

Meeting commenced at 2.00pm.

BUSINESS:

- 1) Apologies
- 2) a. Confirmation of Minutes of the Meeting held 21st June, 2018.
b. Matters arising out of Minutes. (Not elsewhere reported)
- 3) Mayoral Minute
- 4) Correspondence
 - a. Agenda A (Information Only)
 - b. Agenda B
- 5) General Manager's Report
 - 5.1 General Manager's Report
 - 5.2 Executive Manager, Corporate & Community Services' Report
 - 5.3 Executive Manager, Engineering & Technical Services' Report
 - 5.4 Executive Manager, Development & Environmental Services' Report
- 6) Reports: Delegates/Mayor/Councillors

PRESENT: Clrs John Seymour, David McCann, Jeremy Crocker, Steven Jones, Colin McKinnon, Kathy Maslin, Kerrilee Logan and Bruce Hutcheon.

STAFF: Tony Donoghue, General Manager;
Courtney Armstrong, Executive Manager, Corporate & Community Services;
Tony Kelly, Executive Manager, Engineering & Technical Services;
Colby Farmer, Executive Manager, Development & Environmental Services;
Samantha Jennings, Finance Manager.

APOLOGY: Clr Alan White.

1) APOLOGY:

RESOLVED on the motion of Clr Maslin and seconded by Clr McKinnon that the apology of Clr White be accepted. 133/07/2018

2a) CONFIRMATION OF MINUTES OF THE MEETING HELD 19th JULY, 2018.

RESOLVED on the motion of Cllr McCann and seconded by Cllr Jones that the Minutes of the Meeting held 19th July, 2018 as circulated be confirmed and adopted. 134/07/2018

2b) MATTERS ARISING OUT OF THE MINUTES

There were no matters arising out of the Minutes.

3) MAYORAL MINUTE

I would like to advise that in accordance with the requirements for an Annual Review of the General Manager's Contract, the Performance Review Committee will be formally conducting a Review of the General Manager's Contract. This meeting to conduct the Review has been set down for the 13th August, 2018.

Should any of the Councillors wish to raise matters in regard to the General Manager's performance, I invite you to submit these matters to members of the Committee prior to this date for consideration.

I remind the Councillors that the 5 Year Contract for this position, commenced last year in October 2017.

RESOLVED that the Mayoral Minute be noted. 135/07/2018

4) CORRESPONDENCE

AGENDA A (FOR INFORMATION ONLY)

1a) INFORMATION PAPERS

→ The following papers have been **distributed** with Council's supplementary material as being matters of information/interest to Councillors. If Councillors desire any further information on the matters distributed then that can be raised with the General Manager. Attachment No. 1

- 1) Minutes of the Advance Ardlethan Committee Meeting held 2nd July, 2018.
- 2) Agenda for the REROC Meeting held 28th June, 2018 and Minutes of the Meeting held 12th April, 2018.

2a) ACTIVITY REPORTS

- 1) Operating Statistics of the Coolamon Shire Library for June 2018.
- 2) Community Development Officer's Report for June 2018.

General Manager's Note

- The above reports are operating reports only for use by Senior Staff. They are submitted to Council as part of Agenda A for information only. **Attachment No. 2**

AGENDA B

1b) LOCAL GOVERNMENT NSW – RIVERINA MURRAY SUMMITT (L.07-01, SC277)

Correspondence has been received from Local Government NSW thanking Council for attending the Riverina Murray Summit held in Leeton on Thursday, 10th May, 2018. The summit provided a valuable opportunity to meet personally with Cr Linda Scott, President of Local Government NSW, board members and senior staff; and raise issues concerning Council and the community.

General Manager's Note

- A copy of the correspondence has been attached to Councillor's information papers. **Attachment No. 3**

2b) KEVIN ANDERSON MP, PARLIAMENTARY SECRETARY (R.09-05, SC339)

Forwarding a response on behalf of the Minister for Roads, Maritime and Freight regarding Council's concerns about oversized vehicle permits.

General Manager's Note

- A copy of Council's letter and the reply has been attached to Councillor's information papers. **Attachment No. 4**

RESOLVED on the motion of Clr Maslin and seconded by Clr Hutcheon that the correspondence listed in Agenda A and Agenda B be received. **136/07/2018**

5) GENERAL MANAGER'S REPORT

5.1 GENERAL MANAGER REPORTS

GM1) STATE EMERGENCY SERVICE (SES) (E.03-01, SC163)

→ Council has received correspondence back from the Local Member for Cootamundra, Steph Cooke, explaining that the Minister for Emergency Services has looked into the issue raised by Coolamon in its letter sent 8th May, 2018.

Attachment No. 5

In addition, Coolamon Shire Council's General Manager has also met with Colin Malone, the current Regional Controller for the Murrumbidgee and Lachlan Regions. During this meeting we discussed the issues around the Coolamon Shire SES Branch and the incidents that lead to the resignation of several long serving members. Mr Malone acknowledged that it was in their interest to have a strong and appropriately manned SES Branch in the Coolamon Shire and would like to work with Coolamon Shire Council towards ensuring that this can be achieved. Mr Malone made the following points:

- The NSW SES is committed to community partnership to ensure a strong group of volunteers.
- The NSW SES is changing the culture of our volunteering to recognise and embrace greater flexibility, thus enabling them to work more closely with communities. This will provide for greater opportunity for community members to choose a type of membership that suits their capability and capacity as volunteers.
- The NSW SES is investing significant resources into simplifying and improving our training systems and processes such that we can reduce the impost of time and effort on volunteers while still maintaining essential levels of skill, safety and competence.

These discussions were quite open and frank and Mr Malone advised that he would be looking forward to working with Council to build a collaborative approach in the Coolamon Community that sees all parts of the community work together in times of need.

Recommendation

That the report be noted.

RESOLVED on the motion of Clr Maslin and seconded by Clr Crocker that the report be noted. 137/07/2018

GM2) ARDLETHAN SEWERAGE (S.03-02, SC361)

Council Staff and the Ardlethan Sewer Project Engineer attended a Public Information Session in Ardlethan on Thursday, 5th July, 2018 between 2.00pm and 5.30pm.

In attendance were Tony Kelly, Colby Farmer, Alex Fenwick and Tony Donoghue. Maps were set up on tables around the room and staff were on hand to provide information on a one to one basis in an informal manner to allow free and open discussion on specific issues that each individual had.

Issues raised by members of the community revolved around the financial implications, physical connection points, septic tank disposal and timeframes associated with the roll out of the programme. It is estimated that approximately 200-250 people attended the event across the day with the majority of people accepting that the provision of sewer to the township of Ardlethan was a positive thing.

→ There were some queries raised about when this project was decided and by whom. I have attached a timeline of events for your information setting this out.

Attachment No. 6

Recommendation

For Council information.

RESOLVED on the motion of Clr McCann and seconded by Clr Hutcheon that the report be noted. 138/07/2018

GM3) PROJECT REPORT - OUR SHIRE, OUR STORIES: A CELEBRATION OF HISTORY IN THE COOLAMON SHIRE (G.03-01, SC201)

Coolamon Shire Council have been successful in their application for \$42,900 to conduct an oral history project across the Shire.

Our Shire, Our Stories is a celebration of the heritage, history and the people of the Coolamon Shire. The project aims to unveil the places, experiences and stories that shape our community, and present them in an innovative and engaging way.

Project Objectives

- Collect the stories and experiences of residents of the Coolamon Shire
- Preserve and celebrate the history and heritage of the Coolamon Shire

- Work with volunteers to promote community ownership of the project
- Work in consultation with the community through the duration of the project
- Present the oral history project in an engaging and unique way
- Produce a usable Class room education resource
- Promote State Heritage listed Up-to-Date Store

This project will allow community members to:

- Obtain skills and knowledge
- Increase sense of belonging and pride in their community
- Increase social cohesion
- Promote the Up-to-Date Store Cultural and Learning Precinct

This project will allow Coolamon Shire Council to:

- Increase the database of local history and heritage
- Celebrate the residents of the shire and the stories that shape the towns and villages in which we work
- Solidify our commitment to the preservation of local history and heritage
- Attract visitors to the Coolamon Shire
- Create networks of community members who are able to participate in future projects of this nature
- Work together with section 355 committees to strengthen our relationship with the towns and villages
- Continue to work in conjunction with local schools

Scope of Works

At its core this project is the recording and preserving of oral history. Community volunteers will conduct interviews. Interviewees will be identified via a comprehensive community consultation process. The recorded stories will then be presented to the public in an exciting and innovative way, followed by an exhibition period and traveling road show.

The process of collecting the oral histories will include volunteer interviewers, who will be provided with training and community consultation with various committees and groups to elect the interviewees.

The project will be presented via six vintage radios, representing the six towns and villages that make up the Coolamon Shire. Alongside these radios will be a reproduction of the "Coolamon and Ganmain Farmers Review" the original newspaper published in the shire.

The project will also include a comprehensive educational resource, including the transcribed and full audio files, interactive questionnaires and research tasks that will be written in conjunction with Coolamon Central School to ensure its usability in a classroom context.

The project will be celebrated by a launch event, an exhibition period and a traveling shire-wide roadshow.

The project will take place in various stages as follows:

- 1) Enlisting the services of Audiocraft Agency whose role will include the training of interviewers, editing sound files and transcription.
- 2) Call for an expression of interest from volunteer interviewers.
- 3) Enlisting the services of Soundfits, audio engineers. Who will purchase and renovate six vintage radios to become essentially MP3 players, from which edited versions of the stories will be played.
- 4) Enlisting the services of Embarketing graphic design, who will recreate the original newspaper from the Coolamon Shire "The Coolamon Ganmain Farmers Review" to be used to present written.
- 5) Community consultation. Section 355 committees to assist with identifying potential interviewees from each of the respective towns and villages within the Shire.
- 6) Interviewer training – to be conducted on site in Coolamon, by Historian and audio producer Catherine Freyne.
- 7) Conducting interviews, to take place in the field.
- 8) Reviewing, Editing, transcription.
- 9) Production of educational resource in conjunction with Coolamon Central School.
- 10) Public launch event at state heritage listed site The Up-to-Date Store.
- 11) Roadshow of traveling exhibition to each of the 6 towns and villages in the Coolamon Shire.
- 12) Radios return to Up-to-Date Store for permanent display.

Recommendation

For Council information.

RESOLVED on the motion of Clr Maslin and seconded by Clr McCann that the report be noted. 139/07/2018

GM4) RIVERINA REGIONAL LIBRARY – DEED OF AGREEMENT (L.03-03, SC269; LD60, LF95)

Riverina Regional Library have forwarded to Council the Deed of Agreement between the Council of the City of Wagga Wagga and all other participating Councils for the provision of Library and Information Services for the period 2018-2022 for signing under the Seal of Council.

Recommendation

✂ That the Seal of Council be affixed to the Riverina Regional Library Deed of Agreement between the Council of the City of Wagga Wagga and all other participating Councils for the provision of Library and Information Services for the period 2018-2022.

RESOLVED on the motion of Clr Hutcheon and seconded by Clr McKinnon that the Seal of Council be affixed to the Riverina Regional Library Deed of Agreement between the Council of the City of Wagga Wagga and all other participating Councils for the provision of Library and Information Services for the period 2018-2022. 140/07/2018

GM5) ALLAWAH LODGE (A.05-02, SC7)

Council has been considering opportunities associated with the Allawah Lodge Aged Care Facility to ensure that it meets the current and future needs of our communities.

In order to progress this position, Council has been investigating options to undertake a two stage process whereby:

- 1) Initial work to undertake improvements that increase communal areas and fence the site.
- 2) Future bed numbers that will see an expansion of the facility.

The new Round of Aged Care grants have been opened and they include a two step process whereby bed allocations are approved and secondly, capital grants for infrastructure are available.

- In order for Council to proceed with this process, we have developed some preliminary plans. Copy attached. Attachment No. 7.1

The proposed upgrades will require significant time and investment by Council. This will not occur overnight, with negotiations, planning and advocacy associated with the grant funding process to continue.

Whilst we do not have our final plans locked in, it is felt that if we continue to procrastinate we will not achieve anything.

The structure of funding is such that Council can apply for bed numbers first and secure these, whilst also pursuing the capital grants.

- A Strategic proposal was provided to the Minister for Aged Care, the Hon Ken Wyatt AM MP, when REROC met with him in Canberra. See attached. Attachment No. 7.2

In order to put in any applications for funding, the Seal of Council is required.

The current funding round is open until 8th August, 2018, therefore Council has approximately 3 weeks from the date of this meeting to make their submissions.

This has been a long term objective of Council and it is thought appropriate that Council submit applications in this Round.

Recommendation

That the Seal of Council be affixed to any application associated with improvements to the Allawah Lodge Aged Care Facility.

RESOLVED on the motion of Clr McCann and seconded by Clr Hutcheon that the Seal of Council be affixed to any application associated with improvements to the Allawah Lodge Aged Care Facility. 141/07/2018

5.2) EXECUTIVE MANAGER, CORPORATE & COMMUNITY SERVICES' REPORTS

CS1) FINANCE REPORT TO 30TH JUNE 2018

RESOLVED on the motion of Clr McCann and seconded by Clr Maslin that the report be noted. 142/07/2018

DATE INVESTED	INSTITUTION	RATING	INVESTMENT TYPE	AMOUNT INVESTED	TERMS (days)	RATE	MATURITY DATE
1/03/2018	NAB	A1+/AA-	Term Deposit	\$ 1,000,000	182	2.50%	30/08/2018
9/09/2017	Beyond Bank	A2/BBB	Term Deposit	\$ 1,000,000	365	2.70%	9/09/2018
14/09/2017	Beyond Bank	A2/BBB	Term Deposit	\$ 1,000,000	365	2.70%	14/09/2018
25/06/2018	Bankwest	A2/BBB	Term Deposit	\$ 1,000,000	91	2.80%	24/09/2018
23/09/2017	Beyond Bank	A2/BBB	Term Deposit	\$ 1,000,000	365	2.50%	23/09/2018
24/10/2017	NAB	A1+/AA-	Term Deposit	\$ 1,000,000	365	2.50%	24/10/2018
2/05/2018	Beyond Bank	A2/BBB	Term Deposit	\$ 1,000,000	184	2.60%	2/11/2018
10/11/2017	Beyond Bank	A2/BBB	Term Deposit	\$ 2,000,000	365	2.70%	10/11/2018
21/12/2017	Beyond Bank	A2/BBB	Term Deposit	\$ 1,700,000	365	2.75%	21/12/2018
19/06/2018	AMP	A1/A	Term Deposit	\$ 1,000,000	216	2.85%	21/01/2019
26/06/2018	AMP	A1/A	Term Deposit	\$ 500,000	210	2.85%	22/01/2019
8/05/2018	AMP	A1/A	Term Deposit	\$ 1,000,000	272	2.75%	4/02/2019
9/05/2018	Bankwest	A2/BBB	Term Deposit	\$ 1,000,000	271	2.70%	4/02/2019
15/06/2018	AMP	A1/A	Term Deposit	\$ 2,000,000	245	2.80%	15/02/2019
TOTAL INVESTED				\$ 16,200,000			

I hereby certify that the above investments have been made in accordance with Section 625 of the *Local Government Act 1993*, clause 212 of the *Local Government (General) Regulation 2005* and Council's Investment Policies.



(Samantha Jennings, Finance Manager)

RESTRICTED CASH, CASH EQUIVALENTS & INVESTMENTS

EXTERNAL RESTRICTIONS AS AT 30TH JUNE, 2017

Allawah Lodge - Accommodation Bonds/Payments	\$ 3,706,673.19
Allawah Village - Loan-Licence	\$ 2,977,399.15
Section 94 Contributions	\$ -
Specific Purpose Unexpended Grants & Contributions & Other Funding	\$ 305,461.01
Sewerage Fund	\$ 1,879,720.20
Waste Management	\$ 944,034.25
	<u>\$ 9,813,287.80</u>

INTERNAL RESTRICTIONS AT 30TH JUNE, 2017

Asset/Plant Replacement	\$ 1,000,000.00
Employees Leave Entitlements	\$ 970,000.00
Deferred Works	\$ 739,000.00
Ardlethan Preschool	\$ 17,791.45
Asset Management (inc. unrestricted cash)	\$ 1,110,298.78
Allawah Lodge Asset Mgt Reserve	\$ 602,759.22
Allawah Village Asset Mgt Reserve	\$ 260,407.31
CECC Asset Mgt Reserve	\$ 203,907.81
Financial Assistance Grant	\$ 1,683,001.00
Swimming Pools	\$ -
Rehabilitation of Gravel Pits	\$ 152,000.00
	<u>\$ 6,739,165.57</u>
	<u>\$ 16,552,453.37</u>

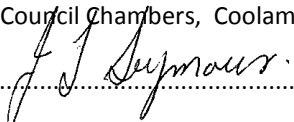
MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE SHIRE OF COOLAMON
HELD IN THE COUNCIL CHAMBERS, COOLAMON ON THE 19TH JULY, 2018.

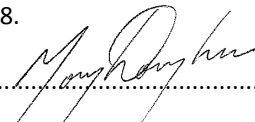
COOLAMON SHIRE COUNCIL
INCOME STATEMENT

for the period 1st July 2017 to 30th June 2018

	JUNE 2018	MAY 2018	APRIL 2018	2017/2018 BUDGET	2016/2017 ACTUAL
Income from continuing operations					
Revenue:					
Rates & annual charges	3,418,398.58	3,419,138.44	3,420,270.52	3,410,000.00	3,342,541.82
User charges & fees	3,484,597.04	3,209,893.67	2,886,503.87	2,813,000.00	2,931,783.71
Interest and investment revenue	285,029.83	194,353.39	116,915.84	404,000.00	448,073.57
Other revenues	830,325.58	686,058.76	643,896.55	491,000.00	771,690.93
Grants & contributions provided for operating purposes	6,567,285.37	4,627,559.19	3,841,730.12	4,122,000.00	8,416,616.93
Grants & contributions provided for capital purposes	2,087,789.13	1,878,821.13	1,629,096.51	3,429,000.00	1,354,954.49
Internals	0.00	0.00	0.00		
Other income:					
Net gain from the disposal of assets	285,724.69	996,877.27	896,906.26	190,000.00	0.00
Total revenues from continuing operations	16,959,150.22	15,012,701.85	13,435,319.67	14,859,000.00	17,265,661.45
Expenses from continuing operations					
Employee benefits and on-costs	5,559,016.50	5,065,376.95	4,569,110.45	5,043,000.00	5,348,989.28
Borrowing costs	5,848.71	5,848.71	5,612.41	30,000.00	70,026.65
Materials & contracts	3,067,639.84	2,654,667.66	2,270,073.50	2,397,000.00	3,300,065.85
Depreciation, amortisation & impairment	3,211,882.03	2,944,993.08	2,672,494.86	3,022,000.00	2,790,897.03
Other expenses	1,432,265.20	1,328,884.31	1,192,789.00	1,578,000.00	1,390,196.61
Net loss from the disposal of assets					222,922.14
Total expenses from continuing operations	13,276,652.28	11,999,770.71	10,710,080.22	12,070,000.00	13,123,097.56
Operating result from continuing operations	3,682,497.94	3,012,931.14	2,725,239.45	2,789,000.00	4,142,563.89
Net operating result for the year before grants and contributions provided for capital purposes	1,594,708.81	1,134,110.01	1,096,142.94	-640,000.00	2,787,609.40

This is Page No. 11 of the Minutes of the Ordinary Meeting of the Council of the Shire of Coolamon held in the Council Chambers, Coolamon on the 19th July, 2018.

..... MAYOR

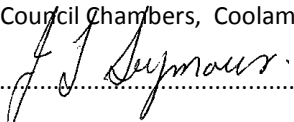
.....GENERAL MANAGER.

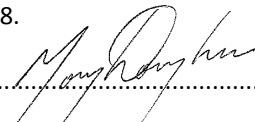
MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE SHIRE OF COOLAMON
HELD IN THE COUNCIL CHAMBERS, COOLAMON ON THE 19TH JULY, 2018.

COOLAMON SHIRE COUNCIL
INCOME STATEMENT BY FUND

	June 2018		TOTAL
	CONSOLIDATED		
	GENERAL FUND	SEWERAGE FUND	
Income from continuing operations			
Revenue:			
Rates & annual charges	2,901,236.06	517,162.52	3,418,398.58
User charges & fees	3,476,461.04	8,136.00	3,484,597.04
Interest and investment revenue	282,711.93	2,317.90	285,029.83
Other revenues	813,705.78	16,619.80	830,325.58
Grants & contributions provided for operating purposes	6,323,911.04	243,374.33	6,567,285.37
Grants & contributions provided for capital purposes	2,052,962.03	34,827.10	2,087,789.13
Internals	58,369.00	(58,369.00)	0.00
Other income:			
Net gain from the disposal of assets	285,724.69	0.00	285,724.69
Total revenues from continuing operations	16,195,081.57	764,068.65	16,959,150.22
Expenses from continuing operations			
Employee benefits and on-costs	5,396,712.67	162,303.83	5,559,016.50
Borrowing costs	5,848.71		5,848.71
Materials & contracts	2,700,148.29	367,491.55	3,067,639.84
Depreciation & amortisation	2,985,284.47	226,597.56	3,211,882.03
Other expenses	1,389,266.08	42,999.12	1,432,265.20
Total expenses from continuing operations	12,477,260.22	799,392.06	13,276,652.28
Operating result from continuing operations	3,717,821.35	(35,323.41)	3,682,497.94
Net operating result for the year before grants and contributions provided for capital purposes	1,664,859.32	-70,150.51	1,594,708.81

This is Page No. 12 of the Minutes of the Ordinary Meeting of the Council of the Shire of Coolamon held in the Council Chambers, Coolamon on the 19th July, 2018.

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 MAYOR

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 GENERAL MANAGER.

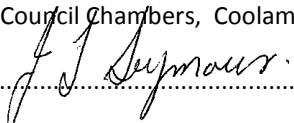
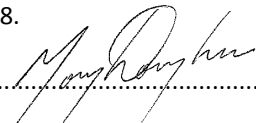
MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE SHIRE OF COOLAMON
HELD IN THE COUNCIL CHAMBERS, COOLAMON ON THE 19TH JULY, 2018.

COOLAMON SHIRE COUNCIL
BALANCE SHEET

for the period 1st July 2017 to 30th June 2018

	JUNE 2018	MAY 2018	APRIL 2018	2017/2018 BUDGET (ADJ FOR OPENING BALS)	2016/2017 ACTUAL
ASSETS					
Current assets					
Cash and cash equivalents	2,763,588.75	2,203,504.32	834,686.34	1,807,816.66	1,352,453.37
Investments	16,200,000.00	15,200,000.00	15,200,000.00	15,900,000.00	15,200,000.00
Receivables	569,620.17	881,883.37	1,459,384.92	438,603.96	938,409.07
Inventories	604,850.67	1,281,817.38	1,291,220.97	368,169.98	1,383,565.16
Other					
Total current assets	20,138,059.59	19,567,205.07	18,785,292.23	18,514,590.60	18,874,427.60
Non-current assets					
Investments					
Receivables	0.00	3,925.13	3,925.13	326,297.13	3,925.13
Inventories	102,397.55	102,397.55	102,397.55	2,000.00	1,941.00
Infrastructure, property, plant & equipment	219,207,956.57	217,470,179.97	217,193,063.38	228,691,172.68	212,611,209.09
Accumulated Dep'n - Infrastructure, PP&E	(45,593,474.70)	(45,406,880.89)	(45,206,703.23)	(49,374,774.74)	(43,473,384.70)
Accumulated Imp't - Infrastructure, PP&E	(1,456,499.18)	(1,456,499.18)	(1,456,499.18)	(156,499.18)	(1,456,499.18)
Other					
Total non-current assets	172,260,380.24	170,713,122.58	170,636,183.65	179,488,195.89	167,687,191.34
Total assets	192,398,439.83	190,280,327.65	189,421,475.88	198,002,786.49	186,561,618.94
LIABILITIES					
Current liabilities					
Payables	7,910,785.72	7,909,078.41	7,339,336.04	7,585,387.96	7,191,922.68
Overdraft					
Interest bearing liabilities	0.00	1,157.00	1,157.00	1,846.00	1,157.00
Provisions	1,566,066.04	1,563,053.48	1,561,635.77	1,557,596.01	1,573,274.03
Total current liabilities	9,476,851.76	9,473,288.89	8,902,128.81	9,144,829.97	8,766,353.71
Non-current liabilities					
Payables	990.91	990.91	990.91	798.98	990.91
Interest bearing liabilities	0.00	291.25	291.25	(2,179.14)	1,448.86
Provisions	1,095,890.93	1,095,890.93	1,095,890.93	1,099,682.86	1,095,890.93
Total non-current liabilities	1,096,881.84	1,097,173.09	1,097,173.09	1,098,302.70	1,098,330.70
TOTAL LIABILITIES	10,573,733.60	10,570,461.98	9,999,301.90	10,243,132.67	9,864,684.41
Net assets	181,824,706.23	179,709,865.67	179,422,173.98	187,759,653.82	176,696,934.53
EQUITY					
Retained earnings	88,384,972.73	87,715,405.93	87,427,714.24	89,685,581.01	84,702,474.79
Reserves	93,439,733.50	91,994,459.74	91,994,459.74	98,074,072.81	91,994,459.74
Internal Assets/Liabilities	0.00	0.00	0.00		0.00
Total equity	181,824,706.23	179,709,865.67	179,422,173.98	187,759,653.82	176,696,934.53

This is Page No. 13 of the Minutes of the Ordinary Meeting of the Council of the Shire of Coolamon held in the Council Chambers, Coolamon on the 19th July, 2018.

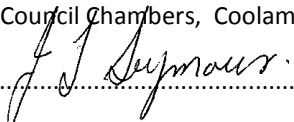
.....  MAYOR  GENERAL MANAGER.

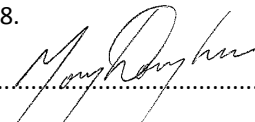
MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE SHIRE OF COOLAMON
HELD IN THE COUNCIL CHAMBERS, COOLAMON ON THE 19TH JULY, 2018.

COOLAMON SHIRE COUNCIL
BALANCE SHEET BY FUND

	June 2018		
	CONSOLIDATED GENERAL FUND	SEWERAGE FUND	COOLAMON SHIRE TOTAL
ASSETS			
Current assets			
Cash and cash equivalents	763,585.32	2,000,003.43	2,763,588.75
Investments	16,200,000.00		16,200,000.00
Receivables	522,371.56	47,248.61	569,620.17
Inventories	604,850.67		604,850.67
Other			0.00
Total current assets	18,090,807.55	2,047,252.04	20,138,059.59
Non-current assets			
Investments			0.00
Receivables	0.00		0.00
Inventories	102,397.55		102,397.55
Infrastructure, property, plant & equipmen	203,304,415.91	15,903,540.66	219,207,956.57
Accumulated Depreciation	(39,466,582.12)	(6,126,892.58)	(45,593,474.70)
Accumulated Impairment	(1,456,499.18)		(1,456,499.18)
Other			0.00
Total non-current assets	162,483,732.16	9,776,648.08	172,260,380.24
Total assets	180,574,539.71	11,823,900.12	192,398,439.83
LIABILITIES			
Current liabilities			
Payables	7,910,785.72	0.00	7,910,785.72
Interfunding			0.00
Interest bearing liabilities	0.00		0.00
Provisions	1,566,066.04		1,566,066.04
Total current liabilities	9,476,851.76	0.00	9,476,851.76
Non-current liabilities			
Payables	990.91		990.91
Interest bearing liabilities	0.00		0.00
Provisions	1,095,890.93		1,095,890.93
Total non-current liabilities	1,096,881.84	0.00	1,096,881.84
TOTAL LIABILITIES	10,573,733.60	0.00	10,573,733.60
Net assets	170,000,806.11	11,823,900.12	181,824,706.23
EQUITY			
Retained earnings	82,232,142.90	6,152,829.83	88,384,972.73
Reserves	87,768,663.21	5,671,070.29	93,439,733.50
Internal Assets & Liabilities	0.00		0.00
Total equity	170,000,806.11	11,823,900.12	181,824,706.23

This is Page No. 14 of the Minutes of the Ordinary Meeting of the Council of the Shire of Coolamon held in the Council Chambers, Coolamon on the 19th July, 2018.

..... MAYOR

.....GENERAL MANAGER.

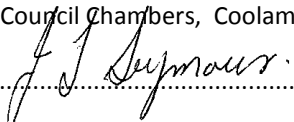
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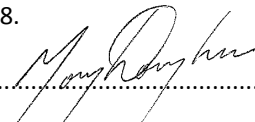
COOLAMON SHIRE COUNCIL
INTERNAL & EXTERNAL RESTRICTIONS

for the period 1st July 2017 to 30th June 2018

	JUNE 2018	MAY 2018	APRIL 2018	MARCH 2018	2017/2018 BUDGET (ADJ FOR OPENING BALS)		2016/2017 ACTUAL
GENERAL FUND							
<i>EXTERNALLY RESTRICTED</i>							
Grants & Subsidies & Other	453,351.49	495,343.67	252,035.40	215,118.64	305,461.01	305,461.01	305,461.01
Waste Management	1,080,658.24	1,179,218.48	1,158,775.10	1,103,052.92	970,303.67	944,034.25	944,034.25
Allawah Lodge Accommodation Payments	4,049,012.71	4,049,343.71	3,550,651.71	3,537,982.19	3,799,148.19	3,706,673.19	3,706,673.19
Allawah Village Loan-Licence	3,688,781.28	3,795,181.00	3,795,181.00	3,600,181.00	3,087,162.15	2,977,399.15	2,977,399.15
	<u>9,271,803.72</u>	<u>9,519,086.86</u>	<u>8,756,643.21</u>	<u>8,456,334.75</u>	<u>8,162,075.02</u>	<u>7,933,567.60</u>	
<i>INTERNALLY RESTRICTED</i>							
Plant Replacement Reserve	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00
Employees Leave Entitlements Reserve	980,000.00	970,000.00	970,000.00	970,000.00	980,000.00	970,000.00	970,000.00
Stormwater Management Reserve	22,815.86	22,815.86	22,815.86	22,815.86	-32,725.00	0.00	0.00
Swimming Pools Reserve							
Deferred Works Reserve	110,000.00	110,000.00	149,080.19	116,636.68	679,000.00	739,000.00	739,000.00
Ardlethan Preschool	41,734.63	53,883.25	63,032.80	35,026.30		17,791.45	17,791.45
Financial Assistance Grant	1,766,160.00						1,683,001.00
Community Housing Programme Reserve					0.00		
Allawah Lodge Asset Mgt Reserve	425,143.23	550,302.32	544,418.58	388,700.26	714,334.75	602,759.22	602,759.22
Allawah Village Asset Mgt Reserve	259,119.25	183,044.35	207,686.88	209,936.76	371,162.15	260,407.31	260,407.31
CECC Asset Mgt Reserve	259,693.66	260,184.09	275,709.38	278,265.14	212,964.81	203,907.81	203,907.81
Gravel Pits Rehabilitation Reserve	167,000.00	152,000.00	152,000.00	152,000.00	167,000.00	152,000.00	152,000.00
	<u>5,031,666.63</u>	<u>3,302,229.87</u>	<u>3,384,743.69</u>	<u>3,173,381.00</u>	<u>4,091,736.71</u>	<u>5,628,866.79</u>	
Asset Management/Available for Working Funds	2,660,114.97	2,546,649.23	1,838,174.53	2,650,532.39	953,450.52	1,110,298.78	1,110,298.78
Total Cash Balance - General Fund	16,963,585.32	15,367,965.96	13,979,561.43	14,280,248.14	13,207,262.25	14,672,733.17	
SEWERAGE FUND							
Sewerage Fund	2,000,003.43	2,035,538.36	2,055,124.91	2,087,407.65	1,937,371.83	1,879,720.20	1,879,720.20
	<u>2,000,003.43</u>	<u>2,035,538.36</u>	<u>2,055,124.91</u>	<u>2,087,407.65</u>	<u>1,937,371.83</u>	<u>1,879,720.20</u>	
Total Cash Balance - Sewerage Fund	2,000,003.43	2,035,538.36	2,055,124.91	2,087,407.65	1,937,371.83	1,879,720.20	
TOTAL CONSOLIDATED CASH	18,963,588.75	17,403,504.32	16,034,686.34	16,367,655.79	15,144,634.08	16,552,453.37	

This is Page No. 15 of the Minutes of the Ordinary Meeting of the Council of the Shire of Coolamon held in the Council Chambers, Coolamon on the 19th July, 2018.

 MAYOR

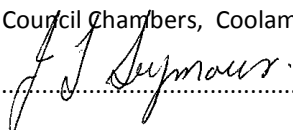
 GENERAL MANAGER.

MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE SHIRE OF COOLAMON
HELD IN THE COUNCIL CHAMBERS, COOLAMON ON THE 19TH JULY, 2018.

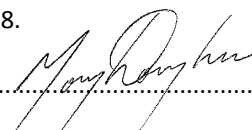
RATE COLLECTIONS

	ARREARS BEWD	LEVIES INC. INTEREST	TOTAL	COLLECTIONS TO DATE	% TO TOTAL	ADJUSTMENTS INC. PENS CONCESSIONS	ADJ TOTAL	% TO TOTAL	COLLECTABLE BALANCE
30/06/2003	306,605.81	1,898,703.89	2,205,309.70	1,835,999.04	83.25%	91,588.07	2,113,721.63	86.86%	277,722.59
30/06/2004	280,098.47	2,046,478.99	2,326,577.46	2,026,927.48	87.12%	120,381.35	2,206,196.11	91.87%	179,268.63
30/06/2005	181,374.69	2,093,391.77	2,274,766.46	2,007,655.59	88.26%	108,062.35	2,166,704.11	92.66%	159,048.52
30/06/2006	163,566.58	2,177,733.43	2,341,300.01	2,053,546.06	87.71%	107,810.50	2,233,489.51	91.94%	179,943.45
30/06/2007	185,519.90	2,263,824.06	2,449,343.96	2,109,364.30	86.12%	109,735.74	2,339,608.22	90.16%	230,243.92
30/06/2008	236,912.33	2,430,638.25	2,667,550.58	2,270,148.93	85.10%	125,016.41	2,542,534.17	89.29%	272,385.24
30/06/2009	277,343.62	2,510,814.21	2,788,157.83	2,430,968.28	87.19%	126,285.29	2,661,872.54	91.33%	230,904.26
30/06/2010	239,371.45	2,620,971.16	2,860,342.61	2,439,927.60	85.30%	124,428.43	2,735,914.18	89.18%	295,986.58
30/06/2011	309,194.09	2,751,252.92	3,060,447.01	2,665,018.26	87.08%	172,137.54	2,888,309.47	92.27%	223,291.21
30/06/2012	239,162.46	2,889,022.55	3,128,185.01	2,813,831.03	89.95%	129,574.37	2,998,610.64	93.84%	184,779.61
30/06/2013	207,935.41	3,050,359.63	3,258,295.04	2,922,614.40	89.70%	128,513.54	3,129,781.50	93.38%	207,167.10
30/06/2014	230,807.22	3,161,011.38	3,391,818.60	3,001,406.31	88.49%	126,448.22	3,265,370.38	91.92%	263,964.07
30/06/2015	263,562.88	3,312,496.60	3,576,059.48	3,115,763.68	87.13%	124,775.36	3,451,284.12	90.28%	335,520.44
30/06/2016	335,520.44	3,429,230.03	3,764,750.47	3,338,175.03	88.67%	125,630.68	3,639,119.79	91.73%	300,944.76
30/06/2017	300,944.76	3,516,272.23	3,817,216.99	3,388,713.96	88.77%	124,774.16	3,692,442.83	91.77%	303,728.87
2017-2018									
31/07/2017	303,728.87	3,573,820.19	3,877,549.06	172,064.39	4.44%	114,532.52	3,763,016.54	4.57%	3,590,952.15
31/08/2017	303,728.87	3,567,981.97	3,871,710.84	1,194,571.78	30.85%	116,519.77	3,755,191.07	31.81%	2,560,619.29
30/09/2017	303,728.87	3,557,918.45	3,861,647.32	1,379,589.62	35.73%	116,266.64	3,745,380.68	36.83%	2,365,791.06
31/10/2017	303,728.87	3,562,633.59	3,866,362.46	1,444,201.69	37.35%	117,122.89	3,749,239.57	38.52%	2,305,037.88
30/11/2017	303,728.87	3,565,800.57	3,869,529.44	1,927,430.49	49.81%	117,922.90	3,751,606.54	51.38%	1,824,176.05
31/12/2017	303,728.87	3,567,187.50	3,870,916.37	2,074,337.04	53.59%	117,732.28	3,753,184.09	55.27%	1,678,847.05
31/01/2018	303,728.87	3,571,577.54	3,875,306.41	2,121,682.19	54.75%	117,563.53	3,757,742.88	56.46%	1,636,060.69
28/02/2018	303,728.87	3,574,224.52	3,877,953.39	2,617,048.00	67.49%	118,069.79	3,759,883.60	69.60%	1,142,835.60
31/03/2018	303,728.87	3,576,653.01	3,880,381.88	2,766,747.07	71.30%	118,594.79	3,761,787.09	73.55%	995,040.02
30/04/2018	303,728.87	3,577,008.25	3,880,737.12	2,879,814.99	74.21%	118,679.17	3,762,057.95	76.55%	882,242.96
31/05/2018	303,728.87	3,584,975.35	3,888,704.22	3,317,771.64	85.32%	119,119.80	3,769,584.42	88.01%	451,812.78

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MAYOR



GENERAL MANAGER.

5.3) EXECUTIVE MANAGER, ENGINEERING & TECHNICAL SERVICES' REPORTS

ES1) SHIRE ROADS RESHEETING, STABILISATION AND MAINTENANCE

The following roads have received attention:

1) MAINTENANCE

- McPhails Lane (Wallerobie Road to London Hill Road)
- Marrarvale Lane (Coolamon Road to Marrar South Road)
- Coolamon Road to Marrar South Road)
- Hayes Lane (Mirrool South Road to Gilberts Lane)
- Berry Jerry Lane (Rannock to Seymours Lane)
- Seymours Lane (Berry Jerry Lane to Johnsons Hill Road)

2) RESHEETING

- McPhails Lane (Wallerobie Road to London Hill Road)
- Bradleys Lane (Millwood Road to Lesterfield Lane)
- Marrarvale Lane (Coolamon Road to Marrar South Road)
- Coolamon Road to Marrar South Road)
- Hayes Lane (Mirrool South Road to Gilberts Lane)
- Berry Jerry Lane (Rannock to Seymours Lane)
- Gilberts Lane (Hayes Lane to Newell Highway)

ES2) STRONGER COUNTRY COMMUNITIES PROGRAMME – BASKETBALL COURTS

Council staff have assessed all three sites of Marrar, Ganmain and Ardlethan to confirm proposed location with responsible landholders. Surveys of sites have been completed and design is now being performed.

Marrar will be the first of the courts to be installed and is scheduled for early August. All courts are scheduled to be installed by the end of September.

RESOLVED on the motion of Clr Hutcheon and seconded by Clr Jones that the Executive Manager, Engineering & Technical Services' Reports (ES1 to ES2) be received. 143/07/2018

ES3) PARKS AND GARDENS

Parks and Gardens staff have utilized the slow growth period to continue with garden bed improvements. Areas receiving attention include:

- Council Offices
- Allawah Lodge and Allawah Village
- Lions Park Coolamon
- Cowabbie Street roses
- Kindra Units
- Cemeteries: Ardlethan, Coolamon, Ganmain, Marrar

The Effluent Reuse Network has also received its annual service with pumps at the Golf Club and Showground dams renewed.

ES4) NOXIOUS WEEDS OFFICER'S REPORT (N.02-01, SC284)

Noxious Weeds Officer Reports

Weeds Report to 11 July, 2018:

- 12 private property inspections.
- No new weed incursions discovered.
- Small amount Boxthorn controlled in Coolamon township area.
- Coolatai grass controlled on Canola Way east.
- Garry Bussenschutt joined the staff of Ferguson Management. Gary has Ranger qualifications and years of experience in dealing with the public and enforcement activities. He will undergo specific weeds training and in the meantime is familiarising with the RENWA area and his duties.
- Road ways inspected for new and emerging weeds, particularly relating to the volume of hay that has been transported through the region.

Recommendation

For Council information.

RESOLVED on the motion of Clr Maslin and seconded by Clr Logan that the Executive Manager, Engineering & Technical Services' Reports (ES3 to ES4) be received. 144/07/2018

**ES5) ARDLETHAN SEWERAGE SCHEME - PROJECT STATUS REPORT - 10 JULY
2018 (S.03-02, SC361)**

Project Status

The concept design for the Ardlethan Sewerage Scheme was completed on 23 April 2018. A review of the concept design was undertaken and feedback provided to the design consultant, Cardno. Council feedback has been incorporated into the concept design. The concept design has been forwarded on to the NSW Department of Industry Water (DOI Water) for review, feedback and approval.

The focus of the suggested amendments to the concept design related primarily to construction cost reduction. These included a minor reconfiguration of the treatment plant layout and the opportunity to modify the natural materials on site to use for some of the pond lining rather than have to completely line all ponds with welded HDPE. Consideration was also given to rationalising the layout of the pump station site to make it consistent with other pump stations in Coolamon Shire and further analysis of the storage within the pump station well and gravity mains, potentially eliminating the need for additional emergency storage at the pump station site. Some minor changes were also made to the arrangement and alignment of some of the pipe lines to improve constructability and reduce construction cost.

Geotechnical investigation was undertaken and completed in March 2018.

Detailed survey was undertaken and completed in April 2018.

The Review of Environmental Factors (REF) commenced in late April 2018 with environmental assessments and fieldwork required for the Ecological Impact Assessment. The fieldwork for the Heritage Assessment will be undertaken during early July. An issue was identified by Cardno's environmental staff during their evaluation of the project. The issue that they identified related to the definition of the floodplain and the appropriate planning pathway and form of environmental impact assessment. This issue has since been resolved by Council resolution at the June 2018 Ordinary Council Meeting.

Detailed design has commenced on elements that are unlikely to be impacted by DOI Water review (primarily the gravity reticulation system, functional specifications for the pump station and the rising main).

A community engagement session was held in Ardlethan on 5 July 2018. There was a great deal of interest in the project with many members of the community attending. Community members' views varied from strong opposition the project

primarily due to financial impost) to strong support. Most discussions held with community members were on the location of the sewer relative to their properties and where their connection points would be located. Questions were also fielded on the timing of works, connection and ongoing costs, approvals and the location of the sewer mains in relation to other services. There was only one significant issue identified during that has the potential to impact on the physical implementation of the scheme. There is an irrigation line that supplies the football grounds that crosses the sewer main. This line will be located prior to the commencement of construction and will be avoided or realigned as required.

Time

The current program indicates that the design will be complete and tenders for construction may be called at the end of July 2018. The major risk to this timeframe is the DOI Water review and approval timeframe. To mitigate against this risk, detailed design has commenced on elements unlikely to be impacted by the DOI review.

The following are some estimated key milestone dates:

Detailed design completed	end July 2018
Tender for construction awarded	end September 2018
Payment of capital contribution by ratepayers	end May 2019
Construction completed	end June 2019
Ardlethan Sewerage Scheme completed and commissioned	end July 2019

Quality

The brief for the RFQ referenced the relevant codes, standards and agency requirements, and subsequently forms part of the design contract. The design consultant, Cardno, is extremely experienced in this type of work. They have assembled a highly qualified and experienced team for the project.

Risk

Issues Register	
Issue	S60 Approval
Actions to Date	Contact made with NSW DOI Water Manager Water and Sewerage and Regional Manager Water and Sewerage Nil feedback or input provided to date despite numerous attempts to make further contact S60 approval process requirements incorporated into design

MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE SHIRE OF COOLAMON
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	<p>brief.</p> <p>Relevant NSW DPI Water contact details provided to the design consultant.</p> <p>Concept design forwarded to DOI Water.</p> <p>Positive contact made with DOI Water confirming receipt of concept design.</p>
Further Actions	<p>Follow up contact with DOI Water to ascertain review, feedback and approval timeframes for the concept design.</p> <p>Ongoing liaison between design consultant, project manager and NSW DOI Water.</p>
Issue	Rail Crossing
Actions to Date	<p>Contact made with John Holland Rail regarding requirements for rail line service crossings.</p> <p>Engineering standards provided to the design consultant.</p> <p>John Holland Rail contact details provided to the design consultant.</p>
Further Actions	<p>Obtain 3rd Party Application Form and provide to design consultant for reference.</p> <p>Ongoing liaison between design consultant, project manager and John Holland Rail.</p> <p>Apply for in principal approval for the rail crossing on DOI Water approval of the concept design.</p>
Issue	Burley Griffin Way Crossing(s)
Actions to Date	<p>Contact to be made with NSW Roads and Maritime Services to ascertain engineering standards and requirements.</p>
Further Actions	<p>Apply for in principal approval for the road crossing(s) on DOI Water approval of the concept design.</p>
Issue	Acquisition of Land for Pump Station
Actions to Date	<p>Critical dates for finalisation of pump station location incorporated into design brief.</p> <p>The proposed location of the pump station site has been amended to refine the design, reduce cost and use already available land negating the requirement for further acquisition.</p>
Further Actions	<p>Confirm site and Council ownership</p>
Issue	Bygoo Road Realignment Project
Actions to Date	<p>Design requirements around the road realignment project, including critical dates, incorporated into design brief.</p> <p>Image of road realignment plan overlaid on aerial imagery incorporated into the design brief.</p> <p>Project deferred due to land acquisition issues.</p> <p>Refinements made to the concept design to minimise the number of crossings of the new road alignment.</p>

Further Actions	Design to be reviewed progressively during its development to ensure that the sewer is set at a level so that it does not clash with the road or table drains and so that it does not impact unduly on constructability of the road.
Issue	Flood Works Approval for Treatment Plant
Actions to Date	Research requirements for flood works approval. Local analysis of flood extent and depth at treatment plant location. Advice obtained from GHD regarding flood behaviour at treatment plant site (flood fringe low hazard and flood free). Concept process design and layout indicate that the treatment plant can be accommodated on the available land outside of the 1 in 100 year flood extent. Concept design layout completed confirming that the treatment plant lies outside of the 1 in 100 year flood extent. Council resolution obtained confirming the floodplain extent for the purposes of project planning and environmental impact assessment.
Further Actions	No further action
Issue	Availability of Suitable Contractors
Actions to Date	Contact made with potential design consultants to ascertain interest in bidding for and completing the work. Design contract awarded to a suitably qualified and experienced consultant.
Further Actions	Contact to be made with potential construction contractors to gauge interest, capability and capacity on completion of the detailed design. Consider the possibility of splitting the construction contract into a number of separable portions to match typical industry capabilities.

Procurement

The Heritage assessment will be undertaken by Cardno's Sub Consultant as a variation to their engagement.

Activities since last Report

- Survey was completed April
- Environmental fieldwork for the REF was completed in late April
- A meeting was held with the Ardlethan Sewerage Committee on 24 May 2018
- Review of concept design by NSW DOI Water completed on 3 July 2018
- A meeting was held with Ardlethan residents to discuss the sewerage scheme on 5 July 2018

Upcoming Activities

Heritage assessment and completion of the Review of Environmental Factors
Development and completion of the detailed design

Project Management Hours

Since last report

33.5

Total

234

RESOLVED on the motion of Clr Crocker and seconded by Clr McCann that the report be received. 145/07/2018

5.4) EXECUTIVE MANAGER, DEVELOPMENT & ENVIRONMENTAL SERVICES' REPORTS

HS1) DEVELOPMENT ACTIVITY REPORT FOR THE PERIOD ENDING 30TH JUNE, 2018 (B.05-03, SC58)

Summary

This report advises of the Development Application activity for the month of June 2018.

Development Activity Table

Application Number	Type	Address	Determination	Value
DA 2018/42	New Shed	10 Lime Street, Marrar	Approved	\$7,700.00
DA 2018/44	New Farm Shed	978 Ardlethan Road, Coolamon	Approved	\$21,500.00
DA 2018/45	New Shed	36 Campbells Lane, Coolamon	Approved	\$48,000.00
DA 2018/46	New Shed Skillion	15 Loughnan Street, Coolamon	Approved	\$1,200.00
DA 2018/47	New Shed	48 Dullah Road, Ganmain	Approved	\$55,000.00
DA 2018/49	New Shed	3090 Coolamon Road, Coolamon	Approved	\$31,390.00
DA 2018/53	Alterations & Additions to Dwelling	12 Langham Street, Ganmain	Approved	\$31,830.00
DA 2018/54	New Single Dwelling	McKelvies Lane, Marrar	Approved	\$450,000.00
CDC 2018/05	New Single Dwelling	16 Hare Street, Marrar	Approved	\$375,743.00
TOTAL: 9			9	\$1,022,363.00

Financial Implications

There are nil financial implications to Council as a result of this report.

Consultation

Applications have been notified and exhibited in accordance with Council's Development Control Plan as required.

Recommendation

That Council receive and note this report on development activity for the period up to 30th June, 2018.

RESOLVED on the motion of Clr Hutcheon and seconded by Clr Logan that Council receive and note this report on development activity for the period up to 30th June, 2018. 146/07/2018

**HS2) DEVELOPMENT APPLICATION 2018/50: GRAVEL QUARRY - LOT: 11, DP:
1172840, MCNABBS LANE, COOLAMON (RT1003526)**

Applicant	Duncan McCallum
Owner	Brian & Debra Pleming
Development Cost	\$30,000.00
Development Description	The development involves the extraction of gravel material, at no greater than 29,500 cubic metres per year. Extraction will be staged to allow for the staged rehabilitation of disturbed areas by the planting of native plant species. The proposal also involves the construction of an internal road on the site to access the quarry.

Key Considerations

- The use is permitted in the RU1 (Primary Production) Zone with Council consent.
- Traffic and Access Considerations.
- Site Rehabilitation Requirements.
- Section 94 Contribution (Heavy Haulage)
- Noise, Dust and Amenity Considerations.
- Submissions received to the development proposal.

Assessment

Criteria for the Development Application Report

Determination Body Reason

The application has been referred to Council for determination as it has received submissions.

Consultation

The application was notified to adjoining land owners for 14 days in accordance with Section 14.3 of the CDCP 2015. The development was notified to adjoining residents from 15 June 2018 to 2 July 2018.

One submission 'against' the development was received during the notification/exhibition period. Another submission was also received in favour of the development to go ahead, as long as all traffic movements associated with the development are undertaken via Hodges Lane and that no traffic movements associated with the development are undertaken on Johnsons Hill Road.

The submissions are summarised as follows:

Submission against:

- **Traffic Movement:** All traffic movements (truck, large machinery and utilities) are conducted via Hodges Lane and not via Johnsons Hill Road.

Comment: The applicant has proposed to install a new access/egress point off Hodges Lane and to construct a new internal road to access the quarry area on site. The applicant has advised that all traffic movements will be undertaken on Hodges Lane and then on to Canola Way. Whilst the reality also exists that there will be deliveries on local roads to local farmers/properties from time to time.

- **Noise:** The noise originating from the site will be detrimental to surrounding land users.

Comment: The consent will be conditioned to ensure that any noise originating from the development site is not detrimental. A condition will also be on the consent regarding the hours of operation.

- **Visual Impact:** The development will create an environmental eyesore.

Comment: The site is zoned Primary Production and is used for associated and ancillary primary production purposes. The applicant is proposing to undertake the development in stages and will rehabilitate the site with native vegetation after each stage has been completed. Conditions of consent are to be added on to the consent ensuring that the rehabilitation of the site is undertaken satisfactorily. A rehabilitation bond will also be required to be paid by the applicant.

- **Impact of operation on neighbouring land:** the quarry site is 25 metres from the neighbouring boundary and this will have an impact on any operations they wish to undertake now or into the future.

Comment: The site is zoned Primary Production and is used for associated and ancillary primary production purposes. The development can only be assessed against what exists on the adjoining land currently. There is no house located on the land (lot) identified in the submission.

Reasons for Approval (Summary)

The Staff assessment has identified that:

- The application is for a use which is permitted in the RU1, Primary Production Zone – ‘Extractive Industry’.
- It is considered that impacts identified during the assessment process are acceptable and can be addressed via conditions of development consent.
- It is considered that the potential benefits of the proposed development will outweigh any potential negative impacts associated with subject approval.
- It is considered that the proposed development has the potential to positively contribute to the social and economic viability of the locality.
- The development complies with the requirements of the Environmental Planning and Assessment Act 1979 and will not compromise the outcomes sought for the Coolamon Local Environmental Plan 2011 and Coolamon Development Control Plan 2015.

Site Location

The subject site is located at Lot 11, DP 1172840, Johnsons Hill Road, Coolamon. The site is proposed to be accessed off Hodges Lane. The land is currently and has previously been used for agricultural, primary grazing, purposes.

The property is surrounded by agricultural land uses to the North, South, West and East and is zoned Primary Production (RU1). The closest dwelling is located approximately 800 metres to the development site.

Diagram: Site and Locality Plan:



Policy

- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
- State Environmental Planning Policy No.33 – Hazardous and Offensive Development
- State Environmental Planning Policy No 55 – Remediation of Land
- Coolamon Local Environmental Plan 2011
- Coolamon Development Control Plan 2015

Section 94 Contributions

The Coolamon Section 94 Plan 2017 applies to this development as per Section 2.6 of the Plan.

Section 3.5 of the Plan specifies Heavy Haulage Development infrastructure demands and contributions. The plan authorises a single contribution rate of 5.84 cents per tonne/km or 42 cents/ Equivalent Standard Axle/km of hauled material, inbound or outbound from the development. The consent condition will contain both a contribution rate and an assumed haul road length. The condition will require the applicant to make periodic payments to Council based on either the tonnes of material hauled along that haul road length, or the number of ESAs measured at the vehicular exit of the development, in the preceding quarter.

The contribution rate enables the Consent Authority, in any particular case, to impose a contribution amount on a development, with the amount being directly related to the length of local roads that will be used by heavy vehicles for the haulage of material.

The consent condition will contain both a contribution rate and an assumed haul road length. The consent condition will require the development to make periodic payments to Council based on calculated contribution amount as set out below.

It should be noted that the applicant has not identified the total length of local road network that the development will utilise and as such for the purpose of the development, Council staff have assumed an average of 10 km of local roads that will be used on average.

The Haulage contribution applicable to this development is calculated as:

- 5.84 cents per tonne / km of travel on local Council roads
- 5.84 cents per x 70800 tonnes / 10 km = \$41,347.20 (maximum contribution p/a if maximum tonnages are achieved).

Quadruple Bottom Line Analysis

For a complete analysis of the social, environmental and economic considerations please refer to s4.15 Report, attached.

Risk Management Issues from the Council

Refusal of the application on unjustified grounds or approval of the application without adequate statutory planning or impact considerations may result in an appeal process in the Land and Environment Court which will have to be defended by Council.

Internal / External Consultation

See the Section 4.15 Evaluation report for full details of all consultation.

Attachments: Attachment No. 8

- 1) Site Plans
- 2) Statement of Environmental Effects
- 3) Stormwater Management Plan
- 4) Rehabilitation Plan
- 5) Soil Erosion and Sediment Control Plan
- 6) Section 4.15 Evaluation Report.

Recommendation

That Council approve the report on Development Application 2018/50 for a Gravel Quarry (Extractive Industry) located at Lot 11, DP 1172840, Johnsons Hill Road, Coolamon, subject to the conditions listed in the attached 4.15 Evaluation Report.

Clr Hutcheon declared a non-pecuniary less than significant interest due to his wife being related to the owner of the property.

RESOLVED on the motion of Clr McCann and seconded by Clr Maslin that Council approve the report on Development Application 2018/50 for a Gravel Quarry (Extractive Industry) located at Lot 11, DP 1172840, Johnsons Hill Road, Coolamon, subject to the conditions listed in the attached 4.15 Evaluation Report. 147/07/2018

The Chairperson called for a division.

Those voting in favour: All present

Those voting against: Nil

**HS3) DEVELOPMENT APPLICATION 2018/60: CONSTRUCTION OF 4 NEW SILOS,
WEIGHBRIDGE, GRAIN RECEIVAL SHED, HOPPER, GRAIN SAMPLE STAND,
MACHINERY SHED & DAM (RT1004246)**

Applicant	MC Croker Pty Ltd
Owner	MC Croker Pty Ltd
Development Cost	\$2,000,000.00
Development Description	The development involves the construction of four new steel silos, re-design of the existing five bunkers with the addition of one extra bunker, construction of a new 28 metre weighbridge, construction of a grain receival shed and hopper, construction of a grain sample stand, construction of a machinery shed and the construction of a dam.

Key Considerations

- The use is permitted in the RU4 (Primary Production Small Lots) Zone with Council consent.
- Section 94 Contribution (Heavy Haulage)

Assessment

Criteria for the Development Application Report

Determination Body Reason

The application has been referred to Council to receive delegation for the General Manager to approve the development subject to no objections being received throughout the neighbour notification period or that any objections that are raised and considered minor can be dealt with via conditions of development consent.

The reason this is presented to Council for delegation to the General Manager for assessment is due to time constraints and for the construction works to be completed prior to the commencement of harvest.

Consultation

The application has been notified to adjoining land owners for 14 days in accordance with Section 14.3 of the CDCP 2015. The development has been notified to adjoining residents from 9 July 2018 to 24 July 2018.

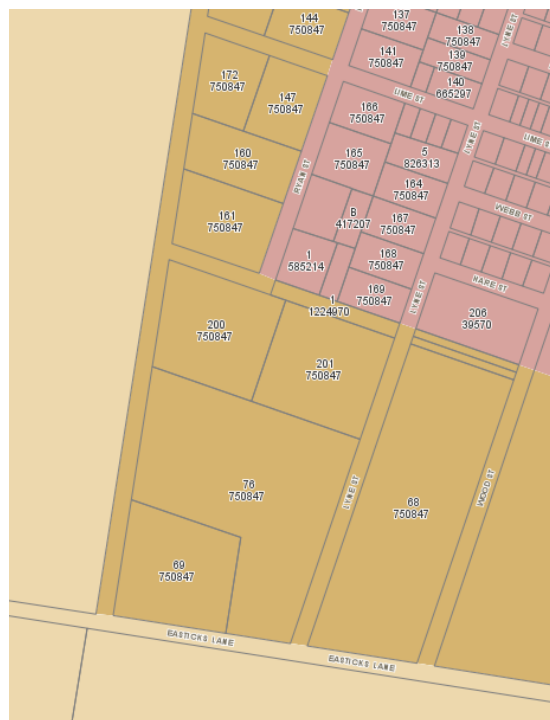
At the time of writing this report one submission has been received. The submission was in favour of the development to go ahead and had no objections.

Site Location

The subject site is located at Lots 76 and 201, DP 750847, Lyne Street, Marrar. The site is proposed to be accessed off Lyne Street. The land is currently and has previously been used for the storage and handling of grain.

The property is surrounded by agricultural and recreational land uses and is located on the outskirts of town.

Diagram: Site and Locality Plan:



Considerations Regarding Development

- The application is for a use which is permitted in the RU4, Primary Production Small Lots Zone.
- It is considered that impacts identified during the assessment process are acceptable and can be addressed via conditions of development consent.

- It is considered that the potential benefits of the proposed development will outweigh any potential negative impacts associated with subject approval.
- It is considered that the proposed development has the potential to positively contribute to the social and economic viability of the locality.
- The development complies with the requirements of the Environmental Planning and Assessment Act 1979 and will not compromise the outcomes sought for the Coolamon Local Environmental Plan 2011 and Coolamon Development Control Plan 2015.
- As a result of the development, the applicant is seeking to take a large proportion of its operations away from the existing site located in town. This is seen as a positive as a greater amount of the operations will be undertaken at a site that is located outside the village area and therefore have less of an impact on residences.

Policy

- Coolamon Local Environmental Plan 2011
- Coolamon Development Control Plan 2015

Section 94 Contributions

The Coolamon Section 94 Plan 2017 applies to this development as per Section 2.6 of the Plan.

Section 3.5 of the Plan specifies Heavy Haulage Development infrastructure demands and contributions. The plan authorises a single contribution rate of 5.84 cents per tonne/km or 42 cents/ Equivalent Standard Axle/km of hauled material, inbound or outbound from the development. Any consent condition will contain both a contribution rate and an assumed haul road length. The condition will require the applicant to make periodic payments to Council based on either the tonnes of material hauled along that haul road length, or the number of ESAs measured at the vehicular exit of the development, in the preceding quarter.

The contribution rate enables the Consent Authority, in any particular case, to impose a contribution amount on a development, with the amount being directly related to the length of local roads that will be used by heavy vehicles for the haulage of material.

The Haulage contribution applicable to this development is calculated as:

- 5.84 cents per tonne / km of travel on local Council roads

Council also needs to consider the applicant's recent contribution of \$30,000.00 for the upgrade of the road located on Lyne Street and Easticks Lane. The upgrade of the roads was part of the fixing Country Roads project and has enabled truck movements to be re-directed out of town.

Risk Management Issues from the Council

Refusal of the application on unjustified grounds or approval of the application without adequate statutory planning or impact considerations may result in an appeal process in the Land and Environment Court which will have to be defended by Council.

Attachments Attachment No. 9

- 1) Site Plan
- 2) Statement of Environmental Effects

Recommendation

That Council give delegation to the General Manager to assess the application subject to no objections being received or that any concerns that are raised can be dealt with conditions of development consent.

RESOLVED on the motion of Clr McCann and seconded by Clr Hutcheon that Council give delegation to the General Manager to assess the application subject to no objections being received or that any concerns that are raised can be dealt with conditions of development consent. 148/07/2018

*The Chairperson called for a division.
Those voting in favour: All present
Those voting against: Nil*

HS4) AMENDED DEVELOPMENT APPLICATION 2016/07: NEW SINGLE DWELLING AT LOT 3, SECTION 15, DP 758650, 29 WEBB STREET, MARRAR (RT1004132)

Applicant	Russell Mitchell
Owner	Russell Mitchell
Development Cost	\$120,000.00
Development Description	The original development application was approved on 11 February 2016 for a new single dwelling. The applicant has submitted an application to modify the consent. The proposed modification is to extend a bedroom, change the location of a window in the bedroom and apply for a stand-alone solar power supply system. The proposed amendment to the application in the form of extension of a bedroom, change the location of a window in the bedroom can be approved by Council staff under delegation. The requested amendment for using solar power to service the development as opposed to reticulated mains electricity supply is not consistent and seeks a variation to a Council development control and requires the consideration of Council.

Key Considerations

Variation to Development Control from the Coolamon Development Control Plan 2015 regarding electricity supply.

Streetscape considerations and noise amenity considerations.

Assessment

Criteria for the Development Application Report

Determination Body Reason

The application has been referred to Council for determination as it is proposing to alter the Coolamon Development Control Plan with regards to electricity supply.

Electricity Supply

The original Development Consent that was issued had a condition specifically relating to the supply of electricity. The condition was:

- The proposed dwelling shall be provided with, to an acceptable low voltage standard, at no cost to Council. A letter from Essential Energy advising that its requirements have been met shall be sufficient to establish compliance with this condition.

Section 15.10 of the Coolamon DCP advises of the services and utilities that are required to be provided to all new residential developments. For Electricity it states the following:

- Electricity to a low-voltage standard as approved by the relevant energy authority. Where a grid connection is not available, stand-alone solar systems may be permitted following a thorough assessment by Council.

It should be noted that the site of the proposed development does have access to electricity supply available.

Council also needs to consider that the application is seeking to utilise a form of environmental sustainable energy supply.

Community Amenity Considerations

If the solar panel system was to run out of electricity supply a back generator would be required to be utilised to service the development. This could have the potential to cause a noise nuisance to surrounding properties. The applicant advises that this has not been required over the past ten years of use.

Consultation

Consultation has been made between the applicant and Council staff.

Reasons for to Support Approval (Summary)

The Staff assessment has identified that:

- The proposed modification of the floor plan and change of location of the window are considered minor amendments. An assessment by Council staff has revealed the modification is compliant with the Coolamon Development Control Plan and the Building Code of Australia.
- Council are required to decide on whether the approval be issued for the development to utilise a stand-alone solar system instead of the development being connected into the grid.

- The applicant has demonstrated ability and knowledge to live off the grid without access to mains power.

Reasons for Refusal (Summary)

- Noncompliance with Development Control Plan which requires that the development connect to reticulated mains electricity supply.
- Potential Streetscape and noise/amenity impacts.
- Consistent application of development controls. If the application is approved with the variation to the Development Control Plan (DCP) it has the potential to undermine the strength of the Development Control Plan and particular development control. If council decides to approve the amendment then it should also give consideration to reviewing the relevancy of the subject control in the DCP.
- Connection to the main does not remove the applicant's ability to be self-sustainable. The owner can still have appropriate facilities to generate solar power.

Impacts of Approval

If Council allows the development to go ahead without connecting to the main electricity supply a number of potential impacts are possible:

- Whilst the intention of being self-sustainable and removing the need for grid access is an admirable intent, Council needs to be conscious of the precedence of such an approval. Particularly when the electricity access is directly out the front of the subject property.
- There are potential implications on future developments with not only connecting to electricity, but water and sewerage as well. If approved, it sets a precedence and could be difficult to refuse future developments that do not wish to connect to electricity, water or sewerage.
- If the solar system was to cut out, a generator would be required to be utilised to service the development. This has the potential to create a noise nuisance to the nearby residents.
- If the solar system is to fail or come to the end of its life the development will not be serviced by electricity.

Assessment

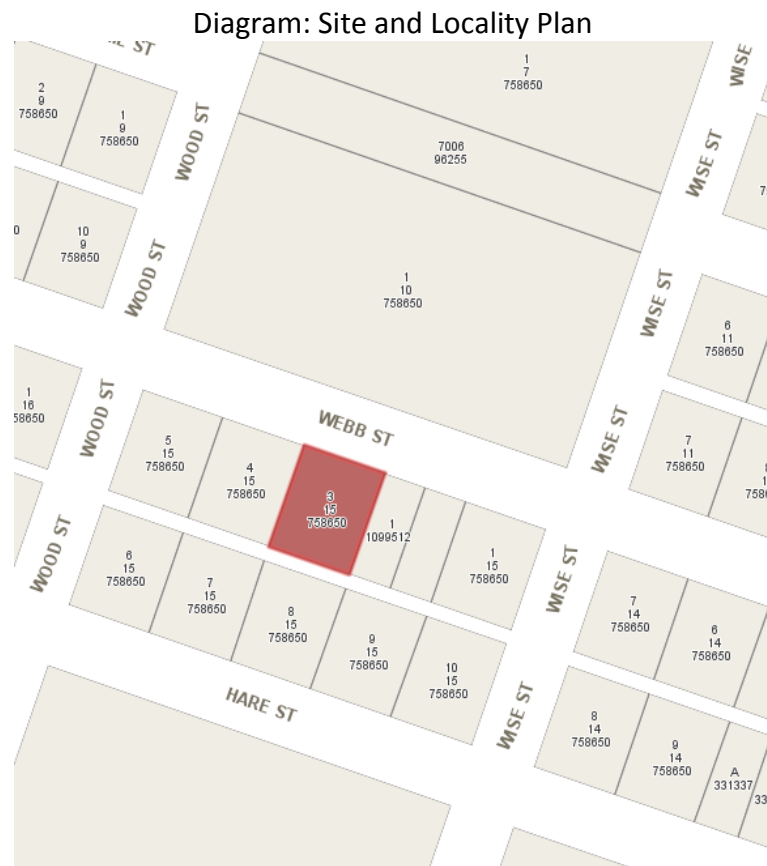
This request is a contentious issue and Council needs to consider the impacts between individual rights and the need for power networks across the state. In making a decision Council is either imposing an annual network charge on an individual who can obviously manage living off the grid. Alternatively it is ensuring that the existing network is available for future users. Either alternatives are compelling arguments.

Council must decide one way or the other and on the evidence based in this report, it is thought that the appropriate outcome is to allow the property to not connect the power grid.

The site can be monitored to ensure no adverse impacts occur and if they do Council can require connection to the power grid in the future.

Site Location

The subject site is located at Lot 3, Section 15 DP 758650, 29 Webb Street, Marrar. Surrounding land consists of residential dwellings with associated structures.



Policy

- Coolamon Local Environmental Plan 2011
- Coolamon Development Control Plan 2015

Risk Management Issues from the Council

Refusal of the application on unjustified grounds or approval of the application without adequate statutory planning or impact considerations may result in an appeal process in the Land and Environment Court which will have to be defended by Council.

Attachments Attachment No. 10

- 1) Cover letter for Modification of Consent Application
- 2) Specifications of the stand-alone solar supply system
- 3) Amended Plans

Recommendation

That Council approve the modifications to the floor plan for DA 2016/07 and the request for the development to utilise a stand-alone solar system instead of the development being connected into the reticulated electricity supply.

RESOLVED on the motion of Cllr McKinnon and seconded by Cllr Hutcheon that Council approve the modifications to the floor plan for DA 2016/07 and the request for the development to utilise a stand-alone solar system instead of the development being connected into the reticulated electricity supply subject to the normal conditions of consent together with additional conditions that reflect the following: 149/07/2018

- That all electrical work being undertaken by a Licensed and qualified Electrician that would allow for future connection to the Network if required.
- That the approval be granted for a 12 month trial and reviewed after this.
- That Council has the right to require connection to the main if operation is unsatisfactory.
- That the generator has adequate sound attenuation so as not to cause a nuisance to neighbouring properties.

The Chairperson called for a division.

Those voting in favour: All present

Those voting against: Nil

**HS5) DEVELOPMENT APPLICATION 2018/56: NEW GARAGE AT LOT 1, DP
235185, 38 LOCH STREET GANMAIN (RT1000627)**

Applicant	John Snow
Owner	John Snow
Development Cost	\$6,500.00
Development Description	The applicant proposes to construct a new steel framed garage. The garage will be a height of 2.7 metres to the eave and will be dune in colour.

Key Considerations

- Positioning of garage in relation to existing units located on the site.

Assessment

Criteria for the Development Application Report

Determination Body Reason

The application has been referred to Council for determination as it is proposing to alter the Coolamon Development Control Plan with regards to carports and garages.

Positioning of Garage

It is proposed that the garage be located in front of the existing units that are located on the site. Section 15.7 of the Coolamon Development Control Plan specifies that carports and garages should not dominate the front façade of the dwelling. To ensure this does not occur, carports and garages:

- Are not permitted in the building setback area.
- Should not be located in front of the dwelling if <4,000m square lot.

The garage is proposed to be located ten metres off the front boundary. The dwellings that are located on the neighbouring lots are set back approximately 6 metres and 8 metres from the front boundary. Therefore, the garage is proposed to be located behind the two neighbouring setbacks.

It is proposed that the garage be located in front of the existing units. However, the units are located at the rear of the site and building the garage behind the units would be difficult as there is restricted space at the rear of the existing unit and such space could not satisfactorily house an outbuilding.

Consultation

Consultation has been undertaken between the applicant and Council staff.

Reasons for Approval (Summary)

The Staff assessment has identified that:

- The proposed garage will be located behind the existing front setbacks of the neighbouring properties and therefore will not consider to be dominant or adversely affect the streetscape.
- The site is unique as the current units are located towards the rear of the lot. The applicant would not be able to fit the proposed garage behind the units.

Site Location

The subject site is located at Lot 1, DP 235185, 38 Loch Street, Ganmain. Surrounding land consists of residential dwellings with associated structures.

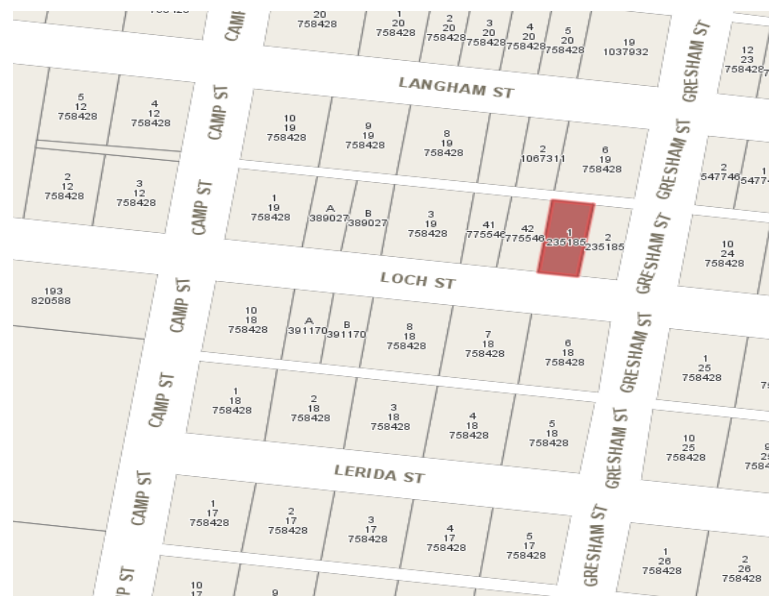


Diagram: Site and Locality Plan

Policy

- Coolamon Local Environmental Plan 2011
- Coolamon Development Control Plan 2015

Risk Management Issues from the Council

Refusal of the application on unjustified grounds or approval of the application without adequate statutory planning or impact considerations may result in an appeal process in the Land and Environment Court which will have to be defended by Council.

Attachments Attachment No. 11

- 1) Section 4.15 Evaluation Report
- 2) Site Plan
- 3) Garage Plan

Recommendation

That Council approve the development application for a new garage at 38 Loch Street, Ganmain, subject to the conditions listed in the attached Section 4.15 Evaluation Report.

RESOLVED on the motion of Clr McCann and seconded by Clr McKinnon that Council approve the development application for a new garage at 38 Loch Street, Ganmain, subject to the conditions listed in the attached Section 4.15 Evaluation Report. 150/07/2018

The Chairperson called for a division.

Those voting in favour: All present

Those voting against: Nil

† ADJOURNMENT

Council adjourned at 3.35pm for a presentation to Gary Billingham and Barrie Holden to formally thank and recognise them for their efforts and volunteer work with the SES over the years to both Council and the Community of the Coolamon Shire.

Council reconvened at 4.20pm.

**HS6) ARDLETHAN TIN MINE REHABILITATION AND TAILINGS REPROCESSING
PROJECT: PROPOSED VOLUNTARY PLANNING AGREEMENT (P.03-13,
SC602)**

Summary

This report provides information to Council regarding the receipt of a formal letter of offer to enter into a Voluntary Planning Agreement (VPA) from EOE (No.75) Pty Ltd, the proponents of the Ardlethan Tin Mine Rehabilitation and Tailings Reprocessing Project and recommendations for Councils consideration.

Background

As Council may be aware EOE (No.75) Pty Limited lodged a development application on the 23 December 2016 for a Tin Mine Rehabilitation and Tailings Reprocessing Project located at a former Tin Mine at Ardlethan.

The site is located at Lots 1 & 2, DP 135135, Lot 1, DP 245927, Lot 1, DP 499862, Lot 1, DP 516832, Lot 4, DP 557974, Lots 1 & 2, DP 557976, Lot 52, DP 750860, Lots 74 & 77, DP 750860, Lot 1, DP 1092967, Lots, 1, 17, 18, Section 2, DP 759143, Lots 2 & 3, Section 4, DP 759143, Lot 1, Section 5, DP 759143, Lots 1, 2, 3, 4, 5, Section 6, DP 759143, Lots 6, 7, 8, 9, 10, 11, 12, 13, Section 6, DP 759143, Lots 1, 16, 17, Section 7, DP 759143, Tin Mines Road Ardlethan.

The project encompasses the following scope of works:

- Extraction of approximately 10 million tonnes (Mt) of tailings from the Main and Spring Valley Tailings Storage Facilities over the life of the development.
- Transportation of approximately 9.5Mt of pre-flotation tailings to a run-of-mine (ROM) Pad. Transportation of approximately 0.5Mt of post-flotation tailings to the White Crystal Open Cut which has previously been used for placement of post-flotation tailings.
- Reprocessing of the extracted tailings using a gravity separation reprocessing plant to produce a tin concentrate suitable for sale to international customers.
- Transportation of the tin concentrate from the Mine Site to port via road.
- Placement of the reprocessed tailings into the Ardwest/Wild Cherry Open Cut.
- Installation / carrying out of associated infrastructure and civil works in the form of portable amenities and office buildings, new workshop shed, earthworks, civil works for internal access roads, drainage and installation of

modular gravity separation plant (any building works will be subject of a separate approvals).

- Rehabilitation of sections of the Mine Site, also form part of this proposal and include:
 - the footprints of the Main and Spring Valley Tailings Storage Facilities;
 - the former processing plant, workshop and office area; and
 - other areas disturbed as a result of this proposal.

The proposed reprocessing operations would occur via modular units, each with a capacity of 30 tonnes per hour (tph) or 250 000 tonnes per annum (tpa). Ultimately the development will see the production rate increased to enable reprocessing of up to 180tph (1.5Mtpa). It is anticipated that the proposal will be completed within a 13 – 15 year timeframe.

The application has been assessed by Council and required referral agencies and is presented later within the July 2018 Council Meeting Business Paper for Councils consideration.

Voluntary Planning Agreements

A Voluntary Planning Agreement (VPA) is an agreement entered into by a planning authority (such as Council or the Minister for Planning) and a developer.

VPAs are provided for under Subdivision 2 of Division 4 of Part 6 of the Environmental Planning and Assessment Act 1979 (EP&A Act) which provides the statutory framework for planning agreements.

The Environmental Planning and Assessment Regulation 2000 (the EP&A Regulation) provides a framework for planning agreements under Division 1A, Planning Agreements. The EP&A Regulation outlines the procedural requirements for the use of planning agreements as well as the making, amending and revocation of planning agreements and the public notice of planning agreements.

The Act declares them to be ‘a voluntary agreement or other arrangement’ between ‘developers’ and ‘planning authorities’ under which developers are required to make a monetary contributions, dedicate land free of cost, or provide any other material public benefits, or any combination, towards public purposes.

‘Public purposes’ are defined to include (without limitation):

- the provision of, or recoupment of the cost of providing, public amenities or public services, affordable housing, or transport or other infrastructure,

- the funding of recurrent expenditure in relation to such things,
- the monitoring of the planning impacts of development, and
- the conservation or enhancement of the natural environment.

The contents of VPAs must specify a number mandatory matters, which are:

- the land, the environmental planning instrument change (ie. planning proposal), and the development to which they apply,
- the benefits to be provided by the developer, and when and how this will be done,
- whether section 94 and other compulsory development contributions provisions apply, or are excluded from applying, to the subject development,
- a dispute resolution mechanism, and
- a suitable means of enforcement in the event of a breach by the developer.

Proposed VPAs must be the subject of public notice and public inspection for 28 days. Where practicable, this must occur in connection with public notice and public inspection of proposed instrument changes or development applications.

Planning authorities that are participating in planning agreements should follow the following fundamental principles:

- Planning agreements must be governed by the fundamental principle that planning decisions may not be bought or sold.
- Planning authorities should not allow planning agreements to improperly fetter the exercise of statutory functions with which they are charged.
- Planning authorities should not use planning agreements as a means of revenue raising, to overcome spending limitations, or for other improper purposes.
- Planning authorities should not be party to planning agreements in order to seek public benefits that are unrelated to particular development.
- Planning authorities should not, when considering applications to change environmental planning instruments or development applications, take into consideration planning agreements that are wholly unrelated to the subject-matter of the application, or attribute disproportionate weight to a planning agreement.
- Planning authorities should not allow the interests of individuals or interest groups to outweigh the public interest when considering planning agreements.
- Planning authorities should not improperly rely on their statutory position in order to extract unreasonable public benefits from developers under planning agreements.

- Planning authorities should ensure that their bargaining power is not compromised or their decision-making freedom is not fettered through a planning agreement.
- Planning authorities should avoid, wherever possible, being party to planning agreements where they also have a stake in the development covered by the agreements.

Terms of Offer

Council is receipt of a formal letter of offer from EOE (No.75) Pty Limited lodged with Council and dated 5 July 2018.

The proposal tables an offer which if accepted would result in the non-application of Councils Section 94 Plan and in lieu of the contribution rate provided for under the plan would provide as an alternate the following contributions:

- **Community Contributions:**
 - Year 1 - \$20,000 pa
 - Year 2 - \$30,000 pa
 - Years 3 to 8 - \$45,000
 - Years 9 to 15 – \$40,000 pa
 - Total 15 years - \$600,000

Note: Within 6 months from the commencement of operations and in addition to the Community Contributions, the applicant shall establish and operate a Community Consultative Committee (CCC) for the development to the satisfaction of Council. This CCC must be established and operated in accordance with the Department of Planning and Environments 'Community Consultative Guidelines' 2016.

The CCC is an advisory Committee and will be used to assist in identifying and implementing community projects.

The CCC shall comprise of an independent Chair, and appropriate representation from the applicant, the Community and Council.

- **Project Administration and Compliance Management:**
 - Year 1 - \$10,000 pa
 - Year 2 - \$10,000 pa
 - Years 3 – \$10,000 pa
 - **Total** 15 years - \$150,000

- **Roads Maintenance Contributions:**

- Year 1 - 15 \$5,000.00
- **Total** 15 years - \$75, 000

The above figures would all be subject to annual CPI increases.

- **Tin Mines Road Upgrade:**

The applicant would be responsible for the works and costs for required Tin Mine Road upgrade works. The works would encompass and be timed as follows:

- **Stage 1:** Shoulder Reinstatement (Reseal to 5.6 metres wide, Table Drain Maintenance and Vegetation Clearing) and shall be completed prior to commencement of **any** activities / operations at the site.
- **Stage 2:** Widening of Existing Seal and Shoulder (to 7.2 metre wide seal) to be completed within twelve months of the operation of the development consent. The timing and treatment for the implementation of stage 2 works may also be subject to effective operation, safety and functioning of the road and may be required to be undertaken prior to the expiration of the 12 months.

These works shall also include the upgrading of the access point from Tin Mines Road to the site boundary.

The abovementioned Tin Mines Road upgrade plan and assessment would also be at applicants cost and shall be provided for Councils assessment prior to required works commencing.

The commencement date of the consent would be defined as commencement of non-pilot plant production.

It should be noted that the original offer from the proponent was:

Component	Contribution – payable annually
Community Fund	(a) \$3,000 when mine production commences (“Anniversary Date”), plus (b) \$3,000/year each anniversary thereafter (or \$3.00/t of concentrate exported from site, whichever is the greater).
Council Infrastructure Contributions	
Transportation route from	100% of actual costs

site entrance to substation on Tin Mines Road	
Transportation route from substation on Tin Mines Road to Burley Griffin Way	(a) \$5,000 when mine production commences ("Anniversary Date"), plus (b) \$5,000/year each anniversary thereafter (or \$5.00/t of concentrate exported from site, whichever is the greater).

Next Steps

If Council agrees to the concept of entering into a Voluntary Planning Agreement with EOE (No.75) Pty Ltd, Council will proceed to having the draft Planning Agreement created and placed on Public Notification for 28 days, a report would then be subsequently presented to Council requesting that the agreement be executed.

Consultation

External consultation has been undertaken with the applicant and a planning consultant appointed by Council.

Internal consultation has been undertaken with relevant Council Staff.

As mentioned above if council agrees to the concept of entering into a Voluntary Planning Agreement with EOE (No.75) Pty Ltd, Council will proceed to having the draft Planning Agreement created and placed on Public Notification for 28 days.

Financial Implications

The financial implications associated with this report are considered positive and are outlined above under the proposed terms of the planning agreement as provided for in the letter of offer from the applicant and equate to a total contribution of \$825,000 over the life of the project.

Other financial implications include engaging a planning consultant which equate to an estimated cost of \$20,000.00 in fees with the applicant agreeing to contribute to half of these costs.

Recommendation

That Council:

- 1) Note the Report on Ardlethan Tin Mine Rehabilitation and Tailings Reprocessing Proposed Voluntary Planning Agreement;

- 2) Support the entering into the Planning Agreement subject to the terms outlined in the attached letter of offer;
- 3) Delegate to the General Manager and the Mayor to formally enter into and execute the agreement subject to there being no changes to the agreement after public exhibition; and
- 4) Place the draft Voluntary Planning Agreement on Public Exhibition in accordance with the relevant provisions of the Environmental Planning and Assessment Act 1979 and Regulation 2000.

Attachments Attachment No. 12

- Formal Letter of Offer – Voluntary Planning Agreement from EOE (No.75) PTY LTD.

RESOLVED on the motion of Clr McCann and seconded by Clr Jones that Council:

151/07/2018

- 1) **Note the Report on Ardlethan Tin Mine Rehabilitation and Tailings Reprocessing Proposed Voluntary Planning Agreement;**
- 2) **Support the entering into the Planning Agreement subject to the terms outlined in the attached letter of offer;**
- 3) **Delegate to the General Manager and the Mayor to formally enter into and execute the agreement subject to there being no changes to the agreement after public exhibition; and**
- 4) **Place the draft Voluntary Planning Agreement on Public Exhibition in accordance with the relevant provisions of the Environmental Planning and Assessment Act 1979 and Regulation 2000.**

The Chairperson called for a division.

Those voting in favour: All present

Those voting against: Nil

**HS7) DEVELOPMENT APPLICATION 2016/67: ARDLETHAN TIN MINE
REHABILITATION AND TAILINGS REPROCESSING (P.03-13, SC602)**

Applicant	EOE (No.75) Pty Limited
Owner	EOE (No.75) Pty Limited and State of NSW
Development Cost	\$3,500,000.00
Development Description	<p>The proposal is described as including the following components :</p> <ul style="list-style-type: none"> • Extraction of approximately 10 million tonnes (Mt) of tailings from the Main and Spring Valley Tailings Storage Facilities over the life of the development. • Transportation of approximately 9.5Mt of pre-flotation tailings to a run-of-mine (ROM) Pad. Transportation of approximately 0.5Mt of post-flotation tailings to the White Crystal Open Cut which has previously been used for placement of post-flotation tailings. • Reprocessing of the extracted tailings using a gravity separation reprocessing plant to produce a tin concentrate suitable for sale to international customers. • Transportation of the tin concentrate from the Mine Site to port via road. • Placement of the reprocessed tailings into the Ardwest/Wild Cherry Open Cut. • Installation / carrying out of associated infrastructure and civil works in the form of portable amenities and office buildings, new workshop shed, earthworks, civil works for internal access roads, drainage and installation of modular gravity separation plant (any building works will be subject of a separate approvals). • Rehabilitation of sections of the Mine Site, also form part of this proposal and include: <ul style="list-style-type: none"> – the footprints of the Main and Spring Valley Tailings Storage Facilities; – the former processing plant, workshop and office

	<p>area; and – other areas disturbed as a result of this proposal.</p> <p>The proposed reprocessing operations would occur via modular units, each with a capacity of 30 tonnes per hour (tph) or 250 000 tonnes per annum (tpa). Ultimately the development will see the production rate increased to enable reprocessing of up to 180tph (1.5Mtpa). It is anticipated that the proposal will be completed within a 13 – 15 year timeframe.</p>
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Key Considerations

- The use is permitted in the RU1 (Primary Production) Zone with Council consent.
- Integrated Development (Approval under the Protection of the Environment Operations Act 1997 for an Environmental Protection License. The approval Body is the Environmental Protection Authority. Approval under Water Management Act 2000 for Water Supply Works, Use and Water Access License. The Approval Body is the Department of Primary Industries. Furthermore, a Mining Lease under the Mining Act 1992 is required. The Approval Body is Division of Resources and Energy).
- Designated Development (Clause 25 of Schedule 3 of the Environmental Planning and Assessment Regulations 2000).
- Voluntary Planning Agreement.
- Water (Ground and Surface).
- Dust, Noise and Amenity considerations.
- Traffic and Road.
- Objections received to the development proposal.

Assessment

Criteria for the Development Application Report

Determination Body Reason

The application has been referred to Council for determination as it has received objections.

Consultation

The application was notified in accordance with Section 14 of the Coolamon DCP 2015.

Adjoining land owners were notified for 14 days.

Given the application was also for designated and integrated development the application was also advertised in both the Temora Independent and Daily Advertiser on the following dates:

Temora Independent:

- Friday, 6 January 2017
- Friday, 13 January 2017
- Friday, 20 January 2017
- Friday, 27 January 2017
- Friday, 3 February 2017

Daily Advertiser:

- Saturday, 7 January 2017
- Saturday, 14 January 2017
- Saturday, 21 January 2017
- Saturday, 28 January 2017
- Saturday, 4 February 2017

There was an over 28 day exhibition period for submissions and the application was also exhibited on Council's website. Hard copies of the application / Environmental Impact Statement were also located at the Ardlethan Post office during the exhibition period for access by members of the Ardlethan Community.

The exhibition period for the proposal was from 6 January to 10 February 2017.

Eighteen (18) submissions were received from the public, seven (7) 'for' and eleven (11) 'against' the proposal.

Council also received submissions from:

Integrated Agencies

- NSW EPA
- Department of Primary Industries Water
- Department of Primary Industry – Division of Resources and Energy

Referral Agencies

- Office of Environment and Heritage

The submissions are summarized as follows:

Key Submission Theme	Key Issues Raised	Response
Groundwater	<ul style="list-style-type: none"> • Not enough groundwater monitoring data and concerned over groundwater contamination. • Not enough monitoring bores around Ardwest Wild Cherry Open cut. • Water Quality. 	<p>Additional groundwater monitoring has been conducted to assist further characterisation of the groundwater beneath the Mine Site with the results presented to Council and Agencies for review.</p> <p>Following approval, the Applicant would instigate a monitoring bore rehabilitation program that would facilitate a groundwater monitoring program as part of a Water Management Plan that would be implemented throughout the operational life of the Proposal.</p> <p>The Applicant commissioned a program of sampling and analysis of groundwater and surface water and provided this information to Council and State Government Agencies for assessment. Council and Agencies are satisfied that with the inclusion of appropriate conditions of consent there is no adverse water quality impacts resulting from the proposal.</p>
Surface Water	<ul style="list-style-type: none"> • Surface water management concerns • Surface Water Management and impacts on adjoining land from sediment laden and contaminated runoff. 	<p>See above.</p> <p>The Applicant commissioned a program of sampling and analysis of groundwater and surface water and provided this information to Council and State Government Agencies for</p>

		<p>assessment.</p> <p>Surface water management infrastructure has been assessed against the 1% Annual Exceedance Probability (1 in a 100 year) rainfall event either for peak flow events or on an annualised volumetric basis which represents far more stringent design criteria than would normally be applied for pollution control structures. All assessed infrastructure either met or exceeded the criteria applied. With respect to the contamination of farmland as a result of surface runoff from the Mine Site, an investigation was undertaken by the Applicant in response to a request issued by the DRG. This investigation did not identify any evidence of contamination of farmland in the vicinity of the Northern Evaporation Ponds. It is noted that minor earthworks were required to drainage infrastructure in areas of the Mine Site well away from any activity associated with the Proposal</p> <p>Council and Agencies are satisfied that with the inclusion of appropriate conditions of consent there is no adverse water quality impacts resulting from the proposal.</p>
Air Quality/Dust	<ul style="list-style-type: none"> • Contaminated dust is a concern – how will neighbouring properties be protected. • Air Quality Concerns. 	<p>The assessment of potential impacts arising from dust generation as a consequence of activities associated with the Proposal was conducted by</p>

	<ul style="list-style-type: none"> • Air quality data is inadequate. • Air Quality concerns as a result of disturbance of tailings dams. Seeks a more in-depth investigation and management plan. 	<p>Pacific Environment Limited in accordance with the NSW EPA “Approved Methods for the Modelling and Assessment of Air Pollutant in NSW”. The results of the modelling indicate that even during the worst-case scenario, whereby potentially dust generating activities and exposed sources associated with the Proposal would not lead to exceedance of the assessment criterion at any privately-owned residence.</p> <p>As presented in Section 4.4.5 of the EIS, in order to manage and mitigate the generation of dust from hauling activities, the Applicant would implement strategies to minimise the potential dust generated by hauling tailings material on the Mine Site.</p> <p>Council and Agencies are satisfied that with the inclusion of appropriate conditions of consent there is no adverse air quality or dust impacts resulting from the proposal.</p>
<p>Rehabilitation</p>	<ul style="list-style-type: none"> • Rehabilitation Bond Requirements. • Adequate rehabilitation bond need to be taken. • Will facilitate the rehabilitation of flora and fauna on the site. • Questions measurability of environmental targets nominated in rehabilitation plan. • No commitment to rehabilitating the whole 	<p>The Applicant has lodged a rehabilitation bond for \$760,000 with the DRG as required under the terms of the current Mining Operations Plan (MOP) and this would be revised to reflect the activities to be undertaken as part of the Proposal. The rehabilitation bond would be reviewed whenever the MOP is amended or updated.</p> <p>As noted in Section 2.13.1 of the EIS, one of the objectives of the</p>

	<p>site.</p> <ul style="list-style-type: none"> • Queries who will be responsible for rehabilitation at the site and what provisions will be made with respect of ensuring rehabilitation is carried out if the company goes bankrupt? 	<p>Proposal is to rehabilitate and remediate disturbed sections of the Mine Site and to enable areas of contaminated lands to be considerably reduced and returned to native vegetation. As a result, rehabilitation and remediation forms a central component of the Proposal. It is noted, however, that substantial sections of the Mine Site would not be modified as a result of this Proposal. When the Applicant initially assumed control of the Mine Site, extensive discussions with the Division of Resources and Energy (DRG) and its predecessors in relation to rehabilitation of the Mine Site were entered into. The results of those discussions were embodied in a document entitled Ardlethan Hard Rock Tin Mine Preliminary Mine Closure Plan, hereafter referred to as RWC (2010). That Plan described the agreed rehabilitation activities that would be undertaken by the Applicant in all areas that were not disturbed by its activities. The Applicant proposes to implement that Plan in sections of the Mine Site that would not be disturbed by the Applicant.</p> <p>The Applicant would submit a revised MOP to DRG following any granting of development consent. The MOP would incorporate additional activities and criteria for those areas proposed to be disturbed under</p>
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		the Proposal. The rehabilitation bond would be recalculated with a formula approved by DRG and the bond would have to be lodged with DRG prior to mining operations commencing. Council and Agencies are satisfied that with the inclusion of appropriate conditions of consent that the proposed rehabilitation outcomes are satisfactory and will provide for improved site and ecological outcomes.
Traffic	<ul style="list-style-type: none"> • Traffic Impacts and concerns on Tin Mines and Bygoo Rd's. • Traffic impact concerns. 	<p>The Applicant has proposed to enter into a Voluntary Planning Agreement with Coolamon Shire Council to assist with the maintenance and upkeep of Council roads used to support Proposal activities by the Applicant.</p> <p>As presented on Figure 2.13 of the EIS, the heavy vehicle transport route for the Proposal would utilise Bygoo Road south of Tin Mines Road intersection.</p> <p>Council and Agencies are satisfied that with the inclusion of appropriate conditions of consent there are no adverse traffic related impacts resulting from the proposal.</p>
Soil and Land Capability	<ul style="list-style-type: none"> • Tailings dust and resulting soil and water contamination. • Uncertainty over tailings / contaminated soil management. • Soil and Land Capability – the assessment in the EIS is unreliable and 	As noted in Section 2.13.5.2 of the EIS, once tailings material has been extracted from an historic tailings storage area, the Applicant would commission a program of contamination assessment and remediation as directed by a suitably qualified consultant. This would likely

	<p>relies on historical data Queries whether the applicant has undertaken soil testing on the site to determine suitability of soils for remediation purposes.</p>	<p>involve a program of investigation to identify the nature and extent of contamination beneath the former tailings storage facility in accordance with the National Environment Protection Measures (NEPM). The Applicant is committed to the removal of the contaminated material underneath the former tailings storage facility and placement in the Ardwest/Wild Cherry Open Cut. Should the program of contamination assessment identify that the extent of contaminated material is greater than presently anticipated by the Applicant, a program of in-situ remediation would occur prior to revegetation to prevent the deposition of material in the Ardwest/Wild Cherry Open Cut that would encroach within 10m from the open cut invert or approximately 250m AHD as also identified in Section 2.13.5.2 of the EIS. The Applicant would implement further investigations, sampling and analysis to identify the existing soil properties at the borrow pit location. These investigations would be used to identify suitable strategies to enhance the utility of the soil in the implementation of the rehabilitation activities. It is also noted that the rehabilitation activities would occur as operations progress, thus offering opportunity for review and adaptation of rehabilitation</p>
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.....*J. J. Seymour*..... MAYOR

.....*Maughan*..... GENERAL MANAGER.

		<p>strategies over the life of the mine.</p> <p>The Applicant would submit a revised MOP following approval of the Proposal. The MOP would incorporate additional activities and criteria for the rehabilitation of those areas proposed to be disturbed under the Proposal.</p> <p>Council and Agencies are satisfied that with information provided in relation to soil and land capability matters and with the inclusion of appropriate conditions of consent there will be no adverse soil or land capability outcomes resulting from the proposal.</p>
<p>Flora and Fauna</p>	<ul style="list-style-type: none"> • Concerned that the applicant hasn't considered impacts on ecologically endangered community of grey and yellow box trees on adjacent site. • Ecological assessment concerns. 	<p>The Applicant commissioned EnviroKey Pty Ltd to prepare an Ecology Assessment to determine the potential impacts to threatened species, populations and communities and their habitats as a result of the Proposal. This assessment, presented as Part 5 of the Specialist Consultant Studies Compendium included field survey for flora and vegetation communities. The field survey of the Mine Site did not record the presence of either the White Box Yellow Box Blakely's Red Gum Woodland or Derived Grassland or the Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia Threatened Ecological</p>

		<p>Communities listed under the EPBC Representative Comment(s) Act.</p> <p>It is obvious that with the rehabilitation commitments listed in the application that there will be improved biodiversity outcomes on the site and its previous state would be greatly improved.</p> <p>Council and Agencies are satisfied that with the inclusion of appropriate conditions of consent there will be no adverse ecological outcomes resulting from the proposal.</p>
<p>Voluntary Planning Agreement</p>	<ul style="list-style-type: none"> • More information required on voluntary planning agreement. 	<p>The Applicant has submitted an offer to Council to enter into a voluntary planning agreement that includes:</p> <p>a financial contribution to a “Community Fund”;</p> <p>a minimum annual contribution to Council for the maintenance of the transport route from Tin Mines Road to Burley Griffin Way; and</p> <p>a financial contribution to the administration of the agreement.</p> <p>In accordance with legislative requirements the final draft of the planning agreement would be placed on public notification prior to be endorsed / entered into by council.</p>

Agency Submissions and General Terms of Approval

The application was referred to a number of agencies, the agencies reviewed the development application and requested additional information from the applicant. The information was provided to agencies who then provided comment and General Terms of Approval as set out below.

Integrated Agencies

• **NSW EPA**

Comment: The EPA's provided Council with its General Terms of Approval (GTA) on the 29 June 2018. The GTA's have been included as conditions of consent in this approval document.

• **Department of Primary Industries - Water**

Comment: The Department of Primary Industries – Water provided Council with its General Terms of Approval on the 13 July 2018. The GTA's have been included as conditions of consent in this approval document.

• **Department of Primary Industry – Division of Resources and Energy**

Comment: The application was referred to the Division who advised on the 27 October 2017 that they had reviewed the application and supplementary information and were satisfied that all issues relevant to the Division had been satisfied.

The Division determined that sustainable rehabilitation outcomes can be achieved as a result of the Project and that any identified risks or opportunities can be effectively regulated through the conditions of mining authorities issued under the Mining Act 1992.

Referral Agencies

Office of Environment and Heritage (OEH)

Comment: The application was referred to the Office of Environment and Heritage. The response provided on 13 November 2017 from OEH related to the following matters:

- 1) Biodiversity: OEH agreed that the development activities are unlikely to have any adverse/significant impact upon any threatened species or ecological communities. OEH has recommended the following conditions to ensure that threatened species known to occur on the site are not harmed and that the site rehabilitation results in improved biodiversity values:
 - The applicant will not clear vegetation outside the development footprint shown on figures 2.2 to 2.5 in Section 2 of the EIS.

- The applicant will retain the trunks and limbs of cleared trees on the site to improve habitat.
 - Machinery will be restricted to existing cleared areas and the development footprint.
 - Prior to carrying out development on the site, the applicant shall prepare a Land Management and Rehabilitation Plan to the satisfaction of Council. This plan must:
 - Revegetate with species selected from the vegetation type that best corresponds to MR558 or PCT 185 in the South west Slopes Revegetation Guide.
 - Describe the short, medium and long term measures that would be implemented to rehabilitate the site to the stated objectives.
 - Define measurable completion criteria for biodiversity values in rehabilitated areas.
 - Detail the monitoring methods and site management that will maintain biodiversity values.
 - Include weed and pest animal control strategies as described in the Ecology Assessment.
 - The applicant will undertake a pre clearing survey to determine the presence of hollow bearing trees that will be impacted upon during construction. The survey will include vegetation to be removed for the proposed site access road, as shown on Figure 2.3 of the EIS. Identified hollow-bearing trees that may provide habitat for threatened species will be marked and the Guidelines for removal of hollow-bearing trees or disused buildings (Appendix 6 of the Ecology Report) will be implemented during construction.
- 2) Heritage: The Office of Environment and Heritage supported the conclusion any the applicant that proposed activities in the current project area are unlikely to significantly impact Aboriginal Cultural Heritage values. The OEH has recommended that the following condition be included on any consent:
- If any Aboriginal object is discovered and / or harmed in, or under the land, while undertaking development activities, the proponent must:
 1. Not further harm the object
 2. Immediately cease all work at the particular location
 3. Secure the area to avoid further harm to the Aboriginal object
 4. Notify the OEH as soon as practical on 131555, providing details of the Aboriginal object and its location, and
 5. Not commence any work at the particular location unless authorised in writing by OEH.

In the event that any skeletal remains are unexpectedly encountered during an activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and OEH contacted.

Reasons for Approval (Summary)

The Staff assessment has identified that:

- The application is for a use which is permitted in the RU1, Primary Production Zone.
- The development will promote positive ecological outcomes for a degraded site via rehabilitation commitments.
- It is considered that impacts identified during the assessment process are acceptable and can be addressed via conditions of development consent.
- It is considered that the potential social and economic benefits of the proposed development will outweigh any potential negative impacts associated with subject approval.
- The development complies with the requirements of the Environmental Planning and Assessment Act 1979 and will not compromise the outcomes sought for the Coolamon Local Environmental Plan 2011 and Coolamon Development Control Plan 2015.

Site Location

The subject site is located at Lots 1 & 2, DP 135135, Lot 1, DP 245927, Lot 1, DP 499862, Lot 1, DP 516832, Lot 4, DP 557974, Lots 1 & 2, DP 557976, Lot 52, DP 750860, Lots 74 & 77, DP 750860, Lot 1, DP 1092967, Lots, 1, 17, 18, Section 2, DP 759143, Lots 2 & 3, Section 4, DP 759143, Lot 1, Section 5, DP 759143, Lots 1, 2, 3, 4, 5, Section 6, DP 759143, Lots 6, 7, 8, 9, 10, 11, 12, 13, Section 6, DP 759143, Lots 1, 16, 17, Section 7, DP 759143, Tin Mines Road Ardlethan

The development site is situated on a number of allotments of land zoned primary production within Ardlethan. The area comprises a relatively undulating topography that gently slopes towards the Murrumbidgee River to the south east of the site. The land has been subject to significant vegetation clearing and earthworks as a result of previous mining operations on the site which date back to 1912. The site contains disused and derelict mining infrastructure in the form of buildings and building waste, concrete, pipeline etc. and numerous excavations.

Agricultural land essentially surrounds the mine site with some rural residential land uses located to the south and east of the subject site. The township of Ardlethan is located approximately 5 km to the southeast of the site. The development is also bounded by both road and rail infrastructure in the form of the Newell Highway and Burley Griffin Way and Temora – Hilston Rail line.

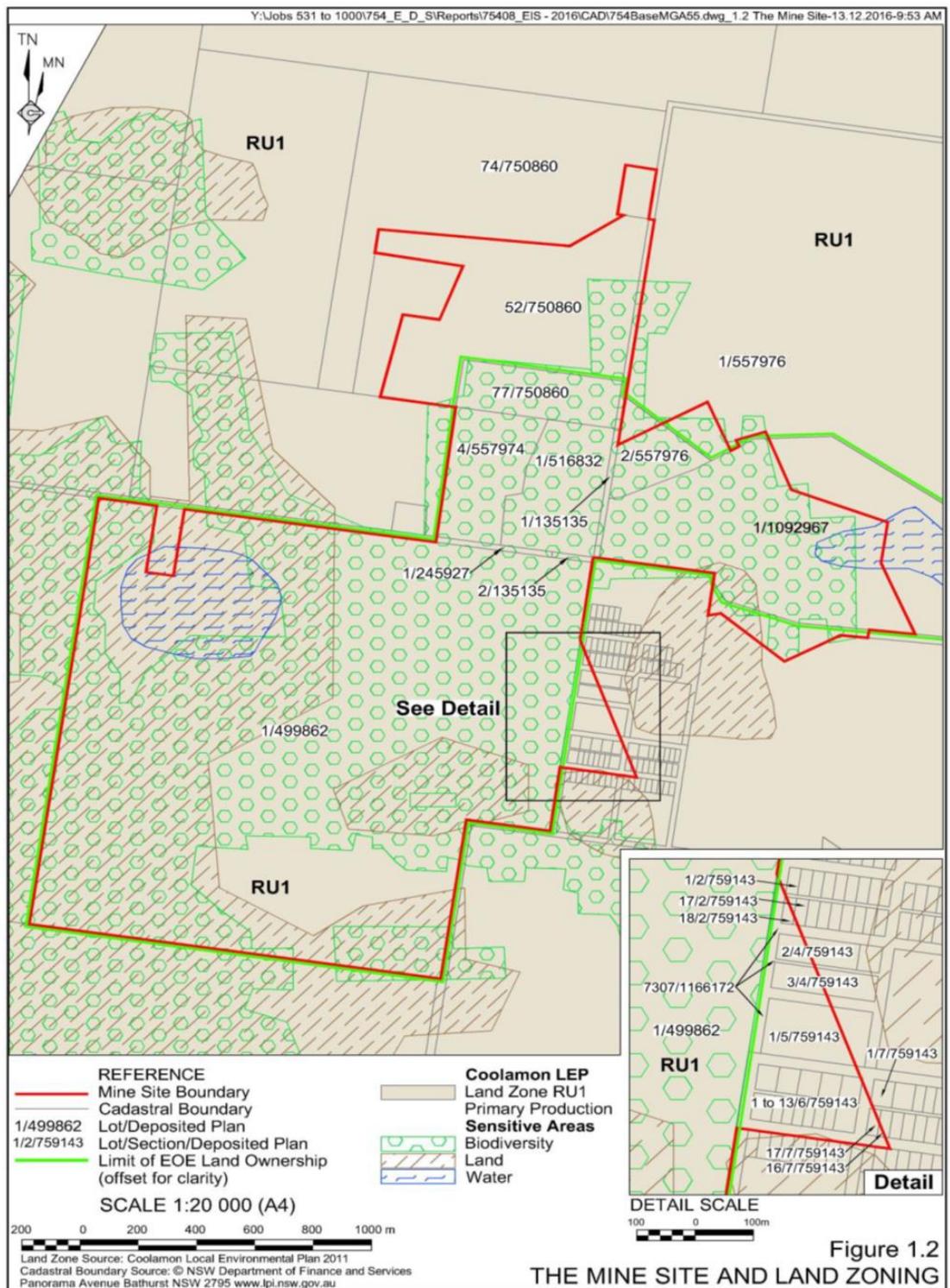


Diagram 1: Site Plan

J. J. Seymour
 MAYOR

Maughan
 GENERAL MANAGER.

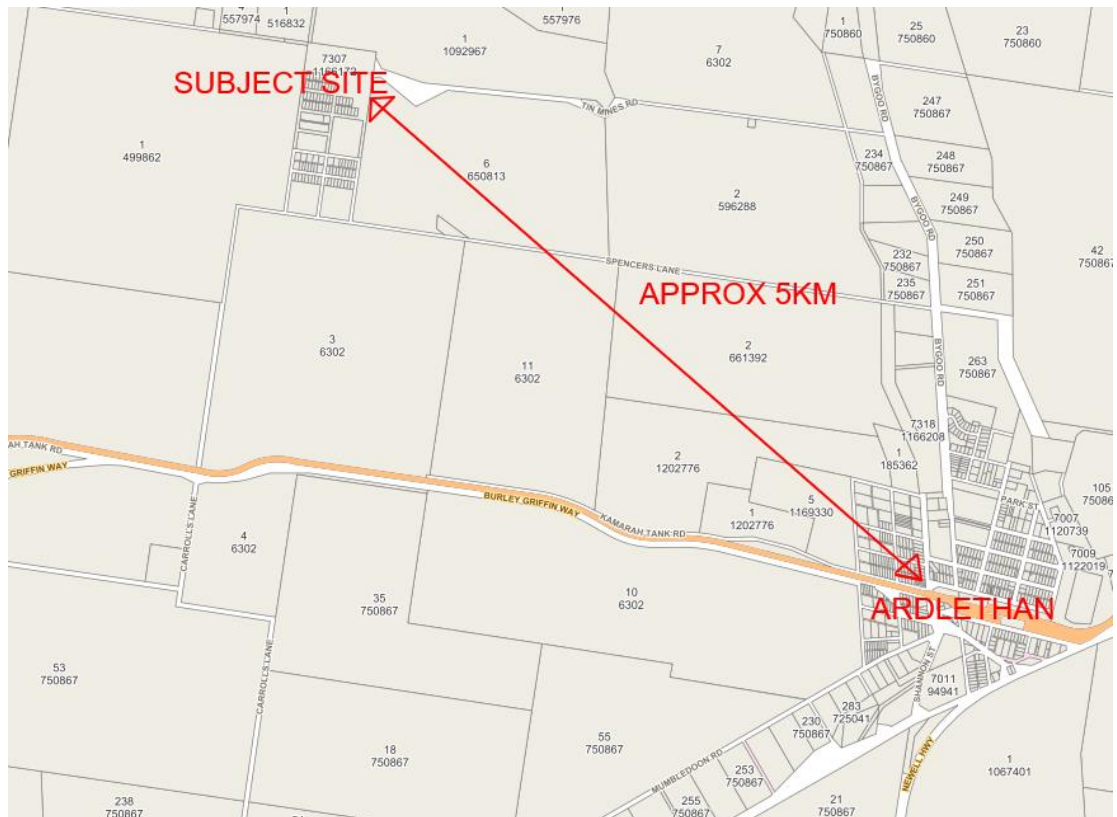


Diagram 2: Site and Locality Plan

Policy

- Coolamon Local Environmental Plan 2011
- Coolamon Development Control Plan 2015
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
- State Environmental Planning Policy No.33 – Hazardous and Offensive Development
- State Environmental Planning Policy No 55 – Remediation of Land

Quadruple Bottom Line Analysis

For a complete analysis of the social, environmental and economic considerations please refer to s4.15 Report, attached

Risk Management Issues from the Council

Refusal of the application on unjustified grounds or approval of the application without adequate statutory planning or impact considerations may result in an appeal process in the Land and Environment Court which will have to be defended by Council.

.....*J. J. Seymour*..... MAYOR

.....*Maughan*..... GENERAL MANAGER.

Internal / External Consultation

See the Section 4.15 Assessment Report for full details of all consultation.

Attachments Attachment No. 13

1. Environmental Impact Statement
2. Specialist Consultant Studies Compendium
3. Response to Submissions
4. S4.15 Council Assessment Report

Please note Items 1, 2 and 3 will be provided as electronic links due to the size of the documents. A hard copy will be tabled at the Council Meeting.

Recommendation

That Council:

- 1) Note the report on development application 2016/67 for the Ardlethan Tin Mine Rehabilitation and Tailings Reprocessing Project located at Lots 1 & 2, DP 135135, Lot 1, DP 245927, Lot 1, DP 499862, Lot 1, DP 516832, Lot 4, DP 557974, Lots 1 & 2, DP 557976, Lot 52, DP 750860, Lots 74 & 77, DP 750860, Lot 1, DP 1092967, Lots, 1, 17, 18, Section 2, DP 759143, Lots 2 & 3, Section 4, DP 759143, Lot 1, Section 5, DP 759143, Lots 1, 2, 3, 4, 5, Section 6, DP 759143, Lots 6, 7, 8, 9, 10, 11, 12, 13, Section 6, DP 759143, Lots 1, 16, 17, Section 7, DP 759143, Tin Mines Road Ardlethan; and
- 2) Approve the application subject to the conditions listed in the attached Section 4.15 Evaluation Report.

RESOLVED on the motion of Clr McCann and seconded by Clr Crocker that Council: 152/07/2018

- 1) **Note the report on development application 2016/67 for the Ardlethan Tin Mine Rehabilitation and Tailings Reprocessing Project located at Lots 1 & 2, DP 135135, Lot 1, DP 245927, Lot 1, DP 499862, Lot 1, DP 516832, Lot 4, DP 557974, Lots 1 & 2, DP 557976, Lot 52, DP 750860, Lots 74 & 77, DP 750860, Lot 1, DP 1092967, Lots, 1, 17, 18, Section 2, DP 759143, Lots 2 & 3, Section 4, DP 759143, Lot 1, Section 5, DP 759143, Lots 1, 2, 3, 4, 5, Section 6, DP 759143, Lots 6, 7, 8, 9, 10, 11, 12, 13, Section 6, DP 759143, Lots 1, 16, 17, Section 7, DP 759143, Tin Mines Road Ardlethan; and**
- 2) **Approve the application subject to the conditions listed in the attached Section 4.15 Evaluation Report.**

*The Chairperson called for a division.
Those voting in favour: All present
Those voting against: Nil*

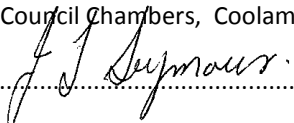
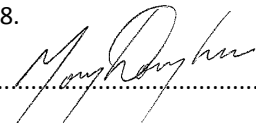
6) REPORTS: DELEGATES/MAYOR/COUNCILLORS

There were no reports.

Meeting Closed at 5.36pm.

Confirmed and signed during the Meeting held this 16th day of August, 2018.

.....
MAYOR

.....  MAYOR  GENERAL MANAGER.

ATTACHMENTS FOR THE MEETING HELD 19TH JULY, 2018

ITEMS DISTRIBUTED WITH THE AGENDA

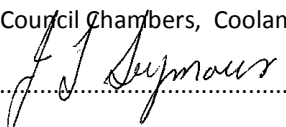
- 1) **INFORMATION PAPERS**
 - 1) Minutes of the Advance Ardlethan Committee Meeting held 2nd July, 2018.
 - 2) Agenda for the REROC Meeting held 28th June, 2018 and Minutes of the Meeting held 12th April, 2018.
Refer Correspondence Item (1a).
- 2) **ACTIVITY REPORTS**
 - 1) Operating Statistics of the Coolamon Shire Library for June 2018.
 - 2) Community Development Officer's Report for June 2018.
Refer Correspondence Item (2a).
- 3) Correspondence from Local Government NSW regarding the Riverina Murray Summit held at Leeton.
Refer Correspondence Item (1b), [File: L.07-01].
- 4) Correspondence in regard to Oversized Vehicle Permits.
Refer Correspondence Item (2b), [File No. R.09-05].
- 5) Correspondence from the Local Member for Cootamundra, Steph Cooke regarding SES volunteers.
Refer General Manager's Report (GM1), [File No. E.03-01].
- 6) A copy of the Timeline events in regard to the Ardlethan Sewerage Scheme.
Refer General Manager's Report (GM3), [File No. S.03-02].
- 7) Correspondence regarding the report on Allawah Lodge.
Refer General Manager's Report (GM5), [File No. A.05-02].
- 8) Correspondence in regard to the report on Development Application 2018/50 – Gravel Quarry.
Refer Executive Manager, Development & Environmental Services' Report (HS2), [File No. RT1003526].
- 9) Correspondence in regard to the report on Development Application 2018/60 – Construction of 4 New Silos, Weighbridge, Grain Receival Shed, Hopper, Grain Sample Stand, Machinery Shed & Dam.
Refer Executive Manager, Development & Environmental Services' Report (HS3), [File No. RT1004246].
- 10) Correspondence in regard to the report on Development Application 2016/07 – New Single Dwelling.
Refer Executive Manager, Development & Environmental Services' Report (HS4), [File No. RT1004132].

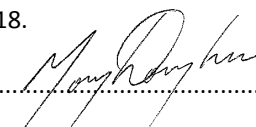
MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE SHIRE OF COOLAMON
HELD IN THE COUNCIL CHAMBERS, COOLAMON ON THE 19TH JULY, 2018.

- 11) Correspondence in regard to the report on Development Application 2018/56 – New Garage.
Refer Executive Manager, Development & Environmental Services' Report (HS5), [File No. RT1000627].
- 12) Correspondence in regard to the report on Ardlethan Tin Mine Rehabilitation and Tailings Reprocessing Project: Proposed Voluntary Planning Agreement.
Refer Executive Manager, Development & Environmental Services' Report (HS6), [File No. P.03-13].
- 13) Correspondence in regard to the report on Development Application 2016/67: Ardlethan Tin Mine Rehabilitation and Tailings Reprocessing.
Refer Executive Manager, Development & Environmental Services' Report (HS7), [File No. P.03-13].

ITEMS TABLED AT THE MEETING

- 1) Correspondence in regard Development Application 2016/67: Ardlethan Tin Mine Rehabilitation and Tailings Reprocessing.

..... MAYOR

.....GENERAL MANAGER.