

HILLTOPS COUNCIL EXTRAORDINARY MEETING MINUTES

24 MAY 2016, commencing at 5.30 PM

Held in the Hilltops Council, Harden Chamber, 3 East Street, Harden

ATTENDANCE

Administrator W Tuckerman

STAFF

| | |
|-----------|-----------------------------------|
| A McMahon | General Manager |
| D Aber | Deputy General Manger |
| J Jordan | Assistant General Manager |
| D Wymer | Director of Operations |
| M Crisp | Director Technical Services |
| T Drowley | Director Corporate Services |
| P Grove | Acting Director of Utilities |
| C Filmer | Director Planning and Environment |
| S Langman | Director Environmental Services |

APOLOGIES

Nil

SYMPATHY EXPRESSIONS

16/01 RESOLVED:

That Council staff and members of the public be upstanding for a minutes silence to express our sympathy on the passing of;

Mr Mark Cockburn, Mrs Gladys Humphries, Mrs Joan Murphy, Mr Thomas Jones, Mr James Loader, Mr Roy Barton, Mr Terence Frost, Mrs Colleen Douglas, Mr Nelson Friend, Mr Maxwell Neylan (Bede), Mrs Beverley Mary Brown, Ms Theresa George, Mrs Robyn Anderson

Moved and declared carried by: Administrator W Tuckerman

DECLARATIONS OF INTEREST - CONFLICT OF INTEREST

Administrator Wendy Tuckerman declared no declaration of interest and no conflict of interest

General Manager

Administrator

HILLTOPS COUNCIL EXTRAORDINARY MEETING MINUTES

24 MAY 2016, commencing at 5.30 PM

Held in the Hilltops Council, Harden Chamber, 3 East Street, Harden

CONFIRMATION OF MINUTES

16/A - FORMER HARDEN SHIRE MEETING MINUTES

16/02 RESOLVED: that Council;

- 1. Endorse resolutions 58/04/16 to 81/04/16 inclusive with the exception of resolutions 71/04/16 and 77/04/16**
- 2. Request a meeting with the Rural Fire Service Commissioner and Gundagai Council to discuss the impacts of Council mergers on the Rural Fire Service South West Slopes Zone**

Moved and declared carried by: Administrator W Tuckerman

16/B - FORMER YOUNG SHIRE MEETING MINUTES

16/03 RESOLVED:

That Council endorse the resolutions of the former Young Shire Council for the meeting 20 April 2016

Moved and declared carried by: Administrator W Tuckerman

16/C - FORMER BOOROWA COUNCIL MEETING MINUTES

16/04 RESOLVED:

That Council endorse the resolutions of the former Boorowa Council for the meeting 18 April 2016.

Moved and declared carried by: Administrator W Tuckerman

16/D - FORMER BOOROWA COUNCIL MEETING EXTRAORDINARY MINUTES

16/05 RESOLVED:

That Council; not endorse the Extraordinary Meeting Minutes of former Boorowa Council, until new plans are considered by Hilltops Council.

Moved and declared carried by: Administrator W Tuckerman

General Manager

Administrator

HILLTOPS COUNCIL EXTRAORDINARY MEETING MINUTES

24 MAY 2016, commencing at 5.30 PM

Held in the Hilltops Council, Harden Chamber, 3 East Street, Harden

GENERAL MANAGERS REPORT

3 LATE REPORTS

- Former Young Shire Council Quarterly Budget Report
- Draft Investment Policy
- Common Seal Hilltops Council

16/06 RESOLVED:

That the late reports be considered at the end of General Manager Report

Moved and declared carried by: Administrator W Tuckerman

16/01 – COUNCIL MEETING SCHEDULES

16/07 RESOLVED: that Council;

1. *Conduct Ordinary Council meetings on the fourth Wednesday of each month with an additional meeting on the second Wednesday of June 2016 with meetings to commence at 5:30pm;*
2. *The location of the Ordinary Council Meetings to be alternated between Young, Boorowa and Harden keeping with that rotational order.*
3. *Council advertise the time and location for Ordinary Meetings of Council*
4. *Should the need for any Extraordinary Meeting arise the location be determined on the content of the agenda with location of Extraordinary Meetings not to impact the location of Ordinary Council meetings*

Moved and declared carried by: Administrator W Tuckerman

16/01-1 – TERMS OF REFERENCE FOR IMPLEMENTATION ADVISORY GROUPS AND LOCAL REPRESENTATION COMMITTEES

16/08 RESOLVED: that the Administrator;

1. *Endorse the Draft Hilltops Council Local Representation Committee Terms of Reference including remuneration of members of \$11,010;*
2. *Endorse the Draft Hilltops Council Implementation Advisory Group terms of reference including remuneration of members of \$11,010 in addition to Local Representation Committee remuneration;*
3. *Establish Local Representation Committees for Boorowa, Harden and Young; and*
4. *Determine the membership of the Implementation Advisory Group and Local Representation Committees*
5. *Membership determined at a later date*

Moved and declared carried by: Administrator W Tuckerman

General Manager

Administrator

HILLTOPS COUNCIL EXTRAORDINARY MEETING MINUTES

24 MAY 2016, commencing at 5.30 PM

Held in the Hilltops Council, Harden Chamber, 3 East Street, Harden

16/02 – DRAFT HILLTOPS COUNCIL PAYMENT OF EXPENSES AND PROVISION OF FACILITIES TO ADMINISTRATORS, IMPLEMENTATION ADVISORY GROUP AND LOCAL REPRESENTATIVE COMMITTEE MEMBERS

16/09 RESOLVED:

That the Administrator endorse the public exhibition of the Draft Hilltops Council Payment of Expenses and Provision of Facilities to Administrators, Implementation Advisory Group and Local Representative Committee Members Councillors for a period of twenty-eight (28) days.

Moved and declared carried by: Administrator W Tuckerman

16/03 – HILLTOPS COUNCIL INTERIM MANAGEMENT STRUCTURE

16/10 RESOLVED: that Council;

- 1. Endorse the Hilltops Council Interim Management Structure as presented; and**
- 2. Delegate the Interim General Manager to review and implement the organisational structure as necessary with a new Organisational Structure to be included in the 2017/18 Operational Plan**

Moved and declared carried by: Administrator W Tuckerman

16/04 – DEVELOPMENT APPLICATION No. 004/2010 MOD 1 – APPLICATION TO AMEND DEVELOPMENT CONSENT 04/2010 FOR A 14 LOT SUBDIVISION AT LOT 13 DP1166398 (PRIOR LOT 28 DP658100), FARM STREET, BOOROWA

16/11 RESOLVED: That Council;

- 1. Approve application 004/2010 MOD1 to amend Development Consent 004/2010 as follows:**
 - a) Amend the description of the development to read (with deletions struck through):**
“Subdivision – ~~14~~ nine Allotments”
 - b) Amend Condition 2 to reflect the details of the revised subdivision plan as follows (with amendments shown in bold and italics):**
“2. All work is to be carried out in accordance with the plans prepared by CPC Land Development Consultants P/L, Project No. 16034 Issue D dated 4th Dec, 2015 and documentation submitted forming part of this consent bearing Council’s stamp of approval and conditions of consent. This includes information addressing the deferred commencement conditions.

This condition applies to all stages of the development.

General Manager

Administrator

HILLTOPS COUNCIL EXTRAORDINARY MEETING MINUTES

24 MAY 2016, commencing at 5.30 PM

Held in the Hilltops Council, Harden Chamber, 3 East Street, Harden

c) Amend Condition 8 to reflect the revised staging as follows (with deletions shown as struck through and amendments shown in bold and italics):

"8. The development is to be staged as follows:

- ***Stage 1-lot 14 and residue;***
- ***Stage 2- lots 1-5 3 and residue***
- ***Stage 3 – lots ~~6-13~~ 4-8."***

d) Delete Condition 26 as follows (with deletions shown as struck through);

~~***"26. The development shall provide "Kerb and Gutter" to the South side of the Dillon Street and east side of Farm Street.";***~~ and

e) Delete Condition 33 as follows (with deletions shown as struck through):

~~***"33. A 1200mm wide footpath shall be constructed along Dillon and Farm Street."***~~

2. Agree to remove the restriction on the use of land on Lot 13 DP1166398, with the applicant being responsible for undertaking all necessary processes and for all relevant legal costs associated with its removal from the title.

Moved and declared carried by: Administrator W Tuckerman

16/05 – DEVELOPMENT APPLICATION – T2016-002 – DWELLING AT LOT 77 DP75390, EULIE ROAD, HARDEN

16/12 RESOLVED: that;

Council approve Development Application T16-002 for a dwelling on Lot 77 DP753590, Eulie Road, Harden, subject to the following conditions:

GENERAL

Approved Development

1. **The development shall be in accordance with development application number T2016-002 submitted to Council on 18 January 2016 and in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:**

General Manager

Administrator

HILLTOPS COUNCIL EXTRAORDINARY MEETING MINUTES

24 MAY 2016, commencing at 5.30 PM

Held in the Hilltops Council, Harden Chamber, 3 East Street, Harden

| Drawing No. | Revision / Issue | Name of Plan | Date |
|---|-------------------------|--|-------------|
| 18272 | Sheet 1 of 3 | Sketch Plan | 21-12-15 |
| 18272 | Sheet 2 of 3 | Floor Plan | 21-12-15 |
| 18272 | Sheet 3 of 3 | Untitled plan showing East, West, South and North elevations | 21-12-15 |
| The undated Statement of Environmental Effects prepared by Wade Anthony and supplementary detail submitted by the Mandy de Mestre. | | | |

as modified by any conditions of this consent.

Notes:

- *Any alteration to the drawings and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under section 96 of the Environmental Planning and Assessment Act 1979, or a fresh development application. No works, other than those approved under this consent, shall be carried out without the prior approval of Council.*
 - *Where there is an inconsistency between the documents lodged with this application and the following conditions, the conditions shall prevail to the extent of the inconsistency.*
2. *The proposed development has been assessed under the provisions of the Building Code of Australia as:*

*Class - 1
Rise - One storey
Type - C Construction*

PRESCRIBED CONDITIONS

The following conditions labelled 'prescribed conditions' are those which shall apply to the development as set out under clauses 80A (11) of the Environmental Planning and Assessment Act, 1979, and also Part 6 of the Environmental Planning and Assessment Regulation, 2000.

3. *All work must be carried out in accordance with the requirements of the Building Code of Australia.*

General Manager

Administrator

HILLTOPS COUNCIL EXTRAORDINARY MEETING MINUTES

24 MAY 2016, commencing at 5.30 PM

Held in the Hilltops Council, Harden Chamber, 3 East Street, Harden

Advice

In this clause, a reference to the Building Code of Australia is a reference to that Code as in force on the date the application for the relevant construction certificate is made.

4. *A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:*
- (a) Showing the name, address and telephone number of the principal certifying authority for the work, and*
 - (b) Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and*
 - (c) Stating that unauthorised entry to the work site is prohibited.*

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

5. *The person having the benefit of the development consent must, at the person's own expense:*
- (a) protect and support the building, structure or work from possible damage from the excavation, and*
 - (b) where necessary, underpin the building, structure or work to prevent any such damage.*
6. *For the purposes of section 80A (11) of the act, it is a prescribed condition of development consent that if the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the persons own expense.*
- (a) Protect and support the adjoining premises from possible damage from the excavation and.*
 - (b) Where necessary, underpin the adjoining premises to prevent any such damage.*

The condition referred to in subclause (1) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

PRIOR TO CONSTRUCTION

Construction Certificate Required

7. *A Construction Certificate is required to be issued by a Principal Certifying Authority prior to the commencement of any works on site.*

General Manager

Administrator

HILLTOPS COUNCIL EXTRAORDINARY MEETING MINUTES

24 MAY 2016, commencing at 5.30 PM

Held in the Hilltops Council, Harden Chamber, 3 East Street, Harden

Prior to the commencement of work on site

8. **Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate shall:**
- a. **appoint a Principal Certifying Authority and notify Council of the appointment (if Council is not appointed), and**
 - b. **notify Council of their intention to commence the site works (at least 2 days' notice is required).**

9. **The Principal Certifying Authority (PCA) must determine when inspections and compliance certificates are required. Where Hilltops Council is nominated as the PCA, the following stages must be inspected and passed prior to the subsequent stages of construction. Twenty-four (24) hours' notice shall be given to Council to allow scheduling of the inspection. All required plumbing and drainage inspections are to be carried out by Council.**

NOTE: Where inspections are requested and the work is either incomplete or not started, or unsatisfactory thus requiring an additional inspection, such reinspections will be charged to the applicant at the rate as outlined in the Fees and Charges section of Council's current Management Plan per additional inspection. This will be paid prior to the inspection being carried out.

- a. **After excavation for, and prior to the placement of, any footings, and prior to pouring any in-situ reinforced concrete building element;**
- b. **When internal sanitary drainage and external drainage is laid ready for test. All drainage must be under water test at the time of the inspection. A Works As Executed diagram is to be supplied to Council prior to the inspection;**
- c. **The framework for any floor, wall, roof, or other building element prior to covering with any external element (including sarking, brickwork or cladding).**
- d. **Pre-sheet inspection of the framework upon completion of hot and cold plumbing, electrical work and insulation.**

NOTE: Hot and cold water should be under pressure test at the time of inspection.

- e. **Prior to covering waterproofing in any wet areas;**
- f. **After all building work has been completed and prior to any occupation certificate being issued in relation to the building.**

General Manager

Administrator

HILLTOPS COUNCIL EXTRAORDINARY MEETING MINUTES

24 MAY 2016, commencing at 5.30 PM

Held in the Hilltops Council, Harden Chamber, 3 East Street, Harden

- 10. Erosion and sedimentation control measures shall be implemented prior to work commencing and maintained in a functional condition throughout the duration of the project. The erosion and sedimentation control measures shall not be removed until such time as the ground cover has been re-established.**

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

- 11. Prior to the issue of a Construction Certificate, the person having the benefit of this consent shall provide to Council evidence that a right of vehicular access (or right of carriageway) to Lot 77 DP753590 over adjoining Lot 78 DP753590 under section 88B of the Conveyancing Act, 1919 has been created.**
- 12. Prior to the issue of a Construction Certificate, the person having the benefit of this consent shall submit to Council for approval amended site plans that demonstrate a boundary setback of 50m from the northern boundary and 200m from the eastern boundary. The amended plans shall also show the location and width of the required vehicular access.**
- 13. As there are known artefacts of Aboriginal significance in the area, the applicant shall undertake a visual assessment of the recommended site for artefacts in conjunction with representatives from the traditional owners, the Wiradjuri people. Should artefacts be suspected more details investigation and impact assessment will be required. This must be undertaken by a qualified archaeologist; if objects are located the proponent will be required to apply to OEH for an Aboriginal Heritage Impact Permit (AHIP). The applicant shall submit to Council results of the Aboriginal heritage inspection for the recommended site.**

DURING CONSTRUCTION

Cut and Fill

- 14. The applicant shall ensure that any cut or fill on site is appropriately graded, drained or retained and drained as necessary.**

NOTE: Any graded land that slopes toward a neighbouring property shall incorporate dish or surface drains to divert water to a sump and then be piped at least 3m clear of the building.

Retaining walls greater than 1 metre in height shall be designed by a suitably qualified practising and insured Structural Engineer. The design shall be submitted to and permission to proceed granted by Council prior to work commencing.

General Manager

Administrator

HILLTOPS COUNCIL EXTRAORDINARY MEETING MINUTES

24 MAY 2016, commencing at 5.30 PM

Held in the Hilltops Council, Harden Chamber, 3 East Street, Harden

Erosion Control

15. **Erosion and sedimentation control measures shall be implemented prior to work commencing and maintained in a functional condition throughout the duration of the project. The erosion and sedimentation control measures shall not be removed until such time as the ground cover has been re-established.**
16. **A plan for the adequate control of erosion and sedimentation during the construction phase, shall be submitted to, and approved by Council, prior to work commencing.**
17. **The applicant shall take all practicable measure to control erosion/sedimentation including, but not limited to:**
 - a. **Backfilling service trenches as soon as practicable;**
 - b. **Connecting downpipes as soon as practicable.**

Hours of Construction

18. **Work on the project shall be limited to the following hours:**
 - (i) **Monday to Friday - 7:00 am to 6:00 pm**
 - (ii) **Saturday - 8:00 am to 1:00 pm**
 - (iii) **No work to be carried out on Sunday/Public Holidays, without the prior consent of Council.**

Builders' Toilet

19. **The applicant shall ensure that a suitable builders' toilet is situated on the property prior to commencing construction.**

Builder's Sign

20. **A suitable sign is to be provided on the building site in a prominent location, indicating the builder's name, licence number and contact telephone numbers (including after-hours' numbers).**

Building Waste Containment

21. **A suitable waste container capable of holding blowable type building waste must be made available on the building site during the course of construction. Building waste such as paper, plastic, cardboard, sarking, etc. must be regularly cleaned up and placed in the waste container so that it cannot be blown off the building site and litter the locality.**

General Manager

Administrator

HILLTOPS COUNCIL EXTRAORDINARY MEETING MINUTES

24 MAY 2016, commencing at 5.30 PM

Held in the Hilltops Council, Harden Chamber, 3 East Street, Harden

Dust Suppression

22. *Dust suppression controls shall be implemented during the duration of construction to minimise wind-borne emission from likely sources such as the excavation and stockpiles of materials.*

Aesthetics

23. *The roof material and external cladding of the proposed development shall have low reflective index characteristics and the colour shall not be prominent against the background. As far as practicable, finishes should comprise earthy or subdued tones. Unpainted zincalume, white, off-white and light grey are not acceptable.*

BASIX Requirements

24. *In accordance with the requirements of the BASIX provisions under the NSW Environmental Planning and Assessment Act 1979, you are advised that the following details will need to be provided during the course of construction. These include, but are not limited to certification or manufacturers specifications of the following:*
- a. Details on the rainwater tank including size, volume and applicable standards or watermark compliances;*
 - b. Manufacturers specifications for all insulation products including batts, wrap, sisalation or the like;*
 - c. Glaziers certificate on the nature of the window, glass specification and applicable ratings;*
 - d. All plumbing fittings and fixtures (taps, showerheads, washing machines, dishwashers, etc) that are required to have a star (water efficiency) rating;*
 - e. All hot water devices installed and their ratings;*
 - f. All electrical installations including lighting, heating or related*
 - g. All air handling systems including air conditioning, heating, solid fuel heating or similar.*

NOTE: *Each element's paperwork/certification must be provided at the applicable inspection immediately after installation. Failure to provide same will mean that a satisfactory clearance to continue building will NOT be given. Further, no occupation of the dwelling will be permitted unless all BASIX measures are completed, satisfied and documentary evidence of same supplied to Council.*

General Manager

Administrator

HILLTOPS COUNCIL EXTRAORDINARY MEETING MINUTES

24 MAY 2016, commencing at 5.30 PM

Held in the Hilltops Council, Harden Chamber, 3 East Street, Harden

Kitchen Exhaust

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

Stormwater

26. ***Roof waters shall be conveyed from appropriate areas of the roof to the designated rainwater tank. The rainwater tank shall be plumbed to the applicable fixtures within the house (as required on the BASIX Certificate) in strict accordance with the National Plumbing and Drainage Australian Standard AS3500 Plumbing and Drainage. Rainwater tank overflow shall be piped in accordance with the stormwater conditions detailed in this consent.***

Advice to Applicant:

It is strongly recommended that a first flush diversion system be also installed to eliminate impurities from roof and gutters such as leaves, dust and tannins. A low-level inspection opening or flushing access is also recommended for clean out of the whole system as a maintenance assistance.

27. ***Stormwater from roof and hardstand areas shall be appropriately conveyed to a point 3 metres clear of the dwelling and disposed of without causing erosion or nuisance to adjoining premises. This shall include the stormwater overflow from any tank or collection system.***
28. ***An escape path for stormwater shall be provided to cope with flows in excess of the drainage system.***
29. ***Areas shall be shaped to ensure that the ground slopes away from the building.***
30. ***After completion of the stormwater drainage works, prior to the issue of an Occupation Certificate, the applicant shall submit to Council a detailed Works As Executed plan.***

Trees

31. ***Any trees not approved for removal shall be protected from damage during construction. This includes protection from compaction of the ground within the root zone, damage to the trunk or crown of the tree.***

General Manager

Administrator

HILLTOPS COUNCIL EXTRAORDINARY MEETING MINUTES

24 MAY 2016, commencing at 5.30 PM

Held in the Hilltops Council, Harden Chamber, 3 East Street, Harden

On Site Effluent Management System

32. **An onsite sewer management system application and design shall be submitted to and approved by Council prior to the external drainage inspection being booked.**
33. **The top of the yard gully is to be a minimum of 150 mm below the finished floor level and a minimum of 75 mm above the finished ground level.**
34. **The design shall incorporate a conventional septic tank with a minimum of 50 metres of absorption trench.**
35. **The drainage field for this application shall include conventional absorption trenches laid in accordance with the attached profile. The length of the absorption trench required for this proposal shall be a total of 50insert length metres, and shall:**
 - a. **be laid in no longer than 30 metre sections;**
 - b. **have bridging pipes between trenches laid at opposing ends interconnecting the next trench;**
 - c. **use a proprietary arch profile and shall be no smaller than 440mm in dome height;**
 - d. **be backfilled to the top of the dome height with blue metal and/or Aggregate between 9mm and 25mm with no fines;**
 - e. **have hessian or geotextile fabric between the aggregate and the top soil finish cover;**
 - f. **have the topsoil cover seeded with grass or turfed as soon after completion as is practical.**

NOTE: It is important that after growing of the grass occurs that it be kept at a low serviceable level in order that effective evapo-transpiration occurs.

Bushfire Protection/Mitigation Measures

36. **Garden hose/s shall be installed adjacent to the dwelling house, that are sufficiently long to reach all external walls of the house.**
37. **A 22,000 litre (minimum) water storage facility (dam or water tank) shall be installed/provided in close proximity to the dwelling house, and which is to be used exclusively for fire-fighting purposes.**
 - a. **This shall be in addition to any private supply or storage for drinking water purposes.**
 - b. **This dedicated water supply tank shall be provided and a minimum of 3kW(5hp) petrol or diesel powered pump.**
 - c. **A 65mm storz fitting or gate valve shall be installed in the tank.**

General Manager

Administrator

HILLTOPS COUNCIL EXTRAORDINARY MEETING MINUTES

24 MAY 2016, commencing at 5.30 PM

Held in the Hilltops Council, Harden Chamber, 3 East Street, Harden

38. ***The owner/occupier of the dwelling house shall establish and maintain a 50 metre wide Asset Protection Zone (APZ) around the perimeter of the dwelling house, and the fuel height within this APZ shall be maintained below 10 centimetres.***

Access

Existing access to be upgraded

39. ***The existing vehicular access to Lot 78 DP753590 shall be upgraded to Council specifications and at the cost of the developer, and be constructed to the following standard:***
- a. ***Achieve the required Stopping Sight Distance for the prevailing speed limit along Eulie Road;***
 - b. ***Be recessed a minimum of five metres from the property boundary;***
 - c. ***Be recessed a minimum of nineteen metres setback from the road shoulder;***
 - d. ***Have gates at the access point fixed so as to swing inwards; and***
 - e. ***Have a culvert to cater for a 1:20 year storm duration, or as agreed with Council.***
40. ***The access shall not impede the flow of stormwater along the table drain. Where the construction of an access will impede the flow of stormwater then a concrete culvert with head walls, diameter not less than 450mm, is to be installed not closer than 1 metre from the rear of the table drain. The existing table drain is to be shaped to ensure flow of water through culvert.***
41. ***The developer shall provide an all-weather access from the edge of the existing road shoulder to the property boundary.***

Works in Council's road reserve

42. ***No work to provide access to Lot 78 DP753590 shall be undertaken in Council's road reserve unless, and until, the developer has applied for, and had approved, an application to carry out works in the road reserve under section 138 of the Roads Act, 1993.***

Rural Addressing

43. ***The applicant shall erect the property's individual rural addressing number plate on the gate post, or the fence adjacent to the entrance gate, but not on the gate itself.***

General Manager

Administrator

HILLTOPS COUNCIL EXTRAORDINARY MEETING MINUTES

24 MAY 2016, commencing at 5.30 PM

Held in the Hilltops Council, Harden Chamber, 3 East Street, Harden

44. *The rural addressing number plate shall be purchased from Council at the cost nominated in Council's Management Plan at the time of payment.*

OCCUPATION CERTIFICATE

Occupation Certificate to be issued

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

Moved and declared carried by: Administrator W Tuckerman

16/06 – DEVELOPMENT APPLICATION – SUBDIVISION – T2016-025

16/13 RESOLVED: that;

Development Application 2016-025 for the subdivision of Lot 1 DP731124, 51 Bobbara Street, Harden into two lots of 2857m² and 2357m² be approved subject to the following conditions.

GENERAL

Approved Development

- The development shall be in accordance with development application number 2016-026 lodged on 7 April 2016 and in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:*

| Job No. | Revision / Issue | Name of Plan | Date |
|---|------------------|--|----------|
| 18353 | A | Proposed Subdivision of Lot 3 DP731124 51 Bobbara Street, Harden | 20-03-16 |
| Statement of Environmental Effects prepared by Wade Anthony and dated 20 March 2016 | | | |

as modified by any conditions of this consent.

General Manager

Administrator

HILLTOPS COUNCIL EXTRAORDINARY MEETING MINUTES

24 MAY 2016, commencing at 5.30 PM

Held in the Hilltops Council, Harden Chamber, 3 East Street, Harden

2. ***Any alteration to the drawings and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under section 96 of the Environmental Planning and Assessment Act 1979, or a new development application. No works, other than those approved under this consent, shall be carried out without the prior approval of Council.***
3. ***Where there is an inconsistency between the documents lodged with this application and the following conditions, the conditions shall prevail to the extent of the inconsistency.***

Parameters of Consent

4. ***The subdivision certificate shall not be released until such time as the requirements of the conditions of this consent have been carried out.***

PRIOR TO THE RELEASE OF THE SUBDIVISION CERTIFICATE

Subdivision Certificate

5. ***A final linen plan suitable for registration with NSW Land and Property Information shall be submitted to Council for certification.***
6. ***The applicant shall pay to Council a fee for a Subdivision Certificate as outlined in the Fees and Charges section of Council's current Management Plan, prior to the release of the final plan of subdivision.***
7. ***The linen plan shall not be released until such time as the requirements of the conditions of this consent have been carried out.***

Location of structures

8. ***Prior to the release of the final plan of subdivision, a survey plan shall be submitted to Council showing the location of all structures/buildings on the property with respect to boundaries of the allotments. Any dividing boundary shall be located so as to comply with the setback and fire-rating requirements of the Building Code of Australia with respect to the various structures/buildings.***

SERVICES

Water

9. ***Council's existing water main shall be extended to facilitate connection of the new allotment to Council's system, at full cost to the developer.***
10. ***The Goldenfields County Council Buy-in Contribution Charge per additional Equivalent Tenement (ET) created shall be paid, prior to the release of a subdivision certificate.***

General Manager

Administrator

HILLTOPS COUNCIL EXTRAORDINARY MEETING MINUTES

24 MAY 2016, commencing at 5.30 PM

Held in the Hilltops Council, Harden Chamber, 3 East Street, Harden

An ET for the current financial year (2015/16) is \$6794 and if paid before 30 June 2016 the total fee payable will be \$6794. This fee is subject to change and, if paid after 30 June 2016, the contribution will be required to be paid at rate determined by Goldenfields at the time of payment.

Sewer

- 11. Council's existing sewer main shall be extended to facilitate connection of the new allotment to Council's sewer system, at full cost to the developer.**

Easements

- 12. Easements shall be provided over all services (including drainage, sewer and water where necessary) to the satisfaction of the relevant authority, and wherever Council deems necessary to allow provision of, and unrestricted access to, the services.**

PROPERTY ADDRESS

- 13. New Lot 2 shall be identified as 51A Bobbara Street, Harden.**

Moved and declared carried by: Administrator W Tuckerman

16/07 – MCLEAN OVAL FLOOD LIGHTS - HARDEN

16/14 RESOLVED:

That Council allocate \$14,500 for full light replacement and associated control gear for McLean Oval Harden, to be adjusted at the June Quarterly Budget Review.

Moved and declared carried by: Administrator W Tuckerman

16/08 – ROADS TO RECOVERY WITHIN FORMER HARDEN SHIRE

16/15 RESOLVED:

Council endorse the revisions to the budget allocations as outlined in the Roads to Recovery Projects 2015/16 Report relating to the former Harden Shire.

The following projects are proposed to have an increased project allocation.
Barwang Road - Further pavement defects where identified on crests/curves and where completed while in area. These work and defects have been highlighted by the heavy vehicle route being used from Ylad on Moppity Road back to Harden.

Moppity Road - Section from Cusack to Cunningar. Additional funds to cover pavement defects/seal issues found while carrying out shoulder widening

General Manager

Administrator

HILLTOPS COUNCIL EXTRAORDINARY MEETING MINUTES

24 MAY 2016, commencing at 5.30 PM

Held in the Hilltops Council, Harden Chamber, 3 East Street, Harden

works, coupled with isolated road section surface ride quality issues. These issues called for pavement stabilisation works of about 8000m².

Albury Street Newson Park - Additional funds allocated to allow additional drainage works for project, as an outcome from RMS comments on the project back to staff.

Moved and declared carried by: Administrator W Tuckerman

16/09 – 2016/DA-00014 – SUBDIVISION – 10 BOYDS LANE, YOUNG

16/16 RESOLVED:

Determination be deferred until further advice

Moved and declared carried by: Administrator W Tuckerman

16/10 – SIBLECO AUSTRALIA VOLUNTARY PLANNING AGREEMENT

16/17 RESOLVED: That Council;

- 1. Place the attached voluntary planning agreement, and explanatory note, between Hilltops Council and Sibelco Australia on exhibition for a period of not less than 28 days; and*
- 2. Providing no substantial objections are received as a result of public exhibition, the General Manager and Administrator be authorised to sign the voluntary planning agreement on behalf of Hilltops Council.*

Moved and declared carried by: Administrator W Tuckerman

16/11 – CASH AND INVESTMENTS

16/18 RESOLVED:

That the Statement of cash and investments as at 30 April 2016 be received.

Moved and declared carried by: Administrator W Tuckerman

16/12 – QUARTERLY BUDGET REVIEW – MARCH 2016

16/19 RESOLVED: that Council;

- 1. Receives and notes the Budget Review for the period ended 31 March 2016 projected to 30 June 2016;*
- 2. Adopts the variations to the adopted budget as set out in the March 2016 Budget Review including Reserve Movements; and*
- 3. Receives and notes the Responsible Accounting Officer's Statement.*

Moved and declared carried by: Administrator W Tuckerman

General Manager

Administrator

HILLTOPS COUNCIL EXTRAORDINARY MEETING MINUTES

24 MAY 2016, commencing at 5.30 PM

Held in the Hilltops Council, Harden Chamber, 3 East Street, Harden

16/13 – DEVELOPMENT APPLICATIONS STATISTICS

16/20 RESOLVED:

That Council receive and note the status and processing times for development applications, as at 30 April 2016.

Moved and declared carried by: Administrator W Tuckerman

GENERAL MANAGERS LATE REPORTS

16/16 – QUARTERLY BUDGET REVIEW STATEMENT (QBRS)

16/21 RESOLVED:

- 1. That the March quarterly budget review be received and noted.*
- 2. That the budget recommendations detailed within the March quarterly budget review be adopted.*

Moved and declared carried by: Administrator W Tuckerman

16/17 – DRAFT INVESTMENT POLICY

16/22 RESOLVED:

That Council endorse the draft Investment Policy

Moved and declared carried by: Administrator W Tuckerman

16/ 18 – COMMON SEAL OF HILLTOPS COUNCIL

16/23 RESOLVED:

That Council adopt the Common Seal of the former Young Shire Council as the Common Seal for Hilltops Council in an interim capacity until a new common seal is designed and adopted by Council.

Moved and declared carried by: Administrator W Tuckerman

COUNCIL COMMITTEE REPORTS

16/24 RESOLVED:

That the balance of the committee reports be noted.

Moved and declared carried by: Administrator W Tuckerman

General Manager

Administrator

HILLTOPS COUNCIL EXTRAORDINARY MEETING MINUTES

24 MAY 2016, commencing at 5.30 PM

Held in the Hilltops Council, Harden Chamber, 3 East Street, Harden

CLOSED COUNCIL

16/14 – EXCLUSION OF THE PRESS AND PUBLIC

16/25 RESOLVED:

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

Moved and declared carried by: Administrator W Tuckerman

ITEM 1: COMMERCIAL MATTER

This item is classified CONFIDENTIAL under section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following:

- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business

16/15 – WATERMAIN EASEMENT – PURCHASE

16/26 RESOLVED: That Council;

- 1. Pay Mr and Mrs Arabin the agreed sum to purchase part of land described as: LOT 2 DP1006974 LOT 3 DP235081 KNOWN AS 52 ELIZABETH ST, YOUNG NSW; and**
- 2. Approve the General Manager to sign the Deed of Agreement on behalf of Council for the acquisition of land for the water main easement.**

Moved and declared carried by: Administrator W Tuckerman

16/27 RESOLVED:

That Council move out of closed.

Moved and declared carried by: Administrator W Tuckerman

General Manager

Administrator

HILLTOPS COUNCIL EXTRAORDINARY MEETING MINUTES

24 MAY 2016, commencing at 5.30 PM

Held in the Hilltops Council, Harden Chamber, 3 East Street, Harden

NEXT MEETING

The next meeting of Council is scheduled to be on Wednesday, 8 June 2016, commencing at 5.30pm.

TERMINATION

There being no further business the meeting closed 6.07pm.

General Manager

Administrator