritage Act entered into a Heritage Agreement, dated 22 August 2011, to assist in achieving the conservation of the heritage item.

The Heritage Agreement details funding commitments and management arrangements agreed between the parties to assist with the delivery of the Plan of Management. Both the Plan of Management and the Heritage Agreement apply to the whole of the land within the State Heritage Register listing. Council has subsequently obtained development consent to subdivide 20 residential lots from the heritage listed site.

The Heritage Agreement currently defines an “owner” as anyone who owns any part of the heritage listed site and requires the “owner” to implement the Plan of Management, prepare and implement an annual works program for the implementation of the Plan of Management, and support and facilitate continuing use of the aerodrome for aviation purposes. As the agreement currently reads, these obligations would apply to the owners of the aerodrome and to the owners of the 20 residential lots. This requirement is unworkable and it would appear that it was not the original intent of the Heritage Agreement.

It is believed that the original intent of the Heritage Agreement was for a fixed sum from the proceeds of the sale of the 20 residential lots and a proportion of the additional rates generated from the 20 lots be contributed to the implementation of the Plan of Management. The ongoing requirement for the funding and implementation of the Plan of Management is to remain with the owners of the site containing the heritage structures.

As previously discussed with Councillors at workshops on 2 May 2017 and 1 August 2017, to rectify this it has been proposed to rewrite the Heritage Agreement to remove the land contained within the 20 residential lots from the

agreement. As a result, there will be no further obligation on these lots regarding the implementation and funding of the Plan of Management. It is envisaged that all other requirements, including the requirement for a fixed sum from the sale of the 20 lots and a percentage of the additional rates generated from the lots, will remain unchanged. The 20 residential lots will continue to be part of the heritage listed site and be contained within the Plan of Management. The proposed amendment is only to amend the Heritage Agreement.

Council has engaged with the NSW Heritage Office, and subsequently the Heritage Council of NSW, with the Heritage Council resolving to support the requested amendment to the Heritage Agreement. The original discussion with the Heritage Council and their subsequent resolution included the removal from the Heritage Agreement of both the 20 residential lots and the adjoining manufactured home estate. However, after further discussions with the Heritage Office it was agreed to only pursue the removal from the Heritage Agreement of the 20 residential lots. The Heritage Office are drafting an amended Heritage Agreement to enact the proposed amendment in consultation with Council. It is envisaged that the amended document will be available for execution early in the new year.

Consultation

Consultation has been undertaken with Councillors at workshops on 2 May 2017 and 1 August 2017. The presentation to the Heritage Council and the minutes of that meeting have been provided to Councillors.

Consultation has been undertaken with the New South Wales Heritage Office and the Heritage Council of New South Wales, with Richmond Valley Council's General Manager and Manager Property and Economic Projects attending a meeting of the Heritage Council to discuss the issues and possible solutions. Further to Richmond Valley Council's representation, the Heritage Council adopted the below resolution.

"The Heritage Council of NSW:

considers the information in this paper and in the presentation.

in principle supports a variation to the Heritage Agreement for the Evans Head Memorial Aerodrome, for the removal of the Manufactured Home Estate and 20 Residential Lots at Currajong Street, Evans Head from the Heritage Agreement.

explore the on-going financial viability of the Evans Head Aerodrome to support the State Heritage Register listed item and variation to the Heritage Agreement"

It should be noted that since obtaining the above resolution it has been agreed with the Heritage Office not to pursue the removal from the Heritage Agreement of the Manufactured Homes Estate.

Conclusion

Issues have been identified with the Evans Head Memorial Aerodrome Heritage Agreement and obligations it will create upon the future owners of 20 proposed residential lots. It is recommended that Council resolve to amend the Heritage Agreement to remove the 20 residential lots from the Heritage Agreement, removing any obligation for funding or maintenance by the owners of the 20 residential lots. The proposed amendment will not alter the contributions currently required to be made under the Heritage Agreement, the Plan of Management or the State Heritage Listing.

14.3 PP2018/0001 – PLANNING PROPOSAL FOR A RESIDENTIAL REZONING ON LENNOX STREET, CASINO**Responsible Officer:**

Andrew Hanna (Manager Development and Environment)

RECOMMENDATION

Recommended that:

1. Council commence the Planning Proposal Gateway process by supporting Planning Proposal PP2018/0001, which has requested rezoning of Lots 1 & 2 DP545750 and Lots 85, 86 & 87 DP755627, bound by Lennox, Boundary, East & Hare Streets Casino, from Zone *RU1 Primary Production* to Zone *R1 General Residential* with a subdivision minimum lot size of 600m²,
2. Planning Proposal PP2018/0001 be submitted to the Planning Minister for a Part 3 Gateway Determination; and
3. Delegation of Ministerial Plan Making functions be sought for Council and the General Manager for this Planning Proposal.

191217/7 RESOLVED (Cr Mustow/Cr Cornish)

That:

1. Council commence the Planning Proposal Gateway process by supporting Planning Proposal PP2018/0001, which has requested rezoning of Lots 1 & 2 DP545750 and Lots 85, 86 & 87 DP755627, bound by Lennox, Boundary, East & Hare Streets Casino, from Zone *RU1 Primary Production* to Zone *R1 General Residential* with a subdivision minimum lot size of 600m²,
2. Planning Proposal PP2018/0001 be submitted to the Planning Minister for a Part 3 Gateway Determination; and
3. Delegation of Ministerial Plan Making functions be sought for Council and the General Manager for this Planning Proposal.

FOR VOTE - All Council members voted unanimously

Executive Summary

Council has received a Planning Proposal seeking to amend the *Richmond Valley LEP 2012* by rezoning 5 lots on Lennox Street, Casino from Zone *RU1 Primary Production* to Zone *R1 General Residential*. This proposal identifies a potential yield of 46 residential allotments.

Despite a number of inconsistencies with several Section 117 Ministerial Directions, a review of the rezoning has concluded the proposal has merit and the inconsistencies can be justified on their merits. As such support for Planning Proposal PP2018/0001 is recommended.

If Council resolves to support Planning Proposal PP2018/0001 it will be forwarded to the Department of Planning and Environment for a Gateway Determination which will identify the consultation requirements for this proposal.

This is the first step in the process and should a gateway determination be forthcoming then the proposal will be publicly exhibited and submissions sought.

Community Strategic Plan Links

Growing our Economy

EC1 Driving Economic Growth

EC1.8 Provide sustainable Urban Development Opportunities

Budget Implications

There are no budget implications. Council's policy is that rezoning applications are processed on a cost recovery basis.

Report

Council has received Planning Proposal PP2018/0001 (the Planning Proposal) from consultancy firm Newton Denny Chapelle (NDC), which has been lodged on behalf of their client Mr G McKenna with the consent of Peter Croke Holdings Pty Ltd owner of the land.

The Planning Proposal seeks to rezone Lots 1 & 2 DP545750 and Lots 85, 86 & 87 DP755627, bound by Lennox, Boundary, East & Hare Streets Casino (the Land), and comprising of about 4 hectares in area, to enable it to be developed for residential purposes.

More specifically, the Planning Proposal requests an amendment to the *Richmond Valley Local Environmental Plan 2012* (the LEP) to:

- rezone the land from Zone *RU1 Primary Production* to Zone *R1 General Residential*, and
- reduce the subdivision minimum lot size (MLS) from 40ha to 600m².

The potential development resulting from this Planning Proposal has been presented as a concept subdivision layout, see Figure 4, consisting of 46 residential allotments ranging in size from 800m² to 921m².



Figure 1 – Locality Plan identifying the subject land (in red outline) to be rezoned by the Planning Proposal.



Figure 2 – Site plan showing Lots 1 & 2 DP545750 and Lots 85, 86 & 87 DP755627, bound by Boundary, Lennox, East & Hare Street, Casino.

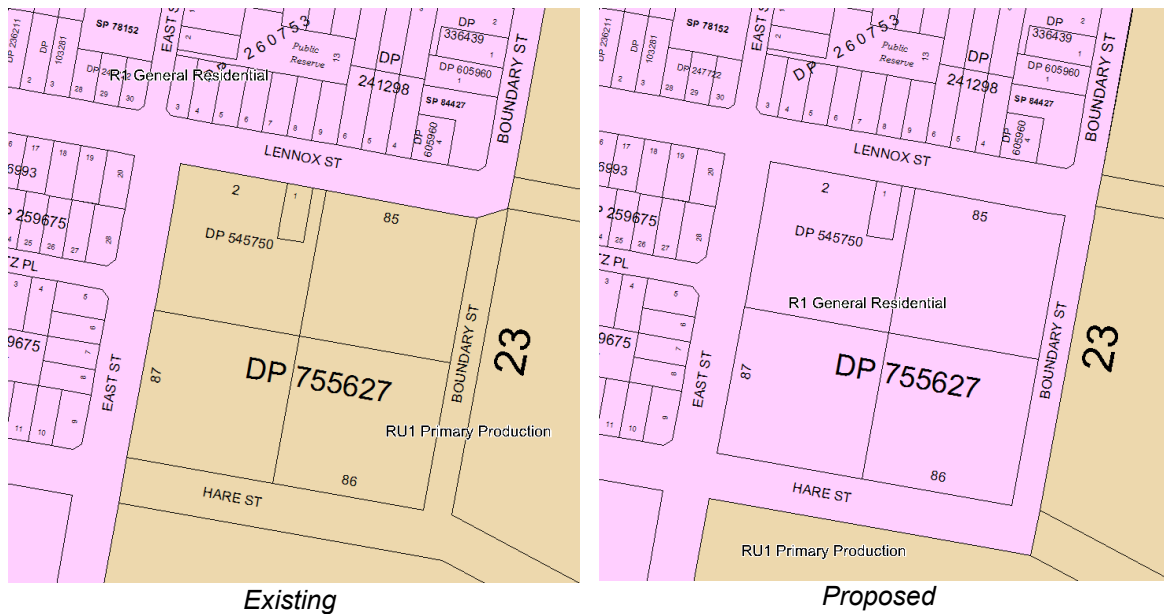


Figure 3 – Land Zone boundaries – (Pink = R1 General Residential; Brown = RU1 Primary Production).



Figure 4 – Concept subdivision layout.

NDC has prepared the Planning Proposal in accordance with the Department of Planning and Environment's (DP&E's) *Guide to Preparing Planning Proposals* (2016). In preparing a Planning Proposal consideration is required for a number of State, regional and local plans, policies & strategies, including Section 117 Ministerial Plan Making Directions. This process has identified several inconsistencies; however, these have been addressed in the Planning Proposal with justifications given as to why the proposal should be supported. Details of

these inconsistencies and justifications will be addressed under separate headings in this report.

The Planning Proposal is also supported by the following comprehensive assessments:

- Engineering Report—prepared by ALTA Engineering – investigating service availability and flood planning requirements
Concluding- all essential services are available in close proximity to the site; and flooding is minor over this land and it is viable to fill the land to be above the flood planning level;
- Ecological Assessment—prepared by Blackwood Ecological Services
Concluding- the land has no biodiversity value;
- Aboriginal Cultural Heritage Assessment—prepared by Everick Heritage
Concluding- consultation was undertaken with the local Aboriginal Community and no cultural heritage was found;
- Agricultural Assessment—prepared by Allen & Associates
Concluding- the land is fragmented from adjoining agricultural landscapes, this along with its size, detract from its agricultural potential as important farmland;
- Preliminary Contamination Site Assessment—prepared by Malaleuca Group
Concluding- a preliminary assessment of the site, and selective soil sampling, found elevated levels of lead paint contamination around a former dwelling site fronting Hare Street. Recommendation is to remediate that part of the land by removing the surface layer of contaminated soil.

Justification of Inconsistencies with State and Regional Policies/Directions

Rezoning Rural Land outside a Strategy

Section 117 Direction 1.2 *Rural Zones* provides that, amongst other things, a planning proposal must not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.

However, a planning proposal may be inconsistent with the Direction if the Director-General of the Department is satisfied that it is justified by:

- (a) a strategy approved by the Director-General; or
- (b) a study supporting the proposal based on considering the objectives of the direction, or
- (c) in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy; or
- (d) is of minor significance.

Strategic land release at Casino is primarily guided by the *Casino Urban Land Release Strategy 2005* (the Casino Strategy), along with urban growth area mapping in the *North Coast Regional Plan 2036* (the Regional Plan). Neither of these documents identifies the subject land for future urban development. Notwithstanding, Direction 1 of the Regional Plan establishes *Urban Growth Area Variation Principles* (defined in Appendix A) to provide a level of flexibility to enable worthwhile proposals to be evaluated on their merits. In the case of this

Planning Proposal an assessment was made against the Variation Principles to justify the rezoning. This assessment has been reproduced in Table 1 to this report.

Table 1 – Urban Growth Area Variation Principles – Extracted from the Planning Proposal.

Policy	The variation needs to be consistent with the objectives and outcomes in the North Coast Regional Plan 2036 and any relevant Section 117 Directions and State Environmental Planning Policies, and should consider the intent of any applicable local growth management strategy.	<ul style="list-style-type: none"> • Compliance with the relevant provisions of the NCRP 2036, S117 Directions and SEPPs is provided within the Planning Proposal. Variations where necessary have been justified.
Infrastructure	<p>The variation needs to consider the use of committed and planned major transport, water and sewerage infrastructure, and have no cost to government.</p> <p>The variation should only be permitted if adequate and cost-effective infrastructure can be provided to match the expected population.</p>	<ul style="list-style-type: none"> • The land is adjacent to existing residential land and in close proximity to available services. Preliminary discussions regarding the availability of services is provided within the Engineering Report in Attachment 1 of the Planning Proposal. • Local bus services will be able to service the development if required, demonstrating consistency with s117 Direction 3.4 Integrating Land Use and Transport. A traffic impact assessment is not deemed to be required in this instance.
Environmental and farmland protection	<p>The variation should avoid areas:</p> <ul style="list-style-type: none"> • of high environmental or heritage value; • mapped as important farmland, unless consistent with the interim variation criteria prior to finalising the farmland mapping review. 	<ul style="list-style-type: none"> • The site comprises a heavily disturbed disused farmland dominated by tall mixed weedy grassland with scattered and clumped native trees generally consisting of eucalypt species. An Ecological Assessment has been prepared by Blackwood Ecological Services and is provided in Attachment 2. • Whilst the land is mapped as being Regionally Significant Farmland, the Agricultural Assessment provided demonstrates the land is not suitable for agricultural activities for a variety of reasons including size, location and soil type. As such the proposal will not occupy productive agricultural land.

Land use conflict	The variation must be appropriately separated from incompatible land uses, including agricultural activities, sewage treatment plants, waste facilities and productive resource lands.	<ul style="list-style-type: none"> • The land is located immediately adjacent to an existing urban environment with no incompatible land uses in close proximity to the site. Appropriate buffers to adjacent agricultural land to the east and south are provided.
Avoiding risk	<p>The variation must avoid physically constrained land identified as:</p> <ul style="list-style-type: none"> • flood prone; • bushfire-prone; • highly erodible; • having a severe slope; and • having acid sulfate soils. 	<ul style="list-style-type: none"> • The site is located within the 'Low Hazard-LH' designation under the Casino Floodplain Hazard Category Map. Minor filling of the land will be required to enable dwellings to be erected above the 1 in 100 year flood level. Furthermore we note that: <ul style="list-style-type: none"> ○ The subject land is not mapped as being bushfire prone or containing acid sulfate soils. ○ The land is relatively flat.
Heritage	The variation must protect and manage Aboriginal and non-Aboriginal heritage.	<ul style="list-style-type: none"> • The site does not contain items of Local Environmental Heritage pursuant to the RVLEP 2012 mapping. A Cultural Heritage Assessment has been undertaken by Everick Heritage Consultants and provided in Attachment 3. This assessment did not find any items of Indigenous cultural heritage sites or relics or items of local historic significance within the Project Area.
Coastal area	Only minor and contiguous variations to urban growth areas in the coastal area will be considered due to its environmental sensitivity and the range of land uses competing for this limited area.	<ul style="list-style-type: none"> • The land is not located within the coastal area.

In summary, the land is located immediately adjacent to an existing urban area with ready access to a range of essential infrastructure services. Whilst the land has several identified constraints, such as being mapped as flood prone land and important farmland, these can be managed or justified. Each of these constraints will be addressed separately under their respective heading.

Flood Prone Land

Section 117 Direction *4.3 Flood Prone Land* provides, amongst other things, that a planning proposal must not rezone flood prone rural land to residential land, and must not permit development that will result in significant flood impacts to other properties. However, inconsistency with this Direction is permitted if the Director-General is satisfied the development accords with the Floodplain Risk Management Plan.

The Casino Floodplain Study was prepared in accordance with the Floodplain Risk Management Plan. It adopted the 1 in 100 year Average Recurrence Interval (ARI) flood as the flood planning standard. The Study also produced a Floodplain Risk Management Plan which incorporates the *Casino Flood Planning Matrix—URBAN* containing development controls relevant to various development types and flood hazard categories.

In the case of the subject land, the 1 in 100 year (ARI) flood event is mapped as being Low Hazard, that is it has low depth and low flow. The following table summarises key flood parameters for this land-

Modelled Flood Level [^] (AHD [*])	Flood Planning Level [#] (AHD [*])	Ground Levels across the property [@] (AHD [*])	Floodwater Depth over land
21.5 metres	22 metres	21 to 21.5 metres	0 to 0.5 metre (av. 0.25 metre)
[^] Modelled Flood Level = the flood level for a 1 in 100 Year ARI Flood Event [#] Flood Planning Level = the 1 in 100 year ARI Flood Event plus 500mm freeboard [*] AHD = Australian Height Datum – representing height above the average sea level based on a datum in Sydney Harbour [@] Ground Levels based on LIDAR imagery (+/- 200mm accuracy)			

The Flood Planning Matrix allows residential subdivision of low flood hazard category land subject to building controls, and filling to a minimum depth greater than, or equal to, the 1 in 100 year flood level. This means an average 0.25 metre minimum depth of fill, ranging from 0 to 0.5 metres, would be required across the entire property. However, it is the intent of the developer to fill beyond this level so that slab on ground construction can achieve finished floor levels greater than the FPL of 22 metres AHD. These standards and actions are consistent with the Floodplain Risk Management Plan and justify an inconsistency with the Direction.

Significant (or Important) Farmland

Section 117 Direction 5.3 *Farmland of State and Regional Significance on the NSW Far North Coast* applies to land mapped as State or regionally significant farmland. It provides that a planning proposal must not rezone such land for urban or rural residential purposes unless the Secretary of the Department can be satisfied that the proposal is consistent with the Regional Plan, or Section 4 of the report titled *Northern Rivers Farmland Protection Project – Final Recommendations*, Feb 2005.

Direction 11 within the *North Coast Regional Plan 2036* aims to protect and enhance productive agricultural lands. However, it recognises that agricultural production may not be suitable on some small pockets of mapped important farmland due to non-biophysical factors. Pending a review of the important farmland mapping, *Interim Important Farmland Variation Criteria* have been provided in Appendix B to the Plan. The Criteria are used to assess the suitability of these pockets of land for non-agricultural land uses. An assessment of the *Interim Important Farmland Variation Criteria* is contained in the Planning Proposal and has been reproduced in Table 2 of this report.

Table 2 – Important Farmland Interim Variation Criteria – Extracted from the Planning Proposal.

Agricultural capability	The land is isolated from other important farmland and is not capable of supporting sustainable agricultural production.	<ul style="list-style-type: none"> The Agricultural Assessment provided demonstrates the land is not suitable for agricultural activities for a variety of reasons including size, location and soil type. As such the proposal will not occupy productive agricultural land.
Land use conflict	The land use does not increase the likelihood of conflict and does not impact on current or future agricultural activities in the locality.	<ul style="list-style-type: none"> The land is bounded by residential streets with residential development to the north and west of the site. Appropriate buffers can be provided to agricultural land to the east and south of the site. No intensive agricultural activities are undertaken in close proximity to the site.
Infrastructure	The delivery of infrastructure (utilities, transport, open space, communications and stormwater required to service the land is physically and economically feasible at no cost to State and Local Government.	<ul style="list-style-type: none"> The land is adjacent to existing residential land and in close proximity to available services. Preliminary discussions regarding the availability of services is provided within the Engineering Report in Attachment A of the Planning Proposal. Local bus services will be able to service the development if required, demonstrating consistency with s117 Direction 3.4 Integrating Land Use and Transport. A traffic impact assessment is not deemed to be required in this instance.
Environment and heritage	The proposed land uses do not have an adverse impact on areas of high environmental value, Aboriginal or historic heritage significance.	<ul style="list-style-type: none"> The site does not contain items of Local Environmental Heritage pursuant to the RVLEP 2012 mapping. A Cultural Heritage Assessment has been undertaken by Everick Heritage Consultants and provided in Attachment C. This assessment did not find any items of Indigenous cultural heritage sites or relics or items of local historic significance within the Project Area.

Avoiding risk	<p>Risks associated with physically constrained land are identified and avoided, including:</p> <ul style="list-style-type: none"> • flood prone; • bushfire-prone; • highly erodible; • severe slope; and • acid sulfate soils. 	<ul style="list-style-type: none"> • The site is located within the ‘Low Hazard - LH’ designation under the Casino Floodplain Hazard Category Map. Minor filling of the land will be required to enable dwellings to be erected above the 1 in 100- year flood level. • The subject land is not mapped as being bushfire prone or containing acid sulfate soils. • The land is relatively flat.
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In summary, the land is located immediately adjacent to an existing urban area with ready access to a range of essential infrastructure services. While the land has been identified as important farmland, it is surrounded on four (4) sides by bitumen suburban streets which isolate it from adjoining agricultural holdings. Furthermore, the land has not been in contiguous ownership with any adjoining agricultural areas for a significant period of time, if ever. The land also has a combined area of 4 ha which also diminishes its agricultural capabilities.

Current Supply of Residential Land in Casino

In 2016 the Department of Planning & Environment release population projections for each NSW Local Government area from 2016 to the year 2036. These population projections were incorporated into the *North Coast Regional Plan 2036*. Based on these projections, Direction 22 (and Figure 10) of the Plan establishes the minimum housing supply each local government area should plan to deliver over the next 20 years.

The population estimates for Richmond Valley LGA shows positive growth at 0.7% per annum, slowing to 0.2% per annum towards 2036, with an average of 0.5% per annum over the 20 year period. This equates to an additional 2,100 persons needing an additional 1,550 dwellings. The Regional Plan (Direction 23) aims to supply 40% of this demand through apartments, dual occupancies, townhouses, villas and homes on lots less than 400m² (or 620 dwellings), leaving 60% (or 930 dwellings) to be supplied in the form of dwelling houses. As a rough distribution of this demand, I have assumed that 60% of the demand would be taken up in Casino, therefore 372 medium to high density dwellings (or 18.6 per annum), and 558 dwelling houses (or 28 per annum).

Casino currently has about 31.5 ha of vacant residential zoned land, however, the majority of this supply is not readily available for immediate release due to a variety of reasons, ranging from no desire by the owners to develop, to contamination issues, or the expense of providing essential services is too high. The final stage of Council’s “Settlers Estate” in Ivory Circuit, Casino, has been completed leaving the town with few options to meet projected demand. This Planning Proposal will go some way towards meeting the Regional Plan’s housing targets with an estimated 46 lots to be created.

Consultation

It is expected the Gateway Determination will require this Planning Proposal to be publicly exhibited for a minimum period of 28 days, and for Government Agency consultation to be undertaken with the NSW Department of Primary Industries-Agriculture (for Agricultural values); NSW Office of Environment and Heritage (for Biodiversity, Flood and Cultural Heritage values); and NSW Roads and Maritime Services (due to direct access to a classified road).

A report will be submitted to Council at the conclusion of this consultation phase.

Conclusion

Planning Proposal PP2018/0001 has been lodged with Council seeking to rezone a 4ha site on the edge of Casino from Zone *RU1 Primary Production* to Zone *R1 General Residential*, having a minimum lot size of 600m². If successful, the proposal will result in a 46 lot residential subdivision with lots ranging in size from 800m² to 921m².

The Planning Proposal identifies inconsistencies with several Section 117 Ministerial Plan Making Directions, such as the land:

- not being identified in an urban land release strategy or Regional Plan;
- being flood prone; and
- being important (or significant) farmland.

However, these inconsistencies have been reviewed and can be justified. On this basis, it is recommended that Council support the Planning Proposal and forward it to the Department of Planning & Environment's Planning Gateway for a determination.

Council should seek delegation of the Minister's Plan Making functions under Part 3 of the Act, however, it is likely that these delegations will be withheld until Agency consultation has confirmed justification of the Section 117 Direction inconsistencies.

Conclusion

The planning proposal PP2018/0001 seeking to amend the *Richmond Valley LEP* has merit to progress through to the Department of Planning and Environment for a Gateway Determination.

14.4 ANNUAL REPORT 2016/2017**Responsible Officer:**Deborah McLean (Manager Governance and Risk)

RECOMMENDATION

Recommended that Council receive and note the 2016/2017 Annual Report.

191217/8 RESOLVED (Cr Mustow/Cr Simpson)

That Council receive and note the 2016/2017 Annual Report.

FOR VOTE - All Council members voted unanimously

Executive Summary

The Annual Report is one of the key points of accountability between Council and its community. The Annual Report focuses on Council's implementation of the Delivery Program and Operational Plan and requires Council to report to the community on the effectiveness in delivering the principal activities in the Delivery Program and the progress in achieving its stated objectives.

In addition, the Annual Report requires Council to report on prescribed information to help the community to understand how Council has been performing both as a business entity and a community leader.

The Annual Report 2016/2017 has been prepared in accordance with the Local Government Act and associated Regulations and Guidelines and has been published on Council's website. A copy has been circulated separately to each Councillor.

Delivery Program Links

Making Council Great

CS1 Leading and Advocating for our Community

CS1.2 Facilitate Council's compliance with legal and governance

Report

Council is required under S428 of the *Local Government Act 1993* to prepare an Annual Report as to its achievements in implementing its Delivery Program and the effectiveness of the principal activities undertaken and the progress in achieving its stated objectives. The report must be presented to the community before the end of November each year.

The *Local Government (General) Regulation 2005* also prescribes additional information for inclusion in the Annual Report. The report also includes Council's

audited financial statements and notes, and any information required by the Office of Local Government Guidelines.

The Annual Report 2016/2017 reports on Council's achievements against the 2013-2017 Delivery Program, which is the final year of the four-year program period. The report also highlights Council's achievements for the 2016/2017 reporting period.

The Richmond Valley Council 2016/2017 Annual Report has been prepared in accordance with the *Local Government Act* and associated Regulations and Guidelines and has been posted on Council's Website. A copy of the report can be located at

http://www.richmondvalley.nsw.gov.au/page/Your_Council/Governance/Integrated_Planning_and_Reporting/Annual_Report/ and is also available for viewing at Council's offices.

A copy of the 2016/2017 Annual Report has been circulated separately to each Councillor.

Conclusion

The 2016/2017 Annual Report has been published in accordance with the *Local Government Act 1993* and is presented to Council to receive and note.

14.5 FINANCIAL ANALYSIS REPORT – NOVEMBER 2017

Responsible Officer:

Ryan Gaiter (Chief Financial Officer/Manager Mid-Richmond)

RECOMMENDATION

Recommended that Council adopt the Financial Analysis Report detailing investment performance for the month of November 2017.

191217/9 RESOLVED (Cr Simpson/Cr Morrissey)

That the above recommendation be adopted.

FOR VOTE - All Council members voted unanimously

Executive Summary

The Financial Analysis Report gives an overview of Council's Investment Portfolio as at the end of the reported month. This overview is both a legislative requirement and essential in keeping Council up to date on the monthly performance of Council's investments. Council's investment balance as at 30 November 2017 is shown below.

Period	Investment Portfolio
30 November 2017	\$36,877,866.74

The rate of return on Council's investments for November 2017 was 2.42% which is above the 90 Day Bank Bill Index of 1.70%.

Delivery Program Links

Making Council Great

CS 2 Great Support

CS2.14 Provide efficient, effective and highly valued financial services to the organisation

Budget Implications

As at 30 November 2017, Council had earned \$190,123.65 in interest and \$151,407.24 in fair value gains for total investment revenue of \$341,530.89 against a budget of \$873,396.00 (which equates to 39.10%).

Report

The Financial Analysis Report aims to disclose information regarding Council's investment portfolio in accordance with the *Local Government Act 1993* (Section 625), *Local Government (General) Regulations 2005* (Clause 212) and Council's Investment Policy.

This report includes the provision of Fair Value for all of Council's investments. Council receives indicative market valuations on these investments monthly (where available) and this can be compared to the Face Value (or original cost of the investment when purchased) where available. The notion of Fair Value is to comply with Australian Accounting Standard AASB 139. The market valuations of Fair Value valuations are an indication only of what a particular investment is worth at a point in time and will vary from month to month depending upon market conditions.

The Reserve Bank of Australia left the cash rate unchanged at its November 2017 meeting therefore the cash rate in Australia remained at 1.50% per annum as at 30 November 2017.

Council's cash and term deposit investment portfolio has maturity dates ranging from same day up to 365 days. Deposits are made considering cash flow requirements and the most beneficial investment rates available at the time of making any investment. Council does give investment preference to financial institutions which do not support the fossil fuel industry, if the investment rate quoted is equal to or greater than the most beneficial rate quoted for that investment.

Council has a term deposit portfolio of \$15,000,000 representing 40.67% of the total portfolio as at 30 November 2017. During the month, Council made five new term deposits consisting of two with Auswide Bank and one with each of

Bank Australia, Bank of Queensland and Members Equity Bank. Of these financial institutions, only Bank of Queensland support the fossil fuel industry. This term deposit was chosen as it offered the highest available return after diversification principles were applied. Six term deposits matured during the period and all investments are in accordance with Council's Investment Policy

Average interest rates available for investments decreased from October 2017 to November 2017 from 2.50% to 2.42%.

Council has \$16,000,000 in longer term investments being the Cash Facility Trusts with NSW Treasury Corporation as at 30 November 2017. The investment value as at 30 November 2017 is shown below.

Period	Hourglass Cash Facility Trust	Hourglass Strategic Cash Facility Trust
30 November 2017	\$8,417,694.78	\$8,444,614.76

The value of Council's Investment Portfolio as at 30 November 2017 including General Bank Accounts and Trust Funds is shown below.

Period	Investment Portfolio	Face Value	General Bank Accounts	Trust Funds
30 November 2017	\$36,877,866.74	\$36,015,557.20	\$3,085,658.99	\$120,994.55

The Investment Portfolio figure of \$36,877,866.74 is made up of Council's Business Online Saver Account (\$5,015,557.20), Term Deposits (\$15,000,000.00) and NSW Treasury Corporation Investments (\$16,862,309.54).

Council staff continually look for ways to increase and improve Council's investment performance, both on a returns basis and in the way of environmentally and socially responsible investments.

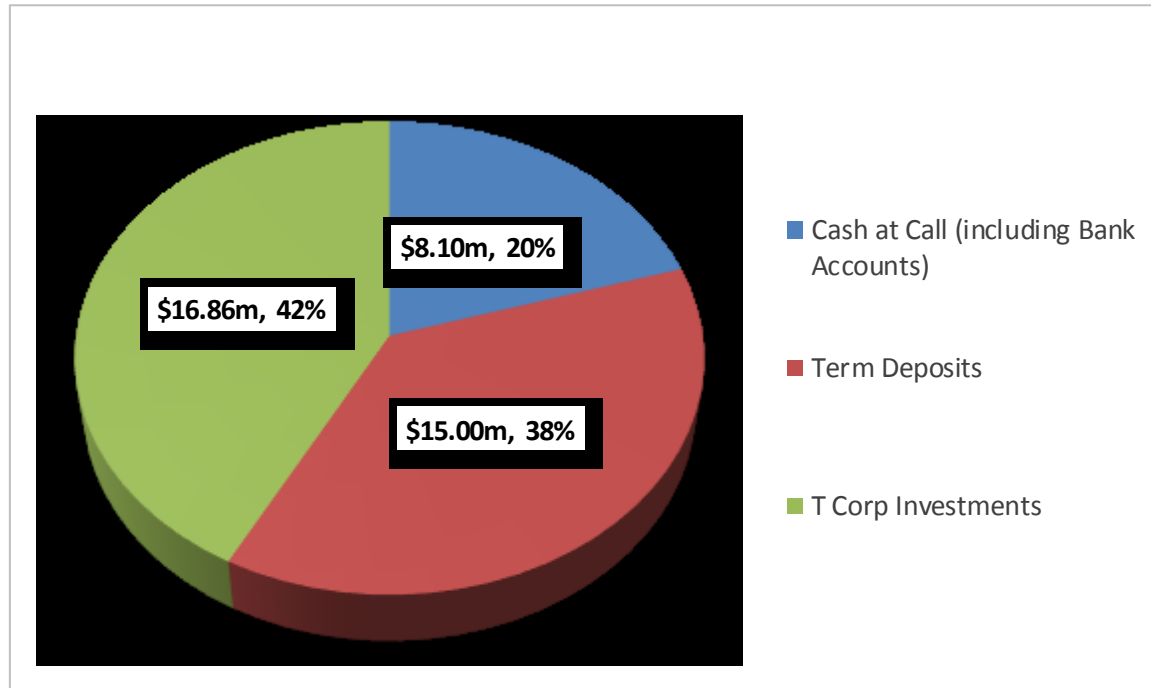
Conclusion

Interest rates on investments have decreased marginally. Council is continually looking for ways to increase its investment performance consistent with Council's Investment Policy.

A significant portion of the investment portfolio is invested with New South Wales Treasury Corporation in the Hourglass Cash Facility Trust and Hourglass Strategic Cash Facility Trust with the aim of achieving higher returns.

Further information has been included in this report below providing an in-depth breakdown of Council's performance.

The following graph shows a breakup of Council's investment portfolio as at 30 November 2017.



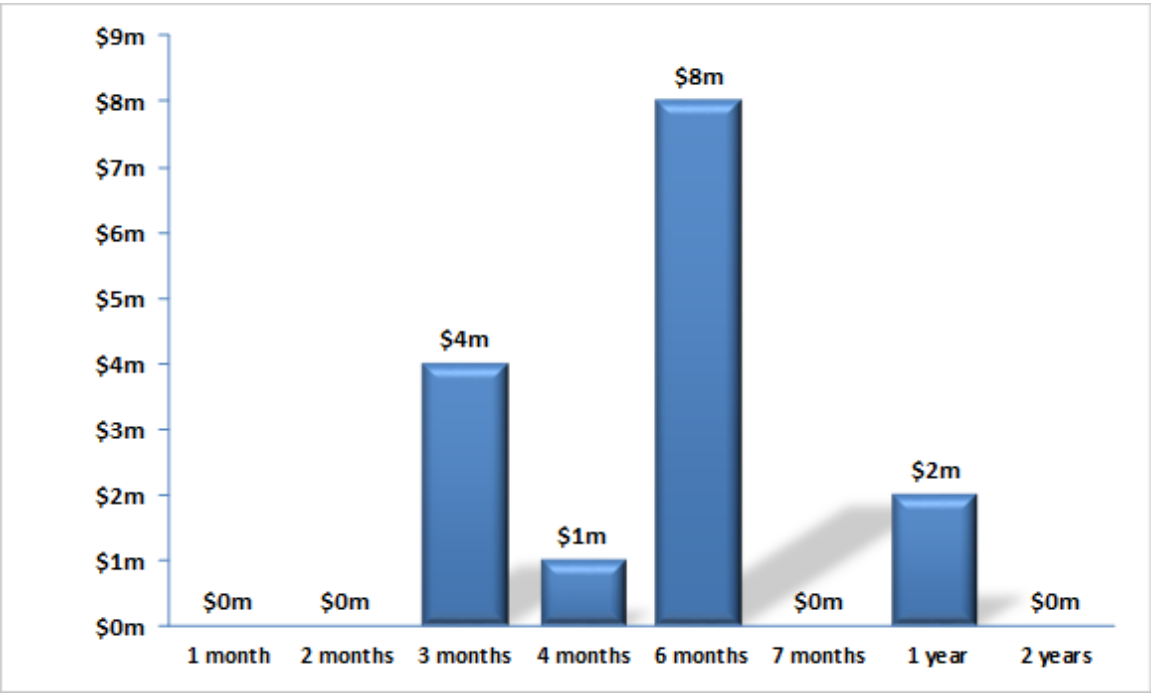
Council made five new term deposits during the month of November 2017.

Financial Institution	Investment Amounts (\$)	Maturity Date	Investment Rate per annum (%)	Days Invested
Bank Australia	\$1,000,000	28/05/2018	2.65%	182
Auswide Bank	\$1,000,000	28/11/2018	2.60%	365
Bank of QLD	\$1,000,000	28/05/2018	2.60%	181
Auswide Bank	\$1,000,000	28/11/2018	2.60%	365
Members Equity Bank	\$1,000,000	29/05/2018	2.60%	181

Six term deposits matured during the month of November 2017.

Financial Institution	Investment Amount (\$)	Maturity Date	Investment Rate per annum (%)	Interest Received (\$)
Auswide Bank	\$1,000,000	27/11/2017	2.80%	\$13,691.64
Bank Australia	\$1,000,000	27/11/2017	2.80%	\$13,884.92
Auswide Bank	\$1,000,000	28/11/2017	2.82%	\$13,984.11
Members Equity Bank	\$1,000,000	29/11/2017	2.47%	\$6,090.41
National Australia Bank	\$1,000,000	30/11/2017	2.47%	\$6,225.76
National Australia Bank	\$1,000,000	30/11/2017	2.47%	\$6,158.09

The following graph shows the length of time of Council's term deposit maturities as at 30 November 2017.



RICHMOND VALLEY COUNCIL FINANCIAL ANALYSIS REPORT AT 30 NOVEMBER 2017														
Investment Name	Investment Source	Investment Type	Rating	Investment Date	Maturity Date	Interest Basis	Interest Frequency	Current Interest Rate for Month	Original Investment Value	Current Investment Fair Value	Fair Valuation Date	% of Total Portfolio	Capital Guarantee Maturity	
<u>Cash at Call</u>														
CBA Business Online Saver	Commonwealth Bank	At Call	A1+/AA	At Call	Variable		Monthly	0.05%	N/A	5,015,557.20	30/11/2017	13.60%	No	
Total Cash at Call										5,015,557.20		13.60%		
<u>Term Deposits</u>														
Term Deposit	Greater Bank	Term Deposit	A2/BBB	9/06/2017	7/12/2017	Fixed for Term	Maturity	0.24%	N/A	1,000,000.00	30/11/2017	2.71%	Part	
Term Deposit	AMP Ltd	Term Deposit	A1/A	29/08/2017	26/02/2018	Fixed for Term	Maturity	0.22%	N/A	1,000,000.00	30/11/2017	2.71%	Part	
Term Deposit	Westpac	Term Deposit	A1+/AA-	4/09/2017	5/03/2018	Fixed for Term	Maturity	0.22%	N/A	1,000,000.00	30/11/2017	2.71%	Part	
Term Deposit	Bankwest	Term Deposit	A1+/AA-	4/09/2017	4/12/2017	Fixed for Term	Maturity	0.20%	N/A	1,000,000.00	30/11/2017	2.71%	Part	
Term Deposit	MyState Bank Limited	Term Deposit	A2/BBB	6/09/2017	6/03/2018	Fixed for Term	Maturity	0.21%	N/A	1,000,000.00	30/11/2017	2.71%	Part	
Term Deposit	Greater Bank	Term Deposit	A2/BBB	7/09/2017	6/12/2017	Fixed for Term	Maturity	0.20%	N/A	1,000,000.00	30/11/2017	2.71%	Part	
Term Deposit	Westpac	Term Deposit	A1+/AA-	12/09/2017	11/12/2017	Fixed for Term	Maturity	0.22%	N/A	1,000,000.00	30/11/2017	2.71%	Part	
Term Deposit	AMP Ltd	Term Deposit	A1/A	13/09/2017	13/03/2018	Fixed for Term	Maturity	0.23%	N/A	1,000,000.00	30/11/2017	2.71%	Part	
Term Deposit	Members Equity Bank	Term Deposit	A2/BBB	13/09/2017	12/12/2017	Fixed for Term	Maturity	0.20%	N/A	1,000,000.00	30/11/2017	2.71%	Part	
Term Deposit	Bankwest	Term Deposit	A1+/AA-	19/09/2017	17/01/2018	Fixed for Term	Maturity	0.21%	N/A	1,000,000.00	30/11/2017	2.71%	Part	
Term Deposit	Bank Australia	Term Deposit	A2/BBB	27/11/2017	28/05/2018	Fixed for Term	Maturity	0.22%	N/A	1,000,000.00	30/11/2017	2.71%	Part	
Term Deposit	Auswide Bank	Term Deposit	A3/BBB-	28/11/2017	28/11/2018	Fixed for Term	Maturity	0.22%	N/A	1,000,000.00	30/11/2017	2.71%	Part	
Term Deposit	Bank of QLD	Term Deposit	A2/BBB+	28/11/2017	28/05/2018	Fixed for Term	Maturity	0.22%	N/A	1,000,000.00	30/11/2017	2.71%	Part	
Term Deposit	Auswide Bank	Term Deposit	A3/BBB-	28/11/2017	28/11/2018	Fixed for Term	Maturity	0.22%	N/A	1,000,000.00	30/11/2017	2.71%	Part	
Term Deposit	Members Equity Bank	Term Deposit	A2/BBB	29/11/2017	29/05/2018	Fixed for Term	Maturity	0.22%	N/A	1,000,000.00	30/11/2017	2.71%	Part	
Total Term Deposits										15,000,000.00		40.67%		
<u>Fixed Interest Securities</u>														
Total Fixed Interest Securities										0.00	0.00			
<u>NSW Treasury Corporation Hourglass Investments</u>														
Cash Facility Trust	NSW Treasury Corporation	Trust	Various	N/A			Monthly	0.16%	8,000,000.00	8,417,694.78	30/11/2017	22.83%		
Strategic Cash Facility Trust	NSW Treasury Corporation	Trust	Various	N/A			Monthly	0.18%	8,000,000.00	8,444,614.76	30/11/2017	22.90%		
Total Fixed Interest Securities										16,000,000.00	16,862,309.54		45.72%	
Total Investment Portfolio at Face Value									36,015,557.20					
Total Investment Portfolio at Fair Value										36,877,866.74				
<u>Bank Accounts</u>														
Account Name	Balance \$ 30-Nov-17		Overall Average Interest Rate for month - Portfolio 0.20%											
General Fund Bank Account	3,073,340.98													
Trust Fund Bank Account	120,994.55													
NAB Cheque Account	-3.60		Total Bank Account Portfolio 3,206,653.54											
Evans Head Memorial Areodrome Fund	12,321.61													
Total	3,206,653.54		Total Portfolio 40,084,520.28											

14.6 MONTHLY BUDGET ADJUSTMENTS – NOVEMBER 2017**Responsible Officer:**Ryan Gaiter (Chief Financial Officer/Manager Mid-Richmond)

RECOMMENDATION

Recommended that Council:

1. Approve the proposed budget adjustments for the month of November 2017, and
2. Note the revised 2017/2018 budget position as at 30 November 2017.

191217/10 RESOLVED (Cr Simpson/Cr Morrissey)

That Council:

1. Approve the proposed budget adjustments for the month of November 2017, and
2. Note the revised 2017/2018 budget position as at 30 November 2017.

FOR VOTE - All Council members voted unanimously

Executive Summary

This report details the proposed adjustments to the 2017/2018 budget for the month of November 2017.

The proposed changes include increasing the budget for the Crawford Square Accessible Carousel to match the actual grant funding received as well as Council's \$5,000 contribution towards the project. A reallocation of funds is also proposed to fund stabilisation works at the Memorial Park Playground in Coraki to prevent the bank from slipping away near the playground as well as transferring savings in the Casino Sewer Treatment Plant Storm Pond Clear-out project towards modifications on the internal dropper at the Sewer Pump Station in Woodburn.

The proposed adjustments to the 2017/2018 budget will have no impact on the projected budget surplus of \$180,118.

The report provides further details of the proposed budget changes.

Delivery Program Links

Making Council Great

CS2 Great Support

CS2.14 Provide efficient, effective and highly valued financial services to the organisation

Budget Implications

As detailed in the report.

Report

In between Quarterly Budget Reviews, circumstances arise which require adjustments to Council's budget. This can include the need to remove projects, reallocate funds between projects, or the addition of new projects to the budget. This can be due to a number of factors including unforeseen delays caused from planning requirements, tendering and procurement processes, along with other factors including unplanned maintenance, weather events or Council being successful with new grant funding.

During the month of November 2017, the following budget adjustments have been proposed:

Reallocation of Funds between Projects

Crawford Square Accessible Carousel

It is proposed to increase income and expenditure for the Crawford Square Accessible Carousel project by \$4,024 to match the actual grant funding received from the Social Housing Community Improvement Fund. An additional \$5,000 in Council contribution for the project is also proposed to be allocated from Crawford Square Regional Park Development.

Project Description	Revised Budget 30-Sep-17	Proposed Adjustment	Revised Budget 30-Nov-17
Capital Grant – Crawford Square Accessible Carousel	40,235	4,024	44,259
Crawford Square Regional Park Development	150,000	(5,000)	145,000
Crawford Square – Accessible Carousel	40,235	9,024	49,259

Coraki Memorial Playground

It has been identified that stabilisation works are required at Memorial Park Playground to protect the existing shade structure from slipping into the river. As such, \$5,000 is proposed to be allocated from the Coraki Riverside Park Playground.

Project Description	Revised Budget 30-Sep-17	Proposed Adjustment	Revised Budget 30-Nov-17
Coraki R/side Playground Replacement	40,000	(5,000)	35,000
Coraki Memorial Park Playground - Bank Stabilisation	0	5,000	5,000

Sewerage Services

The internal dropper at the Sewer Pump Station in Woodburn requires modifications to eliminate air entrainment. It is proposed that \$5,000 be transferred from savings in the Casino STP Storm Pond Clear-out to fund this.

Project Description	Revised Budget 30-Sep-17	Proposed Adjustment	Revised Budget 30-Nov-17
STP Casino - Clear-out Storm Pond	40,000	(5,000)	35,000
Sew P/Stn 3 Woodburn - Internal Dropper	0	5,000	5,000

Revised Budget Position

The effect of the proposed adjustments on the 2017/2018 budget is summarised in the table below, with the important information for Council to note being the recommended changes for resolution.

Budget Adjustments November 2017	Revised Budget 30-Sep-17	Recommended Changes for Council Resolution	Projected Year End Result 2017/2018
Income from Continuing Operations	58,893,004	4,024	58,897,028
Expenses from Continuing Operations	56,137,590		56,137,590
Operating Result from Continuing Operations	2,755,414	4,024	2,759,438
Add: Non-Cash Expenses	14,040,489	0	14,040,489
Add: Non-Operating Funds Employed	5,084,481	0	5,084,481
Less: Capital Expenditure	28,830,178	4,024	28,834,202
Less: Loan Repayments	2,067,243	0	2,067,243
Estimated Funding Result - Surplus/(Deficit)	(9,017,037)	0	(9,017,037)
Restricted Funds – Increase/(Decrease)	(9,197,154)	0	(9,197,154)
Working Funds – Increase/(Decrease)	180,118	0	180,118

Conclusion

The proposed adjustments for the month of November 2017 will have no impact on the projected budget surplus of \$180,118 for 2017/2018.

14.7 TENDER RVC-787501 SEWER MAINS REHABILITATION**Responsible Officer:**Andrew Leach (Manager Asset Planning)

RECOMMENDATION

Recommended that:

1. Insituform Pacific Pty Ltd be appointed as the preferred tenderer for the sewer mains rehabilitation for Richmond Valley Council at the assessed tendered rate of \$686,135.20 exclusive of GST.
2. The Common Seal of Council be affixed to any documentation where required.

191217/11 RESOLVED (Cr Simpson/Cr Morrissey)

That the above recommendation be adopted.

FOR VOTE - All Council members voted unanimously

Executive Summary

Richmond Valley Council sought tenders for the rehabilitation of sewer gravity mains within the township of Casino. Council has an aging sewer network which currently experiences groundwater infiltration as a result of deterioration. This coupled with risk of failure requires these assets to be assessed and rehabilitated on a priority basis.

Three (3) submissions for the tender were received with all submissions evaluated as conforming tenders. Insituform Pacific Pty Ltd has been recommended as the successful tenderer and the most advantageous to Council.

Delivery Program Links

Looking After Our Environment
EH1 Managing Our Waste and Water
EH1.8 Provide compliant, continuous, and cost effective water supplies and sewerage services

Budget Implications

The assessed prices (including adjusted amounts for a provisional 20 lateral seals) are as follows:

- Abergeldie Watertech Pty Ltd = \$787,830.62 (Exclusive of GST)
- Insituform Pacific Pty Ltd = \$686,135.20 (Exclusive of GST)
- Relining Solutions Pty Ltd = \$621,786.70 (Exclusive of GST)

Council has a budget of \$750,000 excluding GST in the current (2017/18) financial year, however it is expected that these works will be undertaken over this and the next (2018/19) financial years.

Report

Council uses contractors to undertake sewer mains rehabilitation works throughout the Council area.

Tenders were called on 31 October 2017 and closed at 2.00pm on 23 November 2017. Tenders were received from the following companies (amounts are exclusive of GST):

Tenderer	ABN	Tendered Amount (\$)	Assessed Tender Amount (\$)	Total Score	Recommended Tender Amount
Abergeldie Watertech Pty Ltd	90 601 658 066	785,635.72	787,830.62	77.15	787,830.62
Insituform Pacific Pty Ltd	43 123 427 305	662,335.20	686,135.20	92.02	686,135.20
Relining Solutions Pty Ltd	13 130 459 228	622,996.36	621,786.70	86.5	621,786.70

Tenders were called under the provisions of *Local Government Act 1993*, the *Local Government (General) Regulation 2005* and the requirements of the Richmond Valley Council Purchasing Policy.

In accordance with the Regulations, where expenditure of a tender exceeds \$150,000 over the term of the Contract a Council must, by resolution adopt a report accepting the Tender recommendation. The estimated expenditure on this contract will exceed the tenderable limit.

Tender Analysis

The tenderers are ranked in order and the works are awarded to the tenderer with the best advantage and price for the specific works required.

Tenders were evaluated by the Tender Evaluation Panel on a 60:40 method with price being 60% and the non-priced criteria being 40%.

1. Pre-Evaluation Actions

A Tender Evaluation Plan consistent with the Regulation and the Conditions of Tendering in the Request for Tender documents was prepared and endorsed by the Tender Evaluation Committee prior to close of tenders.

2. Initial Evaluation

All tenders were received prior to the nominated closing date and time.

The initial price schedule that was required to be submitted included the allowance of twenty lateral seals. Prices have been adjusted to include the provision of these lateral seals by all Tenderers.

3. Evaluation of Non-Price Criteria

The information submitted by the tenderers was evaluated against the specified non-price criteria, in accordance with the Tender Evaluation Plan.

The non-price criteria for evaluation are as follows:

- Quality Management Information,
- WHS Management information,
- Environmental management information,
- Tenderers experience and performance in comparable works,
- Proposed construction methodology (including technical information) and program,
- Relevant qualifications, competence and experience of proposed personnel.

The non-price scores were weighted and totalled as shown in the table below.

Tenderer	Total non-price score	Rank
Abergeldie Watertech Pty Ltd	30.00	2
Insituform Pacific Pty Ltd	37.00	1
Relining Solutions Pty Ltd	26.50	3

4. Price Scores

The tenders were compared on the basis of the assessed tender amounts, calculated by adding the assessed values of qualifications and departures to the original tender amounts.

The assessed tender amounts were used to calculate the weighted price scores using the method set out in the Tender Evaluation Plan which is incorporated into the table below.

Tenderer	Weighted Price Score	Rank
Abergeldie Watertech Pty Ltd	47.15	3
Insituform Pacific Pty Ltd	55.02	2
Relining Solutions Pty Ltd	60.00	1

5. Selection of the Most Advantageous Tender

Total scores were obtained for each of the tenders by adding the total non-price score and weighted price score as shown in the table below.

Tenderer	Total non-price score	Weighted price score	Total Score	Ranking
Abergeldie Watertech Pty Ltd	30.00	47.15	77.15	3
Insituform Pacific Pty Ltd	37.00	55.02	92.02	1
Relining Solutions Pty Ltd	26.50	60.00	86.50	2

The tenderer with the highest total score was Insituform Pacific Pty Ltd and is identified as the most advantageous.

The assessed tendered price of Insituform Pacific Pty Ltd was \$686,135.20 exclusive of GST. This figure will become the tender price.

Consultation

Referee reports on recent contracts were incorporated into tender evaluations.

Conclusion

The tenderer with the highest total score was Insituform Pacific Pty Ltd and is identified as the most advantageous, based upon both price and non-price criteria. The tendered rates submitted by Insituform Pacific Pty Ltd are considered reasonable.

The recommended tender amount is \$686,135.20 exclusive of GST.

14.8 RENAMING OF RAPHAEL PARADE - WEST STREET TO MORTIMER LANE, CASINO

Responsible Officer:

Andrew Hanna (Manager Development and Environment)

RECOMMENDATION

Recommended that Council:

1. As the Road Naming Authority, determine a preferred name to replace the western section of Raphael Parade from the list below.
 - Hughes Parade
 - Meares Parade
 - Samut Parade
2. Notify the residents with a property frontage to the western part of Raphael Parade of the proposed road name change.
3. Advertise the proposed changing of the road name in a local newspaper.
4. Formalise the final road name selection via a future report to Council.
5. Following formal adoption of the name by Council, process the renaming through the NSW Online Road Naming System (NORNS) portal.

191217/12 RESOLVED (Cr Humphrys/Cr Morrissey)

That Council:

1. As the Road Naming Authority, determined a preferred name to replace the western section of Raphael Parade as;
 - Meares Parade
2. Notify the residents with a property frontage to the western part of Raphael Parade of the proposed road name change.
3. Advertise the proposed changing of the road name in a local newspaper.
4. Formalise the final road name selection via a future report to Council.
5. Following formal adoption of the name by Council, process the renaming through the NSW Online Road Naming System (NORNS) portal.

FOR VOTE - All Council members voted unanimously

Executive Summary

Council received a Development Application (DA2017/0123) for a secondary dwelling on a Farley Street property, with the secondary dwelling fronting Raphael Parade. DA2017/0123 has been approved and the secondary dwelling has been constructed, the applicant has now contacted Council requesting a street number. Upon assessment for street numbering of the secondary dwelling, it was established that street numbering may be an issue in the future due to potential development along the Raphael Parade frontage.

Delivery Program Links

Connecting People and Places

PP1 Fresh and Vibrant Community

PP1.3 Provide clean, safe and accessible open spaces and recreational services to the community and visitors

Budget Implications

Nil.

Report

Currently, Raphael Parade is a discontinuous road with two sections of road (west and east). The western section of Raphael Parade commences at an intersection with West Street and continues for 395 metres across Centre Street to an intersection with Mortimer Lane. As per layout in *Figure 1* the eastern section of Raphael Parade commences at an intersection with Walker Street and continues for 225 metres to an intersection with Hickey Street.

Figure 1



The eastern section has been numbered for many years following the street numbering convention used in Casino of numbers from west to east. Unfortunately, the numbering did not commence at the most western section of Raphael Parade. There are currently 9 properties fronting Raphael Parade that have an existing street number on the eastern section. It is critical that any residence that accesses Raphael Parade has its own street number for emergency services to quickly locate a property. There is potential for other properties to be developed with similar secondary dwellings fronting Raphael Parade, thus requiring their own street number. Street numbers for the western section of Raphael Parade cannot be selected in a manner that is consistent with the numbering at the eastern end.

Two options were discussed, that being the renumbering of Raphael Parade and renaming of the western section of Raphael Parade. It was concluded that the later was more appropriate as renumbering would affect multiple properties with existing street numbers, renaming of the western section of Raphael Parade would only affect one existing residence (they do not currently use a street number, just an address as Raphael Parade).

It is proposed that the western section of Raphael Parade be renamed one of the following (names selected from a Council list prepared in 2010). Parade is

suggested as the street type to match Simpson Parade and Convent Parade, both being east west laneways.

- Hughes Parade (Named after Ronald Hughes, Overseer for 36 years)
- Meares Parade (Named after Thomas Meares, Oldest Citizen as of 2010)
- Samut Parade (Named after Austin Samut, longest serving Town Clerk)

Legal

Road naming is legislated under the Roads Act 1993. The Act empowers the Authority in charge of the road with the rights to name it. Local roads and streets fall under the jurisdiction of the local Council which administers the area.

When naming an un-named road or renaming a previously named road the authority in charge of the road shall follow the process outlined in the Roads Regulation 2008.

Policy

In conjunction with this process, which must be followed under the Roads Regulation 2008, Council also follows the process set out in the New South Wales (NSW) Road Naming Policy, which was formally adopted by the Geographic Names Board on 24 October 2013.

Consultation

In accordance with Clause 7 of the Roads Regulation 2008 and NSW Road Naming Policy, each new proposed road name must be advertised for a period of one (1) month in a local newspaper.

Council is required to:

- Publish a notice of its proposal in a local newspaper.
- Serve notice of its proposal on the prescribed authorities listed in Clause 7.1. via the Geographical Names Board NSW Online Road Naming System (NORNS) portal.
- Council consider submissions from the public and any authorities.
- The Council Meeting minute of the formal adoption of the name will be uploaded to the NORNS portal as supporting documentation of the formal name change.

Conclusion

Council, the Road Naming Authority, received a Development Application for a secondary dwelling fronting the West section of Raphael Parade. Street numbering of the development was difficult and it was established that street numbering of Raphael Parade may become an issue in the future due to potential development. It is proposed to rename the western section of Raphael Parade to extinguish the possible future issue of street numbering conflict. Preliminary assessment of the possible names has been carried out against

legislation and the initial assessment against the Geographical Naming Board Guidelines.

15 MATTERS FOR INFORMATION

RECOMMENDATION

Recommended that the following reports submitted for information be received and noted.

191217/13 RESOLVED (Cr Morrissey/Cr Lyons)

That the above recommendation be adopted.

FOR VOTE - All Council members voted unanimously

15.1 2016/2017 RICHMOND VALLEY COUNCIL FINANCIAL STATEMENTS

Responsible Officer:

Ryan Gaiter (Chief Financial Officer/Manager Mid-Richmond)

Report

Council has now concluded due process in the advertising of the Financial Statements for the year ended 30 June 2017.

At Council's 17 October 2017 Ordinary Meeting, the Financial Statements were presented to Council and a presentation was provided by the Audit Office of NSW. At the same meeting, Council set the date of Tuesday, 21 November 2017 as the date for the meeting to present the Financial Statements to the public and invite submissions. The submission period closed at 4:00 pm, Tuesday, 28 November 2017.

Council did not receive any submissions on the 2016/2017 Financial Statements.

Presentation of Council's Financial Statements to the public is the last step in complying with the legislative requirements regarding annual financial reporting. This process is now completed for the 2016/2017 financial year.

Delivery Program Links

Making Council Great

CS 2 Great Support

CS2.14 Provide efficient, effective and highly valued financial services to the organisation

15.2 LOAN REFINANCING INFORMATION – NOVEMBER 2017**Responsible Officer:**

Ryan Gaiter (Chief Financial Officer/Manager Mid-Richmond)

Report

At Council's Ordinary Meeting on 15 August 2017 a report on loan financing options was prepared for Council's consideration. This report explored options for Council to refinance some of its existing loans to benefit from market interest rates being much lower now than when the loans were originally financed.

At the meeting, it was resolved to allow staff to proceed with securing pricing and to allow the Mayor and General Manager to sign any relevant documents to move forward and refinance loans if the options were of a benefit to Council. Based on the quotes received, Council refinanced three existing loans on 17 November 2017. This will result in Council saving \$536,333.86 over the terms of the loans.

Council investigated refinancing five existing loans (the details of which are shown below): -

Loan No	Institution	Interest Rate	Amount Borrowed	Principal Remaining
323	CBA	6.44%	\$5,800,000.00	\$3,509,979.52
324	CBA	6.52%	\$6,800,000.00	\$4,293,276.75
326	NAB	7.51%	\$5,500,000.00	\$4,397,910.52
328	ANZ	7.76%	\$6,100,000.00	\$4,193,750.00
330	ANZ	7.95%	\$2,418,000.00	\$1,749,864.00
			\$26,618,000.00	\$18,144,780.79

The major banking institutions Commonwealth Bank of Australia (CBA), Australia and New Zealand Banking Group Limited (ANZ), National Australia Bank (NAB) and Westpac Banking Corporation (Westpac) were approached for pricing based on two options. The first option is Council paying break costs up front and refinancing the remaining principal. The second option is including the break costs into any refinanced loans. The break costs quoted were as follows:

Loan No	Institution	Interest Rate	Break Costs (Economic Cost)
323	CBA	6.44%	\$549,445.00
324	CBA	6.52%	\$758,569.00
326	NAB	7.51%	\$907,799.00
328	ANZ	7.76%	\$417,250.00
330	ANZ	7.95%	\$206,136.00
			\$2,839,199.00

Due to the substantial impact that paying \$2.8m in break costs would have on Council's 2017/18 budget, it was decided not to proceed with this option but to look at incorporating the break costs into any refinanced loans.

The rates provided by the major banking institutions for refinancing these loans were: -

Loan No	Institution	Current Interest Rate	Interest Rate (ANZ)	Interest Rate (CBA)	Interest Rate (NAB)	Interest Rate (Westpac)
323	CBA	6.44%	3.75%	4.11%	3.94%	4.50%
324	CBA	6.52%	3.83%	4.15%	3.96%	4.54%
326	NAB	7.51%	4.12%	4.47%	4.30%	4.54%
328	ANZ	7.76%	4.16%	4.47%	4.52%	4.54%
330	ANZ	7.95%	4.16%	4.47%	4.52%	4.54%

The indicated savings based on each loan was: -

ANZ

Loan No	Institution	Total Repayment (Existing Loan)	Total Repayment (Refinanced Loan)	Interest Saving/(Cost)
323	CBA	\$4,681,273.70	\$4,764,301.07	(\$83,027.37)
324	CBA	\$5,829,021.30	\$6,022,303.48	(\$193,282.18)
326	NAB	\$6,966,733.71	\$6,900,305.03	\$66,428.68
328	ANZ	\$6,443,798.45	\$6,106,272.20	\$337,526.25
330	ANZ	\$2,723,883.39	\$2,591,504.46	\$132,378.93
		\$26,644,710.55	\$26,384,686.24	\$260,024.31

CBA

Loan No	Institution	Total Repayment (Existing Loan)	Total Repayment (Refinanced Loan)	Interest Saving/(Cost)
323	CBA	\$4,681,273.70	\$4,893,513.20	(\$212,239.50)
324	CBA	\$5,829,021.30	\$6,161,729.99	(\$332,708.69)
326	NAB	\$6,966,733.71	\$7,141,346.78	(\$174,613.07)
328	ANZ	\$6,443,798.45	\$6,232,912.39	\$210,886.06
330	ANZ	\$2,723,883.39	\$2,645,076.24	\$78,807.15
		\$26,644,710.55	\$27,074,578.60	(\$429,868.05)

NAB

Loan No	Institution	Total Repayment (Existing Loan)	Total Repayment (Refinanced Loan)	Interest Saving/(Cost)
323	CBA	\$4,681,273.70	\$4,844,635.62	(\$163,361.92)
324	CBA	\$5,829,021.30	\$6,054,940.37	(\$225,919.07)
326	NAB	\$6,966,733.71	\$6,985,184.03	(\$18,450.32)
328	ANZ	\$6,443,798.45	*	
330	ANZ	\$2,723,883.39	\$8,989,861.26	\$177,820.58
		\$26,644,710.55	\$26,874,621.28	(\$229,910.73)

* NAB quoted ANZ Loans 328 and 330 together as one new refinanced loan.

Westpac

Loan No	Institution	Total Repayment (Existing Loan)	Total Repayment (Refinanced Loan)	Interest Saving/(Cost)
323	CBA	\$4,681,273.70	\$4,979,495.33	(\$298,221.63)
324	CBA	\$5,829,021.30	\$6,337,808.02	(\$508,786.72)
326	NAB	\$6,966,733.71	\$7,171,526.37	\$204,792.66)
328	ANZ	\$6,443,798.45	\$6,352,035.93	\$91,762.52
330	ANZ	\$2,723,883.39	\$2,695,597.48	\$28,285.91
		\$26,644,710.55	\$27,536,463.13	(\$891,752.58)

Based on the pricing received there were no options for refinancing the CBA loans that would result in a benefit to Council so these loans have not been refinanced. The best options for the existing NAB and ANZ loans (Loans 326, 328 and 330) were to refinance them with the ANZ resulting in total savings of \$536,333.86 over the course of the loan terms.

The table below shows the final outcome of refinancing loans 326,328 and 330 with ANZ.

Loan No	Institution	Total Repayment (Existing Loan)	Total Repayment (Refinanced Loan)	Interest Saving/(Cost)
326	NAB	\$6,966,733.71	\$6,900,305.03	\$66,428.68
328	ANZ	\$6,443,798.45	\$6,106,272.20	\$337,526.25
330	ANZ	\$2,723,883.39	\$2,591,504.46	\$132,378.93
		\$16,134,415.55	\$15,598,081.69	\$536,333.86

Delivery Program Links

Making Council Great

CS2 Great Support

CS 2.14 Provide efficient, effective and highly valued financial services to the organisation

Budget Implications

Interest savings will be incorporated into future budgeting processes.

15.3 GRANT APPLICATION INFORMATION – NOVEMBER 2017

Responsible Officer:

Ryan Gaiter (Chief Financial Officer/Manager Mid-Richmond)

Report

This report provides information on grant applications that have been approved, grants that have been received, grant applications that were unsuccessful and grant applications submitted for the month of November 2017.

One grant project was approved and Council received funding for six grants during the reporting period totalling \$1,640,551. Council wasn't notified as being unsuccessful with any grant applications and applied for three grants during November 2017. The details of these grants are provided below.

Grants that have been approved

Try a Trade Week and Women's Leadership Training	
Project ID	10250
Funding Body	NSW Department of Health – Women
Funding Name	Investing in Women Funding Program
Government Level	State
Project Value (exc GST)	\$24,726
Grant Funding (exc GST)	\$16,900
Council Funding (exc GST)	\$ 7,826
Date Application Submitted	24 May 2017
Date Approved	8 November 2017
Comment (if required)	N/A

Grants that have been received

Accessible Carousel for Crawford Square	
Project ID	10248
Funding Body	Department of Family and Community Services
Funding Name	Social Housing Community Improvement Fund 2017 - Round Three
Government Level	State
Project Value (exc GST)	\$49,259
Grant Amount (exc GST)	\$44,259
Council/Other (exc GST)	\$ 5,000
Date Application Submitted	10 May 2017
Comment (if required)	Funding has been awarded at the increased amount of \$44,259. This was previously reported as \$40,235
Date Approved/Received	\$44,259 received 22 November 2017
Total Funds Received To Date	\$44,259 (total funding received)

Flood Event of 12 March 2017 Restoration Works

Project ID	10256
Funding Body	Roads and Maritime Services
Funding Name	Natural Disaster Funding
Government Level	State
Project Value (exc GST)	\$1,695,148
Grant Funding (exc GST)	\$1,666,148
Council Funding (exc GST)	\$ 29,000
Date Application Submitted	Various
Date Received	\$246,000 received 29 November 2017
Total Funds Received To Date	\$1,057,000
Comment (if required)	\$1,553,118 in funding has been approved as at 30 November 2017 for Local Roads and \$113,030 for Crown Roads

Flood Event of 28 March 2017 Restoration Works

Project ID	10258
Funding Body	Roads and Maritime Services
Funding Name	Natural Disaster Funding
Government Level	State
Project Value (exc GST)	\$2,196,587
Grant Funding (exc GST)	\$2,167,587
Council Funding (exc GST)	\$ 29,000
Date Application Submitted	Various
Date Received	\$500,000 received 29 November 2017
Total Funds Received To Date	\$588,000
Comment (if required)	\$2,112,918 in funding has been approved as at 30 November 2017 for Local Roads and \$54,669 for Regional Roads

Financial Assistance Grant Scheme 2017/18

Project ID	N/A
Funding Body	N/A
Funding Name	NSW Local Government Grants Commission
Government Level	Federal
Project Value (exc GST)	\$4,790,987
Grant Funding (exc GST)	\$4,790,987
Council Funding (exc GST)	\$ 0
Date Application Submitted	N/A
Date Received	\$605,560 received 16 November 2017 (General Purpose Component \$411,487, Local Roads Component \$194,073)
Total Funds Received To Date	\$2,974,306
Comment (if required)	Approved August 2017

Roads to Recovery Program 2015-2019

Project ID	N/A
Funding Body	Department of Infrastructure and Regional Development
Funding Name	Roads to Recovery Program
Government Level	Federal
Project Value (exc GST)	\$6,420,841
Grant Amount (exc GST)	\$6,420,841
Council/Other (exc GST)	\$ 0
Date Application Submitted	N/A – annual allocation
Comment (if required)	4 th Instalment 2016/2017
Date Approved/Received	\$240,732.00 received 17 November 2017
Total Funds Received To Date	\$5,259,029.00

MR544 Regional Roads REPAIR Program – Bentley Road

Project ID	N/A
Funding Body	Roads and Maritime Services
Funding Name	Regional Roads REPAIR Program
Government Level	State
Project Value (exc GST)	\$320,608
Grant Funding (exc GST)	\$160,304
Council Funding (exc GST)	\$160,304
Date Application Submitted	Rolling program
Date Received	\$4,000 received 29 November 2017
Total Funds Received To Date	\$7,000
Comment (if required)	N/A

Grant Applications Submitted**2018 Youth Week**

Project ID	10276
Funding Body	Department of Family & Community Services
Funding Name	2018 NSW Youth Week Funding
Government Level	State
Project Value (exc GST)	\$2,850
Grant Funding (exc GST)	\$1,425
Council Funding (exc GST)	\$1,425
Date Application Submitted	27 November 2017
Comment (if required)	N/A

Casino Library Makerspace - Growing Inclusive Learning Communication Through Creating, Construction and Collaborating

Project ID	10277
Funding Body	State Library NSW
Funding Name	Public Library Infrastructure Grants 2017/18
Government Level	State
Project Value (exc GST)	\$45,133
Grant Funding (exc GST)	\$37,892
Council Funding (exc GST)	\$ 7,241
Date Application Submitted	10 November 2017
Comment (if required)	N/A

Kyogle Library Redesign

Project ID	10278
Funding Body	State Library NSW
Funding Name	Public Library Infrastructure Grants 2017/18
Government Level	State
Project Value (exc GST)	\$102,513
Grant Funding (exc GST)	\$ 99,673
Council Funding (exc GST)	\$ 2,840
Date Application Submitted	10 November 2017
Comment (if required)	N/A

Delivery Program Links

Making Council Great

CS2 Great Support

CS2.12 Examine all revenue and expenditure reduction opportunities within legislative powers

Budget Implications

All Council funding required regarding the grants in this report has been included in Council's budget.

15.4 NORTHERN RIVERS LIVESTOCK EXCHANGE BI-MONTHLY UPDATE

Responsible Officer:

Vaughan Macdonald (General Manager)

Report

At Council's Ordinary Meeting held on Tuesday, 17 May 2016 it was resolved Council *"receive a bi-monthly report on the NRLX upgrade and operational issues identified in the report"* which Council had considered at the same meeting.

The last update provided to Council was on 17 October 2017 and outlined the Phase 1 and 2 works completed to date.

Phase 3 work was completed on 6 December 2017 and handover of this section for drafting and selling occurred on 7 December 2017. Phase 3 work consisted of:

- finalisation of roof span and all associated lighting and electrical inclusions,
- construction of receival, drafting and selling pens,
- installation of concrete buyer's walkways and steel elevated auctioneer's walkways,
- installation of two, four-way semi-automatic drafts and associated control panels,
- soft floor finish throughout,
- ramp upgrades including safety matting and steps,
- upgraded agent's area,
- troughs and plumbing to all pens and full connection of stormwater infrastructure, and
- installation of dust suppression sprinklers.

As of 7 December 2017, Stage 1 upgrade is estimated to be 70% complete and the principal remains committed to a completion date of late February 2018.

Immediate works focus upon the demolition of the remaining selling pens on the western side of the NRLX. This is in preparation for the boring of piers for the roof columns that will see the full stage one roof completed. The steel and roof parts have been ordered and it is anticipated they will be delivered by 15 December 2017.

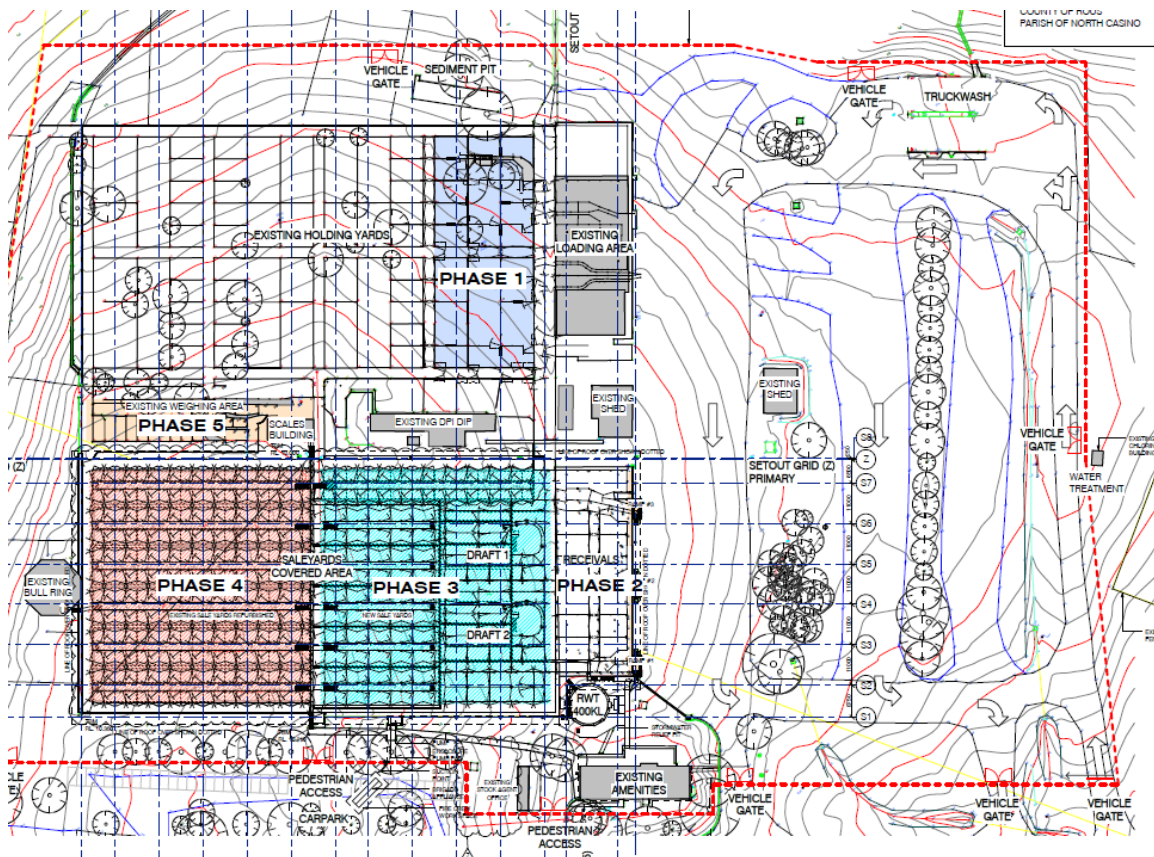
Another imminent milestone is the completion of the sites perimeter fence and the implementation of the sites surveillance cameras. The fence will be finished before Christmas and will result in access only being gained by those in

possession of an AVDATA key. This will provide Council with the required site access control and better understanding of what occurs on site outside of normal operational hours.

From a funding perspective, Council has achieved the first milestone as at 30 June 2017 and received \$700,000 from the Federal government. The second milestone report was submitted by the deadline on 30 September 2017 and was also successful in the amount of \$1,050,000.

Preparations have begun regarding the Stage 2 upgrade. Stakeholder sessions and design meetings have been held and the principal contractor has recently provided some draft concepts of the inclusions for Stage 2. These concepts will allow the preparation of the Development Application for Stage 2 to be lodged in the new year. It is intended the Stage 2 tender process will run alongside the required planning approval process.

Stage 1 – phasing plan (below)



Phase 3 – Stage 1 – open for sales (below)**Delivery Program Links**

Growing our Economy

EC2 Building on our Strengths

EC2.2 The Northern Rivers Livestock Exchange returns a profit to the community

15.5 CODE OF CONDUCT COMPLAINTS STATISTICS REPORT**Responsible Officer:**

Deborah McLean (Manager Governance and Risk)

Report

In accordance with Clause 12.1 and 12.2 of the Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW, the Complaints Coordinator is required to report complaints statistics to the Office of Local Government and to Council within three months of the end of September each year.

The General Manager has the authority to carry out the functions of the Disclosures Officer under the *Public Interest Disclosures Act 1993* and in accordance with Council's Internal Reporting Policy.

The Code of Conduct Complaints Statistics Report for the period 1 September 2016 to 31 August 2017 is included in this report for the information of Council.

Delivery Program Links

Making Council Great

CS1 Leading and Advocating for our Community

CS1.1 Improve decision making by engaging stakeholders and taking community input into account

Office of Local Government

Model Code of Conduct Complaints Statistics

Reporting Period: 1 September 2016 - 31 August 2017.

Date Due: 31 December 2017

To assist with the compilation of the Time Series Data Publication it would be appreciated if councils could return this survey by 30 November 2017.

Survey return email address: codeofconduct@olg.nsw.gov.au

Council Name:	Richmond Valley Council
----------------------	-------------------------

Contact Name:	Deborah McLean
Contact Phone:	266600300
Contact Position:	Manager Governance & Risk
Contact Email:	dmclean@rvc.nsw.gov.au

All responses to be numeric.

Where there is a zero value, please enter 0.

Enquiries: Performance Team
Office of Local Government
Phone: (02) 4428 4100
Enquiry email: olg@olg.nsw.gov.au

Model Code of Conduct Complaints Statistics Richmond Valley Council		
Number of Complaints		
1 a	The total number of complaints received in the period about councillors and the General Manager (GM) under the code of conduct	0
b	The total number of complaints finalised in the period about councillors and the GM under the code of conduct	0
Overview of Complaints and Cost		
2 a	The number of complaints finalised at the outset by alternative means by the GM or Mayor	0
b	The number of complaints referred to the Office of Local Government under a special complaints management arrangement	0
c	The number of code of conduct complaints referred to a conduct reviewer	0
d	The number of code of conduct complaints finalised at preliminary assessment by conduct reviewer	0
e	The number of code of conduct complaints referred back to GM or Mayor for resolution after preliminary assessment by conduct reviewer	0
f	The number of finalised code of conduct complaints investigated by a conduct reviewer	0
g	The number of finalised code of conduct complaints investigated by a conduct review committee	0
h	The number of finalised complaints investigated where there was found to be no breach	0
i	The number of finalised complaints investigated where there was found to be a breach	0
j	The number of complaints referred by the GM or Mayor to another agency or body such as the ICAC, the NSW Ombudsman, the Office or the Police	0
k	The number of complaints being investigated that are not yet finalised	0
l	The total cost of dealing with code of conduct complaints within the period made about councillors and the GM including staff costs	0

Preliminary Assessment Statistics	
3	The number of complaints determined by the conduct reviewer at the preliminary assessment stage by each of the following actions:
a	To take no action <input type="text" value="0"/>
b	To resolve the complaint by alternative and appropriate strategies <input type="text" value="0"/>
c	To refer the matter back to the GM or the Mayor, for resolution by alternative and appropriate strategies <input type="text" value="0"/>
d	To refer the matter to another agency or body such as the ICAC, the NSW Ombudsman, the Office or the Police <input type="text" value="0"/>
e	To investigate the matter <input type="text" value="0"/>
f	To recommend that the complaints coordinator convene a conduct review committee to investigate the matter <input type="text" value="0"/>
Investigation Statistics	
4	The number of investigated complaints resulting in a determination that there was no breach , in which the following recommendations were made:
a	That the council revise its policies or procedures <input type="text" value="0"/>
b	That a person or persons undertake training or other education <input type="text" value="0"/>
5	The number of investigated complaints resulting in a determination that there was a breach in which the following recommendations were made:
a	That the council revise any of its policies or procedures <input type="text" value="0"/>
b	That the subject person undertake any training or other education relevant to the conduct giving rise to the breach <input type="text" value="0"/>
c	That the subject person be counselled for their conduct <input type="text" value="0"/>
d	That the subject person apologise to any person or organisation affected by the breach <input type="text" value="0"/>
e	That findings of inappropriate conduct be made public <input type="text" value="0"/>
f	In the case of a breach by the GM, that action be taken under the GM's contract for the breach <input type="text" value="0"/>
g	In the case of a breach by a councillor, that the councillor be formally censured for the breach under section 440G of the Local Government Act 1993 <input type="text" value="0"/>
h	In the case of a breach by a councillor, that the matter be referred to the Office for further action <input type="text" value="0"/>
6	Matter referred or resolved after commencement of an investigation under clause 8.20 of the Procedures <input type="text" value="0"/>

Categories of misconduct	
7 The number of investigated complaints resulting in a determination that there was a breach with respect to each of the following categories of conduct:	
a General conduct (Part 3)	0
b Conflict of interest (Part 4)	0
c Personal benefit (Part 5)	0
d Relationship between council officials (Part 6)	0
e Access to information and resources (Part 7)	0
Outcome of determinations	
8 The number of investigated complaints resulting in a determination that there was a breach in which the council failed to adopt the conduct reviewers recommendation	0
9 The number of investigated complaints resulting in a determination that there was a breach in which the council's decision was overturned following a review by the Office	0

15.6 DEVELOPMENT APPLICATIONS DETERMINED UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT FOR THE PERIOD 1 NOVEMBER 2017 TO 30 NOVEMBER 2017**Responsible Officer:**Andrew Hanna (Manager Development and Environment)

Report

This report provides a summary of development activity on a monthly basis. All Development Applications determined in the month are outlined in this report, including Section 96 approvals, applications that are refused and withdrawn, and applications with no development value such as subdivisions.

Council receives a weekly summary of the status of applications (including all received). Council notifies all determinations of Development Applications in the local newspaper pursuant to Clause 101 of the Environmental Planning and Assessment Act 1979 (as amended) on a monthly basis.

The total number of Development Applications and Complying Development Applications determined within the Local Government area for the period 1 November 2017 to 30 November 2017 was 23, with a total value of \$2,298,319.00.

Two Development Applications submitted in November contribute the highest monetary value; an eight unit development proposed in Park Street Evans Head valued at \$2.8 million, and a proposed multi-dwelling housing development in Seamist Lane Evans Head valued at \$1.5 million.

Council received two withdrawals for the month of November consisting of a carport in a residential area unable to meet the DCP requirements due to it being forward of the building line setback, and an application for building pads whereby it was agreed the proposed earthworks should be assessed as part of a future proposed dual occupancy.

In order to provide a better understanding of the value of Development Consents issued by Council over a 12-month period, a graph is set out below detailing this information.

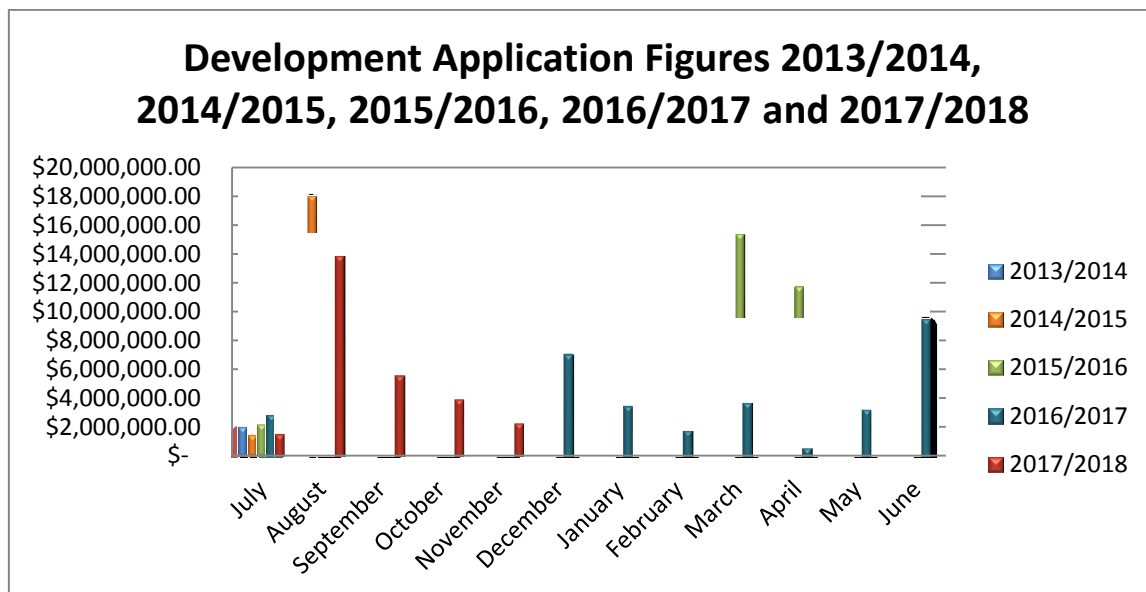


Figure 1: Monthly dollar value of development processed by Council over five financial years.

Figure 2 graph provides the annual value of Development Consents issued by Council over six financial years and Figure 3 graph provides a detailed review of the value for the reporting month of November 2017.

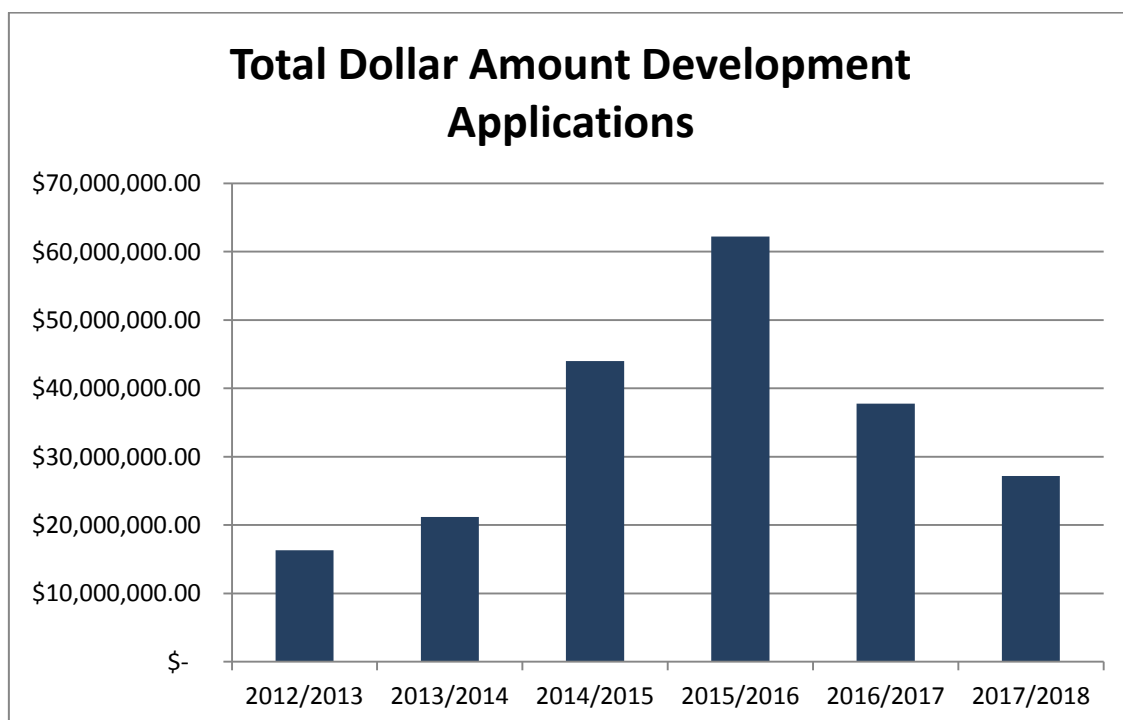


Figure 2: Annual Value of Development.

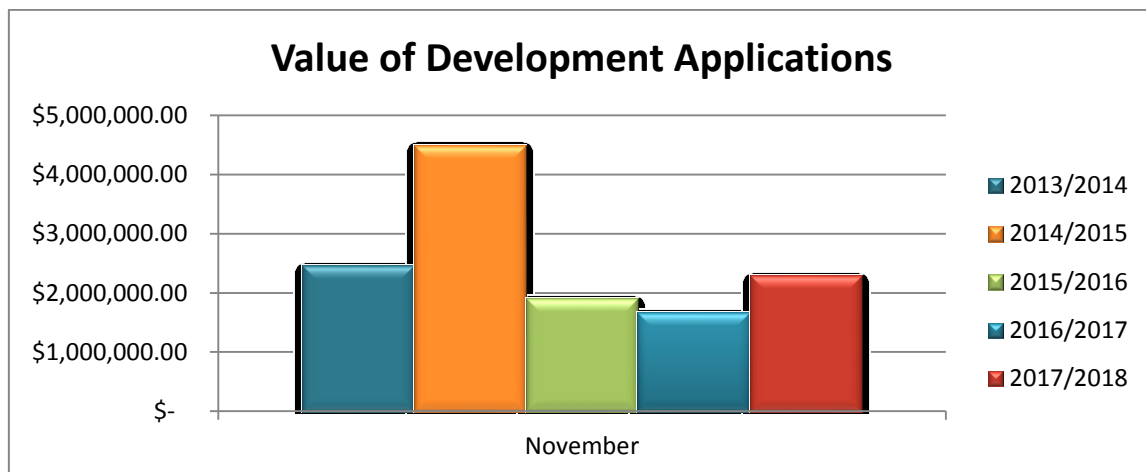


Figure 3: Value of Development Applications for the month of November.

Number of Development Applications

The number of applications received by Council does not necessarily reflect the value of development as single large developments can be equivalent in value to a large number of more standard type developments such as sheds, dwellings and small commercial developments.

Figures 4 and 5 below details the number of applications determined by Council which, as stated above, is not necessarily reflective of the value of development.

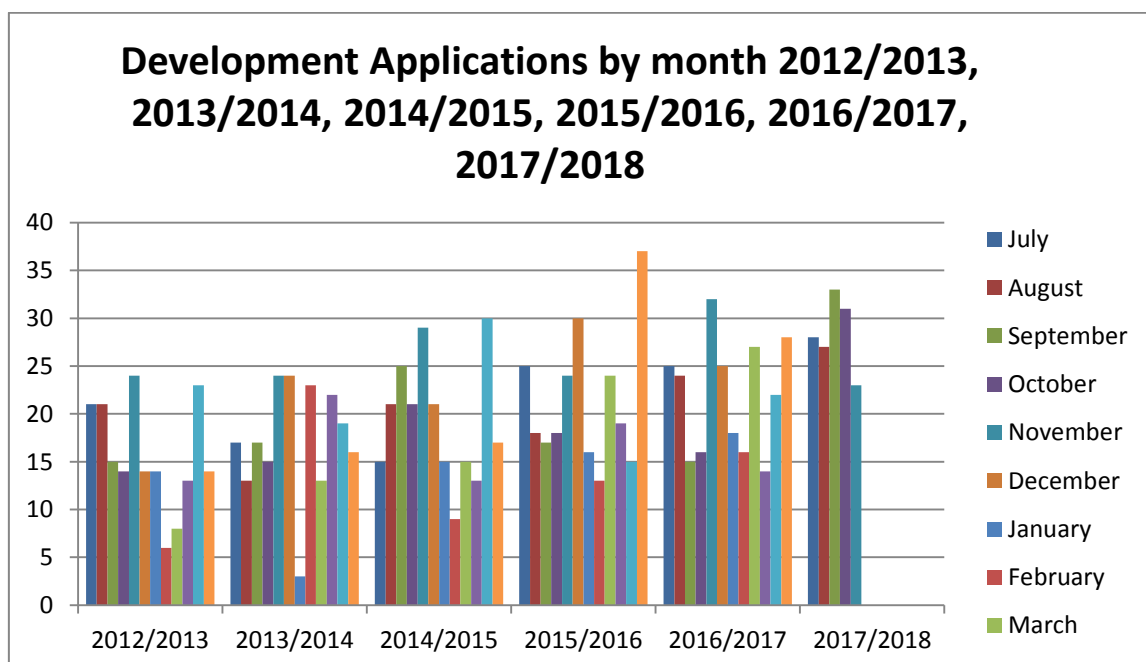


Figure 4: Number of Development Applications per month over six financial years.

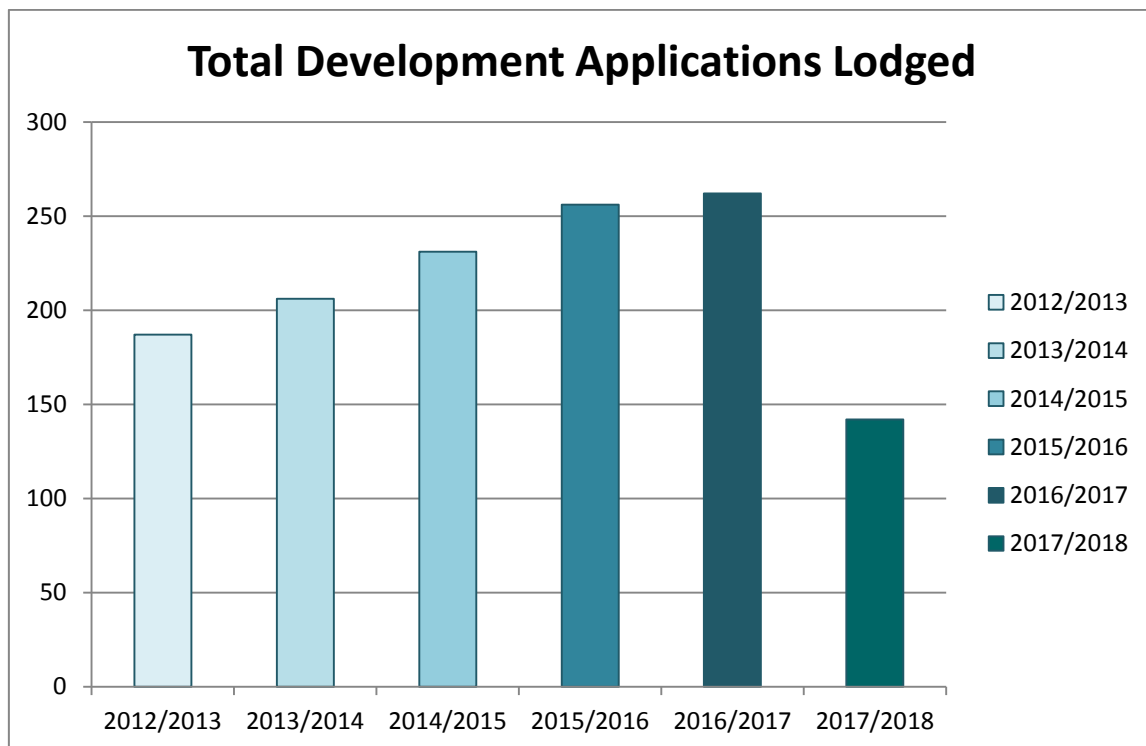


Figure 5: Number of development applications per year over six financial years.

Activity for the month of November.

General Approvals (excluding Subdivisions, Section 96s)	17
Section 96 amendments to original consent	6
Subdivision	0
Refused	0
Withdrawn	2
Complying Development (Private Certifier Approved)	0
TOTAL	25

Delivery Program Links

Growing our Economy

EC1 Driving Economic Growth

EC1.6 Improved customer satisfaction with the DA process

Summary of Development Applications determined under the Environmental Planning and Assessment Act for the period 1 November 2017 to 30 November 2017							
Application ID	Applicant	Owners	Location	Parcel Description	Development	Determination Date	Estimated Cost
DA2017/0146	Catalyst ONE Pty Ltd	Richmond Valley Council	Woodburn Oval - Wagner Street, Woodburn	Lot 1 Sec 28 DP 759110	Installation of Telecommunications Facility (25 metre monopole, antennas, radio communications dish, equipment shelter, elevated platform, bollards & ancillary equipment)	23/11/2017	\$ 200,000.00
DA2016/0001.01	Newton Denny Chapelle	Casino Returned Servicemen's Memorial (RSM) Club Ltd	162 Canterbury Street, Casino	Lot 1 DP 1121931	Section 96 Modification Construction of Shade Structure over Existing Bowling Greens and Car park	9/11/2017	\$ -
DA2018/0050	Dixon Homes Queensland	Mr N J Bryant	12 Durack Circuit, Casino	Lot 105 DP 1154324	Single Storey Dwelling	21/11/2017	\$ 193,799.00
DA2018/0052	DA Stringer	D A Stringer SK Vandell	10 Tatham Ellangowan Road, Tatham	Lot 202 DP 815264	Part Change of Use to a Function Centre and Alterations/Additions to a Heritage Item (Former Tatham Catholic Church) including replacement and extension of existing decks; new symmetrical staircase; access lift; fire upgrade works; cladding of existing shipping container; additional on-site shipping container (for use as a commercial kitchen); visitor toilet facilities; landscaping; carparking and associated works.	28/11/2017	\$ 250,000.00
DA2018/0055	EA James WJ James	EA James WJ James	35 Brahman Way, North Casino	Lot 20 DP 710393	Shed Extension	14/11/2017	\$ 19,000.00
DA2018/0083	Vincent Joseph newby	AK Newby VJ Newby	9 Nandabah Street, Rappville	Lot 1 DP 327895	Shed	2/11/2017	\$ 33,021.00
DA2018/0084	KP Dawson	KP Dawson	909 Coraki Ellangowan Road, West Coraki	Lot 1 DP 1192741	Dwelling with Detached Garage	2/11/2017	\$ 365,000.00
DA2018/0085	D Turpin	L Blok L Blok	655 Gores Road, Spring Grove	Lot 1 DP 122802	Detached Dwelling Extension	9/11/2017	\$ 103,000.00
DA2018/0086	BN Carter	BN Carter	11665 Summerland Way, Fairy Hill	Lot 1 DP 607751	Farm Shed	6/11/2017	\$ 28,660.00
DA2018/0087	S Jose	S Jose	141 Canterbury Street, Casino	Lot 2 DP 331732	New Deck, Steps, Landing & Demolition of Existing Deck	28/11/2017	\$ 27,000.00
DA2018/0088	D Holland R Holland	JA Shields RS Shields	330 Brookers Road, Shannon Brook	Lot 20 DP 1219200	Manufactured Home	13/11/2017	\$ 200,000.00
DA2018/0089	DCG Garrett S Garrett	DCG Garrett S Garrett	4 River Street, Broadwater	Lot 3 DP 842106	Deck	9/11/2017	\$ 30,000.00
DA2018/0090	LM Northfield	LM Northfield	44 Ivory Circuit, Casino	Lot 15 DP 1201423	Dwelling	24/11/2017	\$ 270,000.00
DA2018/0092	St Mary's Catholic College	Roman Catholic Church for the Diocese of Lismore	122 Canterbury Street, Casino	Lot 4 Sec 9 DP 758236 Lot 1 DP 1152394	Covered Outdoor Learning Area	16/11/2017	\$ 66,100.00
DA2018/0093	RK Hamilton V Wallace	RK Hamilton V Wallace	13 Marigold Drive, Fairy Hill	Lot 2 DP 1083470	Shed and Variation to Development Control Plan 2015.	21/11/2017	\$ 12,739.00
DA2017/0217.01	AD Crabtree SR Crabtree	AD Crabtree SR Crabtree	2929 Old Tenterfield Road, Busbys Flat	Lot 10 DP 1101794	Section 96 Modification Dwelling	2/11/2017	\$ -

Summary of Development Applications determined under the Environmental Planning and Assessment Act for the period 1 November 2017 to 30 November 2017							
Application ID	Applicant	Owners	Location	Parcel Description	Development	Determination Date	Estimated Cost
DA2017/0225.01	Hayes Building Consultancy	RS Davies LV Jones	8 Poplar Lane, Evans Head	Lot A DP 345908	Section 96 Modification Secondary Dwelling and Attached Garage	28/11/2017	\$ 30,000.00
DA2016/0165.01	C Pyke-Nott	Cambree Pty Limited	108 Johnston Street, Casino	Lot 25 DP 248990	Section 96 Modification Conversion of Existing Dwelling to Childcare Centre & Alterations to Existing Childcare Centre (Johnston Street) and Associated Works	30/11/2017	\$ -
DA2018/0099	U Brims R Brims	U Brims R Brims	Summerland Way, Casino	Lot 187 DP 755627	New Single Dwelling	28/11/2017	\$ 250,000.00
DA2017/0193.02	Coral Homes Pty Ltd	MM Casey RL Organ	25 Ironbark Place, Naughtons Gap	Lot 5 DP 1176405	Section 96 Modification Dwelling and Variation to Development Control Plan 2015	17/11/2017	\$ -
DA2018/0100	PA MacMahon	Mr P A MacMahon	35A Hickey Street, Casino	Lot 8 DP 397674	Dwelling Extensions and Attached Garage	30/11/2017	\$ 175,000.00
DA2018/0101	BA Harley	Taradab Pty Limited	30 Marigold Drive, Fairy Hill	Lot 12 DP 1083470	Shed	30/11/2017	\$ 45,000.00
DA2018/0083.01	V J Newby	AK Newby VJ Newby	3 Nandabah Street, Rappville	Lot 1 DP 327895	Section 96 Modification Shed	28/11/2017	\$ -

15.7 CORRESPONDENCE SUBMITTED TO DECEMBER 2017 ORDINARY MEETING

Council receives a range of correspondence that Councillors need to be aware of; accordingly, the following correspondence is submitted for information.

Byron Shire Council – the Mayor of Byron Shire Council is seeking Council's support for a trial of a Tourism Accommodation Levy (Bed Tax).



Mayor's office

P: 02 6626 7181

M: 0427 076 834

E: simon.richardson@cr.byron.nsw.gov.au

Facebook: Councillor Simon Richardson

Twitter: @mayor_richo

www.mayorsimonrichardson.com

BSC File No: E2017/109566

29 November 2017

Dear General Manager, Mayor and Councillors

Seeking support for a trial of a Tourism Accommodation Levy (Bed Tax)

Council is writing to seek your support for the State Government to establish an expression of interest process seeking submissions from Local Government Areas to act as trial locations for the implementation and management of a trial tourism accommodation levy (bed tax).

Though grateful for the jobs and economic opportunities that tourism provides; for a Shire with only 32,000 residents and just 15,000 ratepayers, Council and our community are straining under the enormous weight of an extra 2.1 million extra people a year (and greater growth expected to come).

There is a need to explore revenue raising options not currently available to us; as what is currently on the table is insufficient for our needs and fails our community. We need to explore and implement processes to raise revenue that go beyond simply requesting locals pay more. The recent special rate variation ensured locals were required to pay more for our infrastructure improvements and this is fair to a point. The problem with raising the funds through special rate variations though, is once more our base community is funding all of the infrastructure upgrade and renewal. Council had no alternative but to seek revenue from locals, now, we need to obtain more financial support from the visitors who use our infrastructure to assist the community to work on Council's infrastructure back-log of \$40M.

A tourism accommodation levy (bed tax) has been used around the world for decades as a way to raise revenue from visitors in order to fund the infrastructure impacts by visitation. This tax/levy has had minimal negative impact on visitation numbers and/or expenditure.

We would welcome the opportunity to trial the implementation of a tourism accommodation levy in Byron Shire to assist in alleviating the stress placed on our local communities and infrastructure and seek your support.

I look forward to your response.

Kind regards

Simon Richardson
MAYOR



TRADITIONAL HOME OF
THE BUNDJALUNG PEOPLE

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www.byron.nsw.gov.au ABN: 14 472 131 473
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16 QUESTIONS ON NOTICE

Nil.

17 QUESTIONS FOR NEXT MEETING (IN WRITING)

Nil.

18 MATTERS REFERRED TO CLOSED COUNCIL

Nil.

19 RESOLUTIONS OF CLOSED COUNCIL

Nil.

The Meeting closed at 5.58 pm.

CONFIRMED – 20 February 2018

CHAIRMAN
