

HILLTOPS COUNCIL ORDINARY MEETING MINUTES

28 June 2017, commencing at 5.30 PM

Held in the Hilltops Council, Young Chamber, 189 Boorowa Street, Young

ATTENDANCE

Administrator W Tuckerman

STAFF

A McMahon General Manager
L Furness Executive Director Corporate and Community
J Jordan Chief Financial Officer
D Wymer Director Infrastructure Services
S Langman Director Sustainable Growth

APOLOGIES

Nil

PUBLIC FORUM

- Mr John Pattinson - Item17/107 – 2016/DA-00086 - Proposed Residential Subdivision - 5 Forsythe Ave, Young
- Mr Grant Cotter – Item 17/109 – Development Application No. 046/2016 - Subdivision (one into two lots), and Construction of Two New Dwellings at Lot 2 DP1112582, 68 Queen Street, Boorowa

17/129 RESOLVED:

That the standing order of business be suspended to deal with:

- Item17/107 – 2016/DA-00086 - Proposed Residential Subdivision - 5 Forsythe Ave, Young
- Item 17/109 – Development Application No. 046/2016 - Subdivision (one into two lots), and Construction of Two New Dwellings at Lot 2 DP1112582, 68 Queen Street, Boorowa

Moved and declared carried by: Administrator W Tuckerman

17/107 – 2016/DA-00086 - PROPOSED RESIDENTIAL SUBDIVISION - 5 FORSYTHE AVE, YOUNG

17/130 RESOLVED:

That the matter be deferred to the July meeting of Council.

Moved and declared carried by: Administrator W Tuckerman

General Manager

Administrator

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17/109 – DEVELOPMENT APPLICATION NO. 046/2016 – SUBDIVISION (ONE INTO TWO LOTS), AND CONSTRUCTION OF TWO NEW DWELLINGS AT LOT 2 DP1112582, 68 QUEEN STREET, BOOROWA

17/131 RESOLVED:

That Council; approve Development Application 046/2016 on for a subdivision (one into two lots), and the construction of two new dwelling on the resulting allotments at Lot 2 DP1112582, 68 Queen Street, Boorowa, subject to the following conditions:

GENERAL

1. *“The development shall be generally in accordance with DA 046-2016 submitted by the applicant on 29 November 2016 and in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:”*

2.

<i>Subdivision plans prepared by TSD Surveying</i>			
<i>Reference No.</i>	<i>Revision/ Issue</i>	<i>Name of Plan</i>	<i>Date</i>
<i>354-Detail</i>	<i>-</i>	<i>Proposed Subdivision of Lot 2 DP1112582 Corner Queen & Scott Streets, Boorowa</i>	<i>14 November 2016</i>
<i>Plans for the new dwelling prepared by KM Seccombe</i>			
<i>Reference No.</i>	<i>Revision/ Issue</i>	<i>Name of Plan</i>	<i>Date</i>
<i>166/5972</i>	<i>Sheet 1 of 7</i>	<i>Cottage 1 Floor Plan</i>	<i>September 2016</i>
<i>166/5972</i>	<i>Sheet 3 of 7</i>	<i>Cottage 1 Elevations</i>	<i>September 2016</i>
<i>166/5972</i>	<i>Sheet 4 of 7</i>	<i>Cottage 2 Floor Plan</i>	<i>September 2016</i>
<i>166/5972</i>	<i>Sheet 6 of 7</i>	<i>Cottage 2 Elevations</i>	<i>September 2016</i>
<i>166/5972</i>	<i>Sheet 7 of 7</i>	<i>Site Plan</i>	<i>September 2016</i>
<i>Statement of Environmental Effects prepared by TSD Surveying Wade Anthony and dated November 2016.</i>			

as modified by any conditions of this consent.

3. *No revisions shall be made to the plans or development without written approval of Council, upon lodgement of a modification application, pursuant to section 96 of the Environmental Planning and Assessment Act 1979.*

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Plans and consent on site

4. *A copy of the approved and certified plans, specifications and documents incorporating conditions of approval shall be kept on site at all times and shall be readily available for perusal by any officer of Council.*

PRESCRIBED CONDITIONS

5. *All building work must be carried out in accordance with the requirements of the Building Code of Australia and relevant Australian Standards.*
6. *The builder or person who does the residential building work must comply with the applicable requirements of Part 6 of the Home Building Act 1989. This requirement may be satisfied by the provision of an Owner/Builder permit or Home Owner's Warranty Insurance prior to commencement of construction.*
7. *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, showing:*
 - (a) *the name, address and telephone number of the principal certifying authority for the work, and*
 - (b) *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.*
8. *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.*
9. *Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (where it is not Boorowa Council) has given Council written notice of the following information:*
 - a) *in the case of work for which a principal contractor is required to be appointed:*
 - (i) *the name and licence number of the principal contractor, and*
 - (ii) *the name of the insurer by which the work is insured under Part 6 of that Act,*
 - b) *in the case of work to be done by an owner-builder:*
 - (i) *the name of the owner-builder, and*
 - (ii) *if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.*

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PRIOR TO ANY WORK COMMENCING ON SITE

Construction Certificate

10. *Prior to any works commencing on site, the person having the benefit of this consent must obtain a construction certificate for:
 - a. The subdivision; and
 - b. The construction of the new dwellings.*

11. *Prior to the issue of a construction certification, the person having the benefit of the development consent must pay the amount specified in the Boorowa Council Section 94A Development Contributions Plan at the rate of 0.5% of the development cost where the estimated cost to carry out the proposed development is \$200,001 to \$500,000; being:*

<i>Cost of Development</i>	<i>Amount Payable (0.5% of cost)</i>
<i>\$380,000</i>	<i>\$19,000</i>

12. *The following information must be submitted for assessment prior to a Construction Certificate being issued for the new dwellings:*
 - a. *A copy of the home warranty insurance certificate or owner builder permit for the development must be provided prior to the issue of a Construction Certificate.*
 - b. *Details of the colour and material of the roofing to be used in the development, noting that materials are to be pre-coated low reflective, unpainted zincalume, white and the like are not acceptable.*
 - c. *Payment of sewer connection fees for each allotment created.*
 - d. *A site classification report (geotechnical report) shall be provided for the development site.*
 - e. *Details from a suitably qualified and practicing Structural Engineer shall be provided in regard to:*
 - *footings/piers (to be designed in accordance with the site classification);*
 - *reinforced concrete slabs (to be designed in accordance with the site classification);*
 - *structural steelwork;*
 - *truss, frame, wall bracing and tie-down requirements (these may be provided prior to the frame inspection).*

Sediment and erosion control

13. *Appropriate erosion and sedimentation controls shall be implemented before earthworks and construction commence, and maintained during construction as required, to prevent material moving off-site.*

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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 to the kerb and gutter.

Waste Container

15. *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.*

Dial Before You Dig

16. *All Dial Before You Dig maps must be referred to prior to undertaking any excavations or other digging, and all Dial Before You Dig requirements must be complied with at all times.*

Builders' Toilet

17. *Before commencing building operations, water closet accommodation must be provided to Council's satisfaction. A chemical toilet may be used on the site or alternatively the site may be provided with temporary closet accommodation connected to Council's sewer where sewer is available and operational. In no circumstances will pit toilets or similar be accepted by Council.*

SUBDIVISION

General

18. *The final plan of subdivision (linen plan) will not be released until such time as the requirements of all conditions of this consent relating to the subdivision works have been carried out.*
19. *All engineering design and construction work shall be undertaken in accordance with relevant standards including Council's "Engineering Guidelines for Subdivision and Developments", Australian Standards, AustRoads, the Water Reticulation Code of Australia and The Sewerage Code of Australia current at the time of the Construction Certificate being issued.*

Prior to Commencing Work for the subdivision

20. *Prior to commencing any works in the road reserve, the person having the benefit of this consent shall lodge an "Application for Works in a Council Road Reserve" under Section 138 of the Roads Act 1993 and shall submit the following details:*

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- a. *A current public liability insurance certificate with a minimum cover of \$20 million;*
- b. *Current Plant / vehicle insurances; and*
- c. *A certified traffic control plan for the proposed works.*

Prior to the issue of a construction certificate for subdivision

21. *Prior to the issue of a construction certificate for the approved subdivision, the person having the benefit of this consent shall relocate the existing water meter from the centre of the allotment to the allotment boundary and pay for an additional water connection. The amount payable is as nominated in Council's Management Plan at the time of payment.*
22. *Prior to the issue of a construction certificate for the approved subdivision, the person having the benefit of this consent shall pay contributions consistent with Council's Section 64 Water Servicing Plan per additional equivalent tenement (ET) created. The contributions are payable at the ET rate nominated in Council's Management Plan at the time of payment. One ET is created by this development.*
23. *Prior to the issue of a construction certificate for the approved subdivision, the person having the benefit of this consent shall pay contributions consistent with Council's Section 64 Sewer Servicing Plan per additional equivalent tenement (ET) created. The contributions are payable at the ET rate nominated in Council's Management Plan at the time of payment. One ET is created by this development.*

Compliance certificates for the subdivision

24. *A compliance certificate shall be obtained from Council following inspection at the following stages of construction:*
 - a. *Completion of property access;*
 - b. *Stormwater*
 - i. *Completion of stormwater drainage lines – prior to backfilling;*
 - c. *Sewer*
 - i. *Completion of sewer main and lot sewer ties– prior to backfilling;*
 - ii. *Completion of construction of sewer manhole*
 - d. *Other*
 - i. *Practical completion;*
 - ii. *Refund of bond(s).*
25. *At the time of each inspection, the fee applicable to development inspections as stated in Council's Management Plan, shall be paid to Council.*

Power

26. *Power shall be provided to, and within, the subdivision in the form of an underground service, in accordance with the requirements of Essential Energy.*

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Gas and telephone

27. *Written confirmation is required from the authorities that control gas and telephone, stating that these services are available to each allotment created, or that satisfactory arrangements have been made to augment them as required.*

Water

28. *Council's existing water main shall be extended to facilitate connection of each allotment proposed to Council's system, at full cost to the developer, with minimum service standards of 6 litres per minute per connection with a pressure range between 20 and 90 metres head. The water service shall be provided to Council's standards and satisfaction.*

Note: if the Council main is existing and currently in use (i.e. a "live" main') Council must undertake the works at full cost to the developer. An application can be made by contacting Council.

Sewer

29. *Council's existing sewer main shall be extended to facilitate connection of each allotment to Council's sewerage system, at full cost to the developer and to Council's standards and satisfaction.*

Access

30. *Each lot is to be supplied with a property vehicular access from the road to the property boundary, constructed to the following minimum standards:*
- a. Minimum of 3.0 metres wide;*
 - b. Maximum trafficable width of 5.0 metres wide at the kerb;*
 - c. Minimum of 50 mm. thick gravel base;*
 - d. 100mm thick concrete (25 MPA with SL72 mesh), or alternative approved all weather pavement;*
 - e. Cross grades shall not exceed 4% grade*
 - f. Cut and fill batters within the road verge shall be graded to a maximum of 1 in 8;*
 - g. Constructed at least 6m from the tangent point of the kerb at any intersection;*
 - h. The surrounding soil shall be made flush with the new driveway and reseeded; and*
 - i. Where applicable Saw cut the existing kerb and gutter, and construct a concrete vehicle crossing and make flush.*
31. *No property access shall be constructed over any water service or sewer tie.*
32. *Any damage to Council's road, footpath or kerb and gutter caused by the construction is to be repaired at the full cost of the developer and to Council's satisfaction.*

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Stormwater

33. *Each allotment within the subdivision is required to have its own stormwater drainage connection to a Council approved stormwater system.*

Footpaths

34. *A 1500mm wide concrete footpath shall be constructed along the frontage of the subject property in both Scott and Queen Streets, to Council's specifications and satisfaction.*

Note: Construction of the footpath may be deferred, subject to an appropriate bond being lodged with Council for this work.

35. *Where the footpath forms part of the vehicle driveway access, the concrete thickness shall be a minimum of that relevant to the type of dwelling/development proposed.*

Street address

36. *New Lot 1 shall be legally identified as 68 Queen Street, Boorowa.*

37. *New Lot 2 shall be legally identified as 24 Scott Street, Boorowa.*

Prior to the issue of a subdivision certificate

38. *Prior to the issue of a subdivision certificate, evidence of the creation of all necessary easements shall be provided to Council and be to Council's satisfaction.*

39. *Prior to the release of the subdivision certificate, written confirmation from an electricity authority shall be submitted to Council, stating that suitable arrangements for the supply of electricity have been made to each allotment within the subdivision.*

40. *Prior to the release of the subdivision certificate, a bank guarantee, or cash bond, equivalent to 5% of the value of the whole of the engineering works, shall be lodged with Council as a performance bond.*

Note: This bond shall be held for a period of twelve months from the later of the date of linen plan release from Council or the practical completion of the engineering works.

41. *Prior to the release of a subdivision certificate, 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.*

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CONDITIONS TO BE MET DURING CONSTRUCTION

Hours of construction

42. *Work on the project shall be limited to the following hours:*
- a. *Monday to Friday: 7.00am to 6.00pm*
 - b. *Saturday: 8.00am to 5.00pm*
 - c. *No work to be carried out on Sundays or Public Holidays.*

Storage of Building Materials

43. *There shall be no storage of building materials, plant or equipment on the road, footway or reserve areas without the prior consent of Council.*

Excavation and Retaining Walls

44. *Excavated and filled areas must be graded, drained and retained to the satisfaction of Council, prior to occupation, in accordance with the Building Code of Australia. Retaining walls greater than 1 metre in height are to be designed by a structural engineer and the specifications submitted to and approved by Council prior to construction commencing.*

Erosion and Sedimentation Control

45. *All practical measures must be taken to ensure erosion and subsequent sediment movement off-site does not occur.*
- a) *In particular a silt fence or equivalent must be provided downhill from the cut and fill area [or any other disturbed area]. Such fence must be regularly inspected and cleaned out and or repaired as is necessary and all collected silt must be disposed of to the satisfaction of Council.*
 - b) *Unnecessary disturbance of the site [e.g. excessive vehicular access] must not occur.*
 - c) *All cuts and fills must be stabilised or revegetated as soon as possible after the completion of site earthworks.*
46. *Should the distance from the closest wall of the excavation to a property boundary (adjoining private property or a public area) be less than the deepest part of the excavation, then the person causing the excavation to be made shall:*
- a. *preserve and protect the adjoining property, building or land from damage as a result of the excavation;*
 - b. *if necessary underpin and support any building or public land.*
 - c. *If protection of adjacent property or public land is required in accordance with the above condition, details shall be submitted to council prior to the issuing of the Construction Certificate.*

Street Drainage Clearance

47. *To prevent obstruction of the street drainage system the kerb, gutter and footpath adjoining the site must be kept clear of soil and debris during the course of construction.*

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48. *Soil or other substitute materials shall not be place in the street gutter to provide access to the allotment.*
49. *Stockpiles of sand, gravel, soil and the like shall be located to ensure that the material:*
- a. does not spill onto the road pavement; and*
 - b. is not placed in drainage lines or water courses, and cannot be washed into these areas.*
- If soil or other materials are spilled accidentally onto the road or gutter, they shall be removed prior to the completion of the day's work.*

Glazing Materials

50. *Glazing materials shall be selected and installed in accordance with AS 1288-1989 Australian Standard "Glass in Buildings - Selection and Installation".*

BASIX Commitments

51. *Pursuant to section 97A(3) of the Environmental Planning & Assessment Regulation 2000, all the commitments listed in the relevant BASIX certificates for the development shall be fulfilled at the milestones listed and maintained. Any milestone used to meet BASIX certificate requirements shall be certified in writing by the applicant and supplied to Council.*
52. *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/conversion. These may 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 devices;*
 - g. All air handling systems including air conditioning, heating, solid fuel heating or similar.*

NOTE: Each elements paperwork/certification must be provided at the applicable inspection or immediately after installation.

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Further, No occupation of the dwelling will be permitted unless all BASIX measures are completed, satisfied and documentary evidence of same supplied to Council.

53. *Roof waters shall be conveyed from appropriate areas of the dwelling 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 Standard AS 3500.*

Backflow Prevention

54. *Where town reticulated water is available, and the rainwater tanks are an augmentation of that supply, strict compliance with AS 3500 (National Plumbing and Drainage Code) is required having regard to cross connection prevention.*

Hot Water Outlets

55. *All new hot water installations shall deliver hot water at the outlet of sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding 50oC. Hot water temperatures at 50oC or higher are still acceptable at all other fixtures eg. Laundry tub and kitchen sink. Temperature control devices or equipment used to achieve the maximum hot water temperature shall ensure continuous flow and shall be fail safe in design. Temperature control devices shall be installed in a location that minimises any opportunity for being interfered or tampered with.*

Sanitary Compartment Doors

56. *In accordance with the BCA (Housing Provisions), a door must:*
- a. open outwards; or*
 - b. slide; or*
 - c. be readily removable from the outside of the sanitary compartments, unless there is a clear space of at least 1.2 metres between the closet pan within the sanitary compartment and the nearest part of the doorway.*

Ventilation

57. *Adequate ventilation is to be provided to all sanitary compartments in accordance with the BCA. Where mechanical ventilation is used to bathrooms or laundries, such exhausted air is to be directed to the exterior of the building, not into the roof space, unless eaves or roofs are suitably vented.*

Exhaust Fans

58. *Exhaust fans over stoves must not discharge into a roof space. The fan must be taken to the outside air through the roof or the wall.*

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Fire Safety and Essential Services – Smoke Alarms

59. *A suitable automatic fire detection and alarm or smoke detection and alarm system must be installed in the dwelling in accordance with:*
- a. The Building Code of Australia, and*
 - b. Complying with AS.3786 – Self Contained Smoke Alarms or listed in the SSL Register of Accredited Products – Fire Protection Equipment.*
 - c. The smoke alarm system shall be installed in suitable locations on or near the ceiling, and must be connected to the mains electrical power supply and must have a standby (battery backup) power supply.*
60. *The smoke alarm installers certification must be completed and returned to Council prior to occupation of the building*

Fencing to the street frontages

61. *Fencing forward of the front building line shall be:*
- a. an open style (incorporating pickets, vertical stiles, slats or palings); or*
 - b. vegetative screening/ plantings, no greater than 1.2m in height.*
62. *No solid panel fences shall be constructed on either the Scott or Queen Street frontages.*

COMPLIANCE CERTIFICATES

63. *Building and associated works are to be inspected during construction to ensure compliance with conditions of development consent and the Building Code of Australia. Compliance certificates [and therefore inspections] are required at the following stages:*

Stage	Building works to be certified as complying with development consent and Building Code of Australia	Conditions to be complied with
Piers / Footings	Pier holes (engineer's details may be required), membrane placement, formwork, reinforcement in place	All relevant conditions
Internal sanitary drainage	All drainage is installed in accordance with AS 3500; charged with water & no leaks detected	All relevant conditions
Concrete slab	Membrane placement, formwork, reinforcement in place (Engineers details may be required)	All relevant conditions
Frame/pre-sheet	Wall and roof framing, bracing, tie down, wall ties, flashings	All relevant conditions

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Wet areas	Waterproof membranes	All relevant conditions
Sewerage & stormwater drainage	All drainage is installed in accordance with AS 3500	All relevant conditions
Final	Building works and associated development have been constructed in accordance with the development consent and construction certificate	All relevant conditions

Notes on inspections and compliance certificates:

- *If Council is the appointed Prescribed Certifying Authority (PCA) for this project, a minimum twenty-four (24) hours' notice must be given to Council to make an inspection of the work.*
- *The above table does not specify inspections that may be required in conjunction with approvals under section 68 of the Local Government Act, 1993, eg connection to sewer, on-site sewage management device (septic). At least 24 hours' notice must be given to Council for inspections associated with such approvals.*

FINAL OCCUPATION CERTIFICATE

64. *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.*
65. *To ensure that the building work is completed in accordance with the approval and is in a safe and healthy condition for use by the occupants, the building shall not be occupied or used until:*
- It is completed in accordance with the approval and Council or an Accredited Certifier has issued a final Occupation Certificate; or*
 - Council or an Accredited Certifier gives written permission to allow the building to be occupied or used before it is completed through the issue of an Interim Occupation Certificate.*

Moved and declared carried by: Administrator W Tuckerman

17/132 RESOLVED:

That the meeting resume standing orders as listed in the agenda.

Moved and declared carried by: Administrator W Tuckerman

General Manager

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SYMPATHY EXPRESSIONS

17/133 RESOLVED:

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

Alma Wilson; Elizabeth Collins; Bruce Warren; Jon Golding; Pamela Ashton; Benjamin Adams; Marie Scott; Raymond Smithers; Dulcie Percival; Eileen Slattery; Laurel Goodman; Sister Mary Flinn; Patsy Prosser; Anthony Hall; Margaret Myers; Kenneth Magill; Arthur McNarry

Moved and declared carried by: Administrator W Tuckerman

CONFIRMATION OF MINUTES

17/134 RESOLVED:

That the minutes of the Ordinary Meeting of Council held on 24 May 2017, be confirmed as a true and accurate record.

Moved and declared carried by: Administrator W Tuckerman

BUSINESS ARISING – MINUTES

Noted in the General Manager - Action Report

DECLARATIONS OF INTEREST - CONFLICT OF INTEREST

Administrator Wendy Tuckerman declared a conflict of interest at item 17/97.

17/135 RESOLVED:

That the Administrator Report be noted

Moved and declared carried by: Administrator W Tuckerman

General Manager

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GENERAL MANAGER'S REPORT

17/84 – STRONGER COUNCILS STRONGER COMMUNITIES FUNDS - MAJOR PROJECTS

17 /136 RESOLVED:

That based on the recommendations of the Stronger Communities Fund Assessment Panel Council;

1. *Endorse the list of major projects as presented below:*

<i>Strengthening Our Economy</i>	
<i>Boorowa Caravan Park – Cabin & Camp Kitchen</i>	<i>\$200,000</i>
<i>Harden Caravan Park - Camp Kitchen</i>	<i>\$100,000</i>
<i>Urban Growth (Boorowa)</i>	<i>\$1,000,000</i>
<i>Improving Transport Links</i>	
<i>Road Network Improvement Program (Boorowa)</i>	<i>\$700,000</i>
<i>Valuing Our Culture & Environment</i>	
<i>Chinese Cemetery (Murrumburrah)</i>	<i>\$50,000</i>
<i>Hilltops Regional Library (Young)</i>	<i>\$2,000,000</i>
<i>Lambing Flat Chinese Tribute Garden (Young)</i>	<i>\$300,000</i>
<i>Solar Power</i>	<i>\$328,995</i>
<i>Burrangong Creek (Young)</i>	<i>\$1,500,000</i>
<i>Murrumbidgee Creek (Harden/Murrumburrah)</i>	<i>\$1,000,000</i>
<i>Encouraging Healthy Lifestyles</i>	
<i>Harden Pool renewals</i>	<i>\$300,000</i>
<i>Young Swimming Pool</i>	<i>\$1,700,000</i>
<i>Trinity Centre Refurbishment (Harden)</i>	<i>\$100,000</i>
<i>Mechanics Institute (Harden)</i>	<i>\$250,000</i>
<i>Boorowa Tennis Courts</i>	<i>\$300,000</i>
<i>Hilltops Regional Tennis Complex Upgrade (Young)</i>	<i>\$1,000,000</i>
<i>Boorowa Play Ground</i>	<i>\$250,000</i>
<i>Harden Playgrounds</i>	<i>\$350,000</i>
<i>Harden Sports fields</i>	<i>\$1,000,000</i>
<i>Boorowa Sports Fields</i>	<i>\$500,000</i>
<i>Blackguard Gully (Young)</i>	<i>\$500,000</i>
<i>Museum Extension (Harden)</i>	<i>\$100,000</i>
<i>Cranfield Over improvements (Young)</i>	<i>\$600,000</i>
TOTAL	\$14,128,995

General Manager

Administrator

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2. *Allocate any surplus funds from projects to other projects in the former Local Government area the original project was located. Consideration should be given to any further projects suggested by the villages.*

Moved and declared carried by: Administrator W Tuckerman

17/85 – OPERATIONAL PLAN, BUDGET AND REVENUE POLICY

17/137 RESOLVED: That;

1. *Council adopt the revised Draft Hilltops Council 2017/18 Operational Plan and associated budget and revenue policy.*
2. *In accordance with the Local Government Act 1993, make the following rates for the 2017/2018 financial year calculated on the current land value for rating purposes of all rateable land subject to such rate within the Council area:*

<i>Category</i>	<i>Sub Category</i>	<i>Minimum</i>	<i>Ad Valorem (cents in the \$)</i>	<i>Base Amount</i>	<i>Base %</i>
<i>Boorowa</i>					
<i>Farmland</i>		<i>\$448.00</i>	<i>0.481320</i>		
<i>Residential</i>		<i>\$448.00</i>	<i>0.831460</i>		
<i>Residential</i>	<i>Other</i>	<i>\$448.00</i>	<i>0.576740</i>		
<i>Business</i>		<i>\$448.00</i>	<i>0.931110</i>		
<i>Harden</i>					
<i>Farmland</i>			<i>0.272495</i>	<i>\$642.78</i>	<i>26%</i>
<i>Residential</i>	<i>Other</i>		<i>0.298443</i>	<i>\$177.95</i>	<i>48%</i>
<i>Residential</i>	<i>Harden-Murrumburrah</i>		<i>1.064842</i>	<i>\$278.03</i>	<i>48%</i>
<i>Business</i>			<i>0.472226</i>	<i>\$273.06</i>	<i>48%</i>
<i>Business</i>	<i>Harden-Murrumburrah</i>		<i>2.296351</i>	<i>\$467.70</i>	<i>38%</i>
<i>Young</i>					
<i>Farmland</i>		<i>\$439.00</i>	<i>0.40540</i>		
<i>Residential</i>		<i>\$439.00</i>	<i>0.70180</i>		
<i>Residential</i>	<i>Young Township</i>	<i>\$439.00</i>	<i>1.03790</i>		
<i>Business</i>		<i>\$439.00</i>	<i>0.91480</i>		
<i>Business</i>	<i>Young CBD</i>	<i>\$439.00</i>	<i>1.35530</i>		
<i>Business</i>	<i>Young Non - CBD</i>	<i>\$439.00</i>	<i>1.21980</i>		
<i>Mining</i>		<i>\$439.00</i>	<i>11.02160</i>		

General Manager

Administrator

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3. In accordance with the provision of Section 535 and 501 of the local Government Act 1993, Council hereby resolves to make the following annual sewer access charges for the 2017/2018 financial year in accordance with the Revenue Policy:

<i>Category</i>	<i>Annual charge</i>
Boorowa	
<i>Residential</i>	<i>\$720.00</i>
<i>Non-residential</i>	<i>\$720.00</i>
Harden	
<i>Residential</i>	<i>\$656.00</i>
<i>Non-residential</i>	
<i>20mm Meter</i>	<i>\$250.00</i>
<i>25mm Meter</i>	<i>\$384.00</i>
<i>32mm Meter</i>	<i>\$630.00</i>
<i>Large Connections</i>	
<i>40mm Meter</i>	<i>\$984.00</i>
<i>50mm Meter</i>	<i>\$1,538.00</i>
<i>65mm Meter</i>	<i>\$3,938.00</i>
<i>100mm Meter</i>	<i>\$6,151.00</i>
<i>Community Service Obligations</i>	
<i>20mm Meter</i>	<i>\$125.00</i>
<i>25mm Meter</i>	<i>\$192.00</i>
<i>32mm Meter</i>	<i>\$315.00</i>
<i>40mm Meter</i>	<i>\$492.00</i>
<i>50mm Meter</i>	<i>\$769.00</i>
<i>65mm Meter</i>	<i>\$1,969.00</i>
<i>100mm Meter</i>	<i>\$3,075.50</i>
<i>Vacant Land</i>	<i>\$250.00</i>
Young	
<i>Residential</i>	
<i>Connected</i>	<i>\$720.00</i>
<i>Unconnected</i>	<i>\$540.00</i>
<i>Non-Residential</i>	
<i>Connected</i>	<i>\$720.00</i>
<i>unconnected</i>	<i>\$540.00</i>
<i>Annual Sewer Access Charges Continues</i>	<i>Annual Charge</i>
<i>Annual Sewer Charges</i>	
<i>Water Closets (Hotels, Motels, Units and Flats)</i>	<i>\$360.00</i>
<i>Urinals - Schools, churches and associated residences</i>	<i>\$360.00</i>
<i>Water Closets - Schools, churches and associated residences</i>	<i>\$180.00</i>
<i>Water Closets - Others</i>	<i>\$360.00</i>
<i>Urinals Others</i>	<i>\$360.00</i>

General Manager

Administrator

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4. *In accordance with the provision of Section 535 and 501 of the local Government Act 1993, Council hereby resolves to make and levy the following sewer usage charges for the 2017/2018 financial year in accordance with the Revenue Policy.*

<i>Category</i>	<i>Annual Charge</i>
<i>Sewerage Usage</i>	
<i>Non-Residential – Harden</i>	<i>\$406.00</i>
<i>Liquid Trade Waste</i>	
<i>Charge Class 1</i>	<i>\$99.00</i>
<i>Charge Class 2</i>	<i>\$177.00</i>
<i>Charge Class 2S</i>	<i>\$587.00</i>
<i>Charge Class 3</i>	<i>\$587.00</i>

5. *In accordance with the provision of Section 535 and 501 of the local Government Act 1993, Council hereby resolves to make and levy the following water access charges for the 2017/2018 financial year in accordance with the Revenue Policy:*

<i>Category</i>	<i>Annual Charge</i>
<i>Boorowa</i>	
<i>Residential</i>	<i>\$546.00</i>
<i>Non-Residential</i>	<i>\$546.00</i>
<i>Unconnected</i>	<i>\$546.00</i>
<i>Harden</i>	
<i>Residential</i>	
<i>20mm Meter</i>	<i>\$382.00</i>
<i>25mm Meter</i>	<i>\$598.00</i>
<i>32mm Meter</i>	<i>\$980.00</i>
<i>40mm Meter</i>	<i>\$1,531.00</i>
<i>50mm Meter</i>	<i>\$2,392.00</i>
<i>Non-Residential</i>	
<i>20mm Meter</i>	<i>\$382.00</i>
<i>25mm Meter</i>	<i>\$598.00</i>
<i>32mm Meter</i>	<i>\$980.00</i>
<i>Large Connections</i>	
<i>40mm Meter</i>	<i>\$1,531.00</i>
<i>50mm Meter</i>	<i>\$2,392.00</i>
<i>65mm Meter</i>	<i>\$6,122.00</i>
<i>100mm Meter</i>	<i>\$9,565.00</i>
<i>Community Service Obligations</i>	
<i>20mm Meter</i>	<i>\$191.00</i>
<i>25mm Meter</i>	<i>\$298.00</i>

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Administrator

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<i>32mm Meter</i>	<i>\$490.00</i>
<i>50mm Meter</i>	<i>\$1,196.00</i>
<i>65mm Meter</i>	<i>\$3,061.00</i>
<i>100mm Meter</i>	<i>\$4,783.00</i>
<i>Unconnected</i>	<i>\$382.00</i>
Young	
<i>Residential</i>	
<i>Connected</i>	<i>\$303.00</i>
<i>Residential Units</i>	<i>\$303.00</i>
<i>Strata - not individually metered</i>	<i>\$303.00</i>
<i>20mm Meter</i>	<i>\$303.00</i>
<i>25mm Meter</i>	<i>\$472.68</i>
<i>32mm Meter</i>	<i>\$775.68</i>
<i>40mm Meter</i>	<i>\$1,212.00</i>
<i>50mm Meter</i>	<i>\$1,893.75</i>
<i>Non-Residential</i>	
<i>Connected</i>	<i>\$303.00</i>
<i>Strata - not individually metered</i>	<i>\$303.00</i>
<i>20mm Meter</i>	<i>\$303.00</i>
<i>25mm Meter</i>	<i>\$472.68</i>
<i>32mm Meter</i>	<i>\$775.68</i>
<i>40mm Meter</i>	<i>\$1,212.00</i>
<i>50mm Meter</i>	<i>\$1,893.75</i>
<i>80mm Meter</i>	<i>\$4,848.00</i>
<i>100mm Meter</i>	<i>\$7,575.00</i>

6. *In accordance with the provision of Section 535 and 502 of the local Government Act 1993, Council hereby resolves to make and levy the following water user charges for the 2017/2018 financial year in accordance with the Revenue Policy:*

<i>Category</i>	<i>per kl</i>
<i>Boorowa</i>	
<i>per billing period</i>	
<i>0-67 KL</i>	<i>\$2.44</i>
<i>68 + Kl</i>	<i>\$4.88</i>
<i>Raw Water</i>	<i>\$1.12</i>
<i>Harden</i>	
<i>Residential</i>	
<i><450kl</i>	<i>\$2.30</i>
<i>>450kl</i>	<i>\$3.49</i>
<i>Non-residential</i>	<i>\$2.30</i>

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<i>Young</i>	
<i>Residential</i>	
<i>1st Quarter</i>	<i>\$2.97</i>
<i>2nd, 3rd & 4th quarter</i>	<i>\$3.12</i>
<i>Non-Residential</i>	
<i>1st Quarter</i>	<i>\$2.97</i>
<i>2nd, 3rd & 4th quarter</i>	<i>\$3.12</i>
<i>Council</i>	
<i>1st Quarter</i>	<i>\$1.90</i>
<i>2nd, 3rd & 4th quarter</i>	<i>\$1.90</i>
<i>Water Intensive</i>	<i>\$1.90</i>

7. *In accordance with the provision of Section 535, 496A and 510A of the local Government Act 1993, Council hereby resolves to make the storm water management charge \$25.00 for the 2017/2018 financial year in accordance with the Revenue Policy.*
8. *In accordance with the provision of Section 535, 496 and 501 of the local Government Act 1993, Council hereby resolves to make and levy the following waste management charges for the 2017/2018 financial year in accordance with the Revenue Policy:*

<i>Category</i>	<i>Annual Charge</i>
<i>Boorowa</i>	
<i>Domestic Waste Collection</i>	<i>Occupied 140 Litres bin weekly \$200.00</i>
<i>Domestic Waste Collection</i>	<i>Unoccupied \$173.00</i>
<i>Recycling Roadside Pickup</i>	<i>Fortnightly 240 Litre Bin \$64.00</i>
<i>Commercial Waste Management</i>	<i>per bin per week \$484.00</i>
<i>Commercial Recycling Pickup</i>	<i>Fortnightly \$64.00</i>
<i>Waste assess Availability Charge</i>	<i>\$173.00</i>
<i>Harden</i>	
<i>Domestic Waste Collection</i>	<i>Harden Murrumburrah (Includes 140 L DWM Weekly and 240L Recycling Fortnightly) \$438.87</i>
<i>Domestic Upgrade Collection</i>	<i>Additional charge were DWM service upgrade to 240L collection \$203.00</i>

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<i>Organic Collection</i>	<i>18 Pickups a year as per Revenue Policy - 240 Litre bin</i>	<i>\$50.89</i>
<i>Vacant Land</i>		<i>\$30.07</i>
<i>Galong</i>	<i>Domestic Waste Collection 240 Litre Bin Fortnightly</i>	<i>\$350.18</i>
<i>Waste Access Charge</i>	<i>Raised on all properties not subject to a DWM Charge</i>	<i>\$30.61</i>
<i>Commercial Waste</i>	<i>Collection per pickup</i>	<i>\$10.00</i>
<i>Young</i>		
<i>Domestic Waste Collection</i>	<i>Occupied - 140 Litre Bin Weekly</i>	<i>\$322.00</i>
<i>Domestic Waste Management</i>	<i>Unoccupied</i>	<i>\$107.00</i>
<i>Recycling Charge</i>	<i>240 Litre bin Weekly</i>	<i>\$58.00</i>
<i>DWM Non-Urban</i>	<i>per rural assess</i>	<i>\$41.00</i>
<i>Green Waste Management</i>	<i>240 Litre Bin Fortnightly</i>	<i>\$52.00</i>

Moved and declared carried by: Administrator W Tuckerman

17/86 – PROPOSED HILLTOPS COMMUNITY AND EDUCATION PRECINCT INCLUDING NEW LIBRARY AND UNIVERSITY SPACE, YOUNG

17/138 RESOLVED: That Council;

- 1. Delegate the General Manager to commence the process to acquire Lot 2 DP40328, Lot 3 DP40328 and Lot 2 DP823509 for the site of the Hilltops Regional Library and Education Precinct;*
- 2. Write to the Minister for Lands advising of the proposed project and seeking support to have land matters resolved expeditiously;*
- 3. Consult with existing stakeholders currently utilising the land referred to in this report on the proposed project;*
- 4. Commence designs for the Hilltops Community and Education Precinct including library;*
- 5. Support the establishment of the Hilltops Country University Centre as outlined in this report;*
- 6. Include in planning for a Hilltops Community and Education precinct suitable space for tertiary education access; and*
- 7. Consider in planning for the Hilltops community and education precinct the integration of Arts and Museum facilities be put in place and identify appropriate grant funding sources for improvement.*

Moved and declared carried by: Administrator W Tuckerman

General Manager

Administrator

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17/87 – MANAGEMENT OF ALLEGATIONS OF CORRUPT CONDUCT, SERIOUS AND SUBSTANTIAL WASTE AND MALADMINISTRATION

17/139 RESOLVED:

That Council instruct Williamson Barwick solicitors to engage an Independent Investigator to examine allegations made against Council of Corrupt Conduct, Serious and Substantial Waste and Maladministration and then prepare an Investigation Report with the objectives of:

- 1. Answering the Allegations and validity of the source of the allegations;*
- 2. Satisfy community concerns that Council has acted properly;*
- 3. Satisfy ICAC that Council has acted properly;*
- 4. Support staff;*
- 5. Give Council a “position” with respect to the management of the current Allegations, how to manage any potential future allegations from the same source; and*
- 6. Reduce Council’s exposure to WHS Act breaches and resultant workers’ compensation claims.*

Moved and declared carried by: Administrator W Tuckerman

17/88 – SOUTH WEST SLOPES RURAL FIRE SERVICE FIRE CONTROL CENTRE

17/140 RESOLVED:

That Council note the site selected by the NSW Rural Fire Service for the new combined South West Slopes Zone Fire Control Centre and Region West Headquarters.

Moved and declared carried by: Administrator W Tuckerman

17/89 – COMMENCEMENT OF PHASE 1 AMENDMENTS

17/141 RESOLVED:

That Council note the amendments and commencement date to ensure that each amendment is implemented and complied with in accordance with the Local Government Amendment (Governance and Planning) Act 2016.

Moved and declared carried by: Administrator W Tuckerman

General Manager

Administrator

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17/90 – ELECTION INFORMATION FOR COUNCILS AFFECTED BY MERGERS

17/142 RESOLVED: That Council;

- 1. Note the information provided in Council Circular 17-11 and 17-14 and;*
- 2. Ensure compliance with the restrictions placed on Council's decision making functions from the period from Friday 11 August 2017 through to Saturday 9 September 2017.*

Moved and declared carried by: Administrator W Tuckerman

17/91 – CONTINUED MEMBERSHIP FOR LRC MEMBERS ON SECTION 355 COMMITTEES OF COUNCIL

17/143 RESOLVED:

That Council endorse the continued membership of those LRC members wishing to remain as community members on previously allocated Section 355 Committees of Council as referenced in Table 1 - below

TABLE 1: summarises interest provided in continuation.

<i>LRC MEMBER</i>	<i>Section 355 Committee</i>	<i>Membership EOI</i>
<i>Harden LRC</i>		
<i>Chris Manchester</i>	<i>Healthy Harden</i>	<i>Continuation</i>
<i>John Horton</i>	<i>Regional Tourism</i>	<i>Continuation</i>
	<i>Regional Arts & Cultural</i>	<i>Continuation</i>
	<i>Healthy Harden</i>	<i>Continuation</i>
	<i>Jugiong Advancement Group</i>	<i>Continuation</i>
	<i>Galong Progress Assoc.</i>	<i>Continuation</i>
<i>Neil Reid</i>	<i>Regional Access</i>	<i>Continuation</i>
<i>Jan Ryan</i>	<i>Regional Economic Development</i>	<i>Continuation</i>
	<i>Harden Kite Festival</i>	<i>Continuation</i>
	<i>Wombat Progress Assoc.</i>	<i>Continuation</i>
<i>Cathy Sanderson</i>	<i>Regional Tourism</i>	<i>Continuation</i>
	<i>Regional Youth Initiatives</i>	<i>Continuation</i>
<i>Pat O'Connor</i>	<i>Wombat Progress Assoc.</i>	<i>Continuation</i>
<i>Young LRC</i>		
<i>Stuart Freudenstein</i>	<i>Regional Access</i>	<i>Continuation</i>
	<i>National Cherry Festival</i>	<i>Continuation</i>
<i>Sandy Freudenstein</i>	<i>Healthy Shires</i>	<i>Continuation</i>
<i>Brian Mullany</i>	<i>Regional Tourism</i>	<i>Continuation</i>

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<i>Boorowa LRC</i>		
<i>Chris Corcoran</i>	<i>Regional Access</i>	<i>Continuation</i>
	<i>Regional Economic Development</i>	<i>Continuation</i>
<i>Jack Ryan</i>	<i>Regional Tourism</i>	<i>Continuation</i>
	<i>Regional Arts & Cultural</i>	<i>Continuation</i>
	<i>Irish Woolfest Volunteers</i>	<i>Continuation</i>
<i>David Evans</i>	<i>Community Garden</i>	<i>Continuation</i>
<i>Angus Clements</i>	<i>Regional Youth Initiatives</i>	<i>Continuation</i>
	<i>Irish Woolfest Volunteers</i>	<i>Continuation</i>

Moved and declared carried by: Administrator W Tuckerman

17/92 – SITE OFFICE UPGRADE – REDHILL RD

17/144 RESOLVED:

That Council allocate unspent funds from the Redhill Road Operational 2016/17 budget to purchase an additional mobile site office for the Hilltops fleet, and enable the provision of adequate facilities for workers at the Redhill Road Landfill site.

Moved and declared carried by: Administrator W Tuckerman

17/93 – ACTION SUMMARY REPORT

17/145 RESOLVED: That Council;

- 1. note the status of Council resolutions from the Action Plan;*
- 2. endorse the removal of completed items from the Action Plan; and*
- 3. that Council advise the owner of Billaboola to consider the option of submitting a Development Application to construct a road within the Crown road reserve for assessment by Council; as the Crown have agreed to sign a Development Application as land owner.*

Moved and declared carried by: Administrator W Tuckerman

17/94 – ESTABLISHMENT OF HILLTOPS COUNCIL SECTION 355 AUSTRALIA DAY COMMITTEES

17/146 RESOLVED: That Council;

- 1. endorse the establishment of two Hilltops Council Section 355 Australia Day Committees for Young & Harden and;*
- 2. advertise for expressions of interest for a period of 21 days.*

Moved and declared carried by: Administrator W Tuckerman

General Manager

Administrator

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17/95 – DRAFT FINANCIAL CONTRIBUTIONS AND DONATIONS POLICY

17/147 RESOLVED: That Council;

- 1. Approve the Draft Financial Contributions and Donations Policy be placed on Public Exhibition for 28 Days; and*
- 2. If there are no submissions received adopt the Hilltops Council Financial Contributions and Donations Policy at the completion of the 28-day exhibition period.*

Moved and declared carried by: Administrator W Tuckerman

17/96 – DRAFT WATER LEAKAGE STAGED PAYMENT POLICY

17/148 RESOLVED: That Council;

- 1. Place the draft Water Leakage Staged Payment Policy on public exhibition for a period of 28 days; and*
- 2. Should no submissions be received adopt the Water Leakage Staged Payments Policy.*

Moved and declared carried by: Administrator W Tuckerman

Administrator declared an interest by noting that she is a member of the Young Golf Club but does not hold a position on the board or any committees that would prevent her dealing with Item 17/97.

17/97 – HILLTOPS COUNCIL AND YOUNG GOLF CLUB LTD – LEASE BY YOUNG GOLF COURSE RESERVE TRUST IRRIGATION AND DRAINAGE MANAGEMENT PLAN PROPERTY: YOUNG GOLF CLUB, WILLIAM STREET, YOUNG

17/149 RESOLVED: That Council;

- 1. consent to the renewal of the lease; and*
- 2. the General Manager and Administrator are delegated authority to execute all documents on behalf of Council.*

Moved and declared carried by: Administrator W Tuckerman

17/98 – CASH AND INVESTMENTS AS AT 31 MAY 2017

17/150 RESOLVED:

That the Statement of cash and investments as at 31 May 2017 be received.

Moved and declared carried by: Administrator W Tuckerman

General Manager

Administrator

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17/99 – DRAFT DEBT RECOVERY POLICY AND DRAFT HARDSHIP POLICY

17/151 RESOLVED: That Council;

- 1. Place the draft Debt Recovery Policy on public exhibition for a period of 28 days;*
- 2. Place the draft Hardship Policy on public exhibition for a period of 28 days; and*
- 3. If no submissions received adopt the Hilltops Council Debt Recovery Policy and Hardship Policy at the completion of the 28-day exhibition period.*

Moved and declared carried by: Administrator W Tuckerman

17/100 – RATE PATH PROTECTION POLICY

17/152 RESOLVED: That Council;

- 1. Place the draft Rate Path Protection Policy on public exhibition for a period of 28 days; and*
- 2. If no submissions received adopt the Hilltops Council Rate Path Protection Policy at the completion of the 28-day exhibition period.*

Moved and declared carried by: Administrator W Tuckerman

17/101 – DRAFT DISABILITY INCLUSION ACTION PLAN

17/153 RESOLVED: That Council;

- 1. Adopt the Disability Inclusion Action Plan as presented;*
- 2. Publish the Disability Inclusion Action Plan on the Hilltops Council website; and*
- 3. Forward the Disability Inclusion Action Plan to the NSW Disability Council and LGNSW.*

Moved and declared carried by: Administrator W Tuckerman

17/102 – HERITAGE ADVISOR 2016/17 REPORT

17/154 RESOLVED:

That Council receive and note this report.

Moved and declared carried by: Administrator W Tuckerman

General Manager

Administrator

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17/103 – HERITAGE STRATEGY 2017/2020

17/155 RESOLVED:

That Council receive and note this report and endorse the Hilltops Heritage Strategy 2017-2020.

Moved and declared carried by: Administrator W Tuckerman

17/104 – 2016/17 LOCAL HERITAGE FUND ACQUITTAL

17/156 RESOLVED:

That Council receive and note this report.

Moved and declared carried by: Administrator W Tuckerman

17/105 – SUBMISSION TO NSW DPI LIQUOR & GAMING COMMUNITY IMPACT STATEMENT DISCUSSION PAPER

17/157 RESOLVED:

That Council receive and note this report and make a submission on the NSW DPI Liquor and Gaming Community Impact Statement discussion paper as outlined in this report.

Moved and declared carried by: Administrator W Tuckerman

17/106 – DEVELOPMENT APPLICATION STATISTICS FOR MAY 2017

17/158 RESOLVED:

That Council receive and note the status and processing times for development applications, as at 31 May 2017.

Moved and declared carried by: Administrator W Tuckerman

General Manager

Administrator

HILLTOPS COUNCIL ORDINARY MEETING MINUTES

28 June 2017, commencing at 5.30 PM

Held in the Hilltops Council, Young Chamber, 189 Boorowa Street, Young

17/108 – 2017/DA-0040 – MANUFACTURED DWELLING – 40 SAINES ROAD, YOUNG

17/159 RESOLVED:

That Council approve the Clause 4.6 variation of the development standard contained in Clause 6.1 of the Young LEP 2010, relating to the minimum lot size for the erection of a dwelling, and approve the following application, subject to the conditions below;

- *Application No.:* 2017/DA-00040,
- *Property:* Lot 1532 DP 754611 and Lot 1 DP 1087591, 40 Saines Road, Young
- *Development:* Dwelling (new) - use of property for the installation of a five (5) bedroom, hardiplank manufactured home, with a colourbond roof

General

1. *The development shall be generally in accordance with the supporting documentation, including, but not limited to, the following:*
 - *site plan (1 sheet), numbered 18512, dated 2nd November 2016, submitted 18 April 2017, and as amended by hand by the Applicant, in May 2017,*
 - *floor and front elevation (1 sheet), unnumbered, undated, submitted 28 March 2017,*
 - *back and side elevation (1 sheet), unnumbered, undated, submitted 28 March 2017,*

and as modified by any conditions of this consent.
2. *No departure from the approved plans and specifications shall be made unless the prior approval of Council has been obtained in writing.*
3. *The development shall be carried out in conformity with the provisions of the Environmental Planning and Assessment Act, 1979, and the regulations made thereunder, in accordance with the plans and specifications approved by Council.*
4. *The builder shall maintain on the site, at all times a legible copy of the following:*
 - *Development Consent including plans and related documentation;*
 - *S68 approval, including plans, specifications and certificates.*

General Manager

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Consolidation

5. *Lot 1 DP 1087591 and Lot 1532 DP 754611 shall be consolidated into a single lot, prior to the issuing of a section 68 approval for the installation of the manufactured home.*

Installation of a manufactured home

6. *A section 68 approval under the Local Government Act, for the installation of a manufactured home, shall be obtained from Council, prior to any works commencing on site. A cut and fill plan shall accompany the application and shall demonstrate compliance with Condition 18.*

Wastewater drainage

7. *A section 68 approval under the Local Government Act, for the installation and operation of an on-site effluent management system, shall be obtained from Council, prior to any works commencing on site.*

Section 94A contribution

8. *Prior to the issue of any s68 approval or construction certificate, a Section 94A Contribution of \$ 700 is required towards the provision of public amenities and services, in accordance with the Young Shire Council Section 94A Developer Contributions Plan.*

If payment is made after 30th June 2017, payment of the contribution will be at the rate nominated in Council's Fees and Charges.

Signs

9. *No more than two signs shall be erected at the front of the site to display the following details. At least one of these signs shall have the following minimum information:*
 - *the name of the Principal Certifying Authority, their address and telephone number;*
 - *the name of the person in charge of the work site and telephone number at which that person may be contacted outside working hours;*
 - *that unauthorised entry to the work site is prohibited;*

and both signs shall be maintained to a tidy and legible standard at all times and must be removed when the work has been completed.

Building Code of Australia and Home Building Act

10. *All building work must be carried out:*
 - (a) *In accordance with the requirements of the Building Code of Australia. In particular, your attention is directed to the conditions in this consent;*

General Manager

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(b) *In addition, in the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such contract of insurance must be in force before any building work authorised by this consent commences.*

11. *Residential building work within the meaning of the Home Building Act 1989 shall not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being a Council) has given the Council written notice of the following information:*

(a) *In the case of work for which a principal contractor is required to be appointed, the name, licence number and name of insurer if the principal contractor*

(b) *In the case of work to be done by an owner-builder, the name and owner-builder permit number (where required).*

Changes to the residential building work shall not be carried out unless the Principal Certifying Authority has given the Council written notice of the changes. This condition does not apply to Crown building work as defined.

12. *The builder or person who does the residential building work must comply with the applicable requirements of Part 6 of the Home Building Act 1989. This requirement may be satisfied by the provision of an owner-builder permit of Home Owners Warranty Insurance.*

Inspection/Certification

13. *Prior to commencement of work, the person having the benefit of the Development Consent:*

(a) *shall appoint a Principal Certifying Authority (PCA); and*

(b) *shall ensure a Construction Certificate is issued by the PCA;*

(c) *shall notify Council of their intention to commence the site works (at least 2 days notice is required).*

14. *The Principal Certifying Authority shall determine the inspections and compliance certificate that are required.*

15. *Where Hilltops Council is nominated as the Principal Certifying Authority, the following requirements shall be satisfied before works commence:*

- *The Principal Certifying Authority Service Agreement shall be completed and signed by the applicant; and*
- *Terms and conditions of the Principal Certifying Authority Service Agreement shall be satisfied.*

General Manager

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16. *Where Hilltops Council is not the Principal Certifying Authority, the following requirements shall be satisfied before works commence:*
- *Principal Certifying Authority name, address and registration details (evidencing registration with the Building Professionals Board) shall be submitted to Council; and*

Occupation Certificate

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

Note: When all work as indicated on the approved plans/specifications is completed, the applicant shall notify the PCA to arrange for the issue of a final Occupation Certificate.

Cut and Fill

18. *Cut and fill shall be limited to a maximum of one (1) metre, and plans demonstrating this shall be lodged with Council, prior to the issue of the s68 approval for the installation of a manufactured home.*
19. *The applicant shall ensure that any cut or fill on site is appropriately graded, drained, retained and vegetation commenced.*
20. *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.*
21. *It is a prescribed condition of this 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 consent shall, at the person's own expense:*
- *Protect and support the adjoining premises from possible damage from the excavation; and*
 - *Where necessary, underpin the adjoining premises to prevent any such damage;*

This condition does not apply if the person having the benefit of the consent owns the adjoining land or the owner of the adjoining land has given written consent to this condition not applying.

General Manager

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Erosion Control

22. *Erosion and sedimentation control measures shall be implemented on the site prior to work commencing.*

NOTE: ENSURE THAT SEDIMENT AND EROSION CONTROL ARE IN PLACE BEFORE EARTHWORKS COMMENCE

Builders Toilet

23. *The applicant shall ensure that a suitable builders' toilet is situated on the property, prior to commencing construction and is serviced and maintained in clean condition during construction.*

Threshold

24. *Where threshold to the front entry doorway exceeds 190mm above adjacent surface, steps designed in accordance with the Building Code of Australia shall be incorporated.*

Kitchen Exhaust

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

Smoke Alarms

26. *A smoke alarm system complying with Australian Standard AS3786 Self Contained Smoke Alarms or listed in the Scientific Services Laboratory (SSL) Register of Accredited Products - Fire Protection Equipment shall be installed in suitable locations on or near the ceiling.*
27. *The smoke alarm system must be connected to the mains electrical power supply and must have a standby (battery backup) power supply.*
28. *Prior to issue of the Occupation Certificate, the Licensed Electrician responsible for the smoke alarm installation shall issue a certificate to the Principal Certifying Authority to verify the following:*
- *To verify the SSL number; and*
 - *To verify that the installation on the site complies with manufacturers specification.*

Stormwater Drainage

29. *Stormwater from roof and hardstand areas shall be conveyed at least 3m clear of the building and disposed of without causing erosion or nuisance to adjoining premises. This shall include the stormwater overflow from any tank or collection system.*

General Manager

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Survey

30. *A document from a registered and practising land surveyor shall be submitted to Council at the following stages of construction:*

(a) Set out of the development and prior to construction commencing.

Trees

31. *Any trees not approved for removal (on development site or on public footpath) 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.*

Addressing

32. *The applicant shall erect the property's individual rural addressing numberplate on the gatepost or the fence adjacent to the entrance gate, but not on the gate itself. If the access location moves, the property rural address will change to reflect the location of the new access.*

Hours of Construction

33. *For reasons of amenity in the area, 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 5:00 pm

(iii) No work to be carried out on Sunday/Public Holidays, without the prior written consent of Council.

Access

34. *The location of the proposed access as shown on the approved site plan is not approved as part of this application.*

35. *Prior to issue of an Occupation Certificate the following requirements shall be satisfied:*

- Vehicular access application form shall be submitted to and approved by Council;*
- Vehicular access shall be located and constructed in accordance with Council's approval;*
- All work shall comply with Council's Engineering Guidelines for Subdivisions and Developments.*

General Manager

Administrator

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Roads

36. *Any construction works, including accesses, footpaths, or the like on public roads (Council or Crown Road Reserves) shall comply with the following requirements:*
- *Application made to Council for a Works Within Road Reserve Permit for the site;*
 - *Works Within Road Reserve Permit issued by Council for the site;*
 - *Works constructed in accordance with Works Within Road Reserve Permit for the site;*
37. *Any works within the road reserve requires the following to be carried out prior to commencement:*
- *A Traffic Control Plan (TCP) shall be prepared and submitted to Council for approval;*
 - *The Traffic Control plan shall be developed by an accredited person and it shall contain the certification number and the date of issue by the accredited person.*

Water supply – domestic

38. *In recognition that no reticulated water exists, a 70,000 litre, water supply tank shall be provided for the exclusive use of the dwelling.*

Water supply – fire-fighting purposes

39. *In recognition that no reticulated water exists, a 20,000 litre, dedicated water supply tank shall be provided for fire-fighting purposes, and a 65mm Storz fitting installed in the tank.*

Moved and declared carried by: Administrator W Tuckerman

17/110 – WASTE VOUCHERS

17/160 RESOLVED: That Council;

1. *Issue two free vouchers to each rateable assessment in the Hilltops Council area for the 2017/18 financial year. Each voucher will entitle the disposal, at no charge:*
 - *Two (2) cubic meters of general waste (to landfill), and not including asbestos nor any wastes not permitted to be disposed of to landfill (chemicals, liquids, tyres etc), OR*
 - *Up to three (3) cubic metres of green waste, OR*
 - *Up to two (2) mattresses or lounges.*

Moved and declared carried by: Administrator W Tuckerman

General Manager

Administrator

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CORRESPONDENCE FOR ATTENTION

◆ Young District Landcare Project - Request for Assistance:

17/161 RESOLVED: That;

- 1. Council assist with the purchase of materials; trees, shrubs and tree guards; to enable the Young District Landcare to continue the revegetation and rehabilitation of Crown land reserves in Young;*
- 2. The planned locations for plantings have been identified in consultation with Council staff; and*
- 3. The proposed three year program will be beneficial to Council and the community as it reduces the long term maintenance effort in managing these land parcels and provides the opportunity for longer term collaboration projects with Young District Landcare, school and community groups.*

Moved and declared carried by: Administrator W Tuckerman

17/162 RESOLVED:

That the balance of correspondence be noted.

Moved and declared carried by: Administrator W Tuckerman

COUNCIL COMMITTEE REPORTS

◆ Galong Limestone Mine VPA Steering Committee - 1 June 2017

17/163 RESOLVED: That Council endorses;

Item 17/01:

Schedule of Meetings for 2017:

- Thursday, 6 July 2017*
- Thursday, 3 August 2017*
- Thursday, 7 September 2017*

Item 17/02:

Schedule to Council Section 355 Committee Standard Constitution

General Manager

Administrator

HILLTOPS COUNCIL ORDINARY MEETING MINUTES

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Item 17/03:

Project Funding:

- 1. Heating and cooling of Galong Hall;*
- 2. Shade sail at the playground adjacent to Galong Hall; and*
- 3. Engage a consultant to develop a plan for the strategic spending of the funds allocated under the VPA and this be funded from the VPA funds.*

Moved and declared carried by: Administrator W Tuckerman

◆ Local Traffic Committee - 6 June 2017

17/164 RESOLVED: That Council endorses;

Item 14.2:

Council staff to investigate with the RMS - Safety Around School Officer, alternate treatments at the 3 school locations - Young Public School, Young High School and Hennessy Catholic College.

Item 17/08:

- 1. Installation of an accessible parking space in a suitable location adjacent to Hilltop Council - Boorowa Office, Market Street; and*
- 2. That the appropriate regulatory signage and pavement marking be installed to identify the accessible parking spaces.*

Item 17/09:

- 1. The installation of a No Stopping regulatory sign adjacent to 139 Nasmyth Street approximately 12 meters from the intersection with Main Street.*

Item 17/10:

- 1. Staff be advised that vehicles larger than a passenger type vehicle travelling to and from the western depot are to use Mackenzie Street via Boorowa Street or Spring Street/Templemore Street via Thornhill Street and avoid travelling along Currawong and Miro Street.*

Item 17/11:

- 1. That staff install traffic classifiers to collect data indicating traffic volumes and vehicle speed. Present results to HLTC September meeting 2017; and*
- 2. Council request Police to monitor driver behaviour along Hintons Lane when their resources permit.*

General Manager

Administrator

HILLTOPS COUNCIL ORDINARY MEETING MINUTES

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Item 17/12:

- 1. Engage a registered surveyor to undertake a boundary identification survey to identify the road reserve property boundaries in relation to the existing fence lines and to include identifying the centreline horizontal alignment of the road and location of trees that are in close proximity of the existing road formation with a view to proposing a realignment of the road formation;*
- 2. Design horizontal and vertical alignment improvements to the reverse curve to maximise the line of sight at this location;*
- 3. Discuss design options with the Weedallion local community representatives and obtain commitment to land donation and fencing required; and*
- 4. Receive a further report on preferred road design and land acquisition arrangements.*

GENERAL BUSINESS

- 1. That Council inspect the location and check approval of the school bus stop on Wombat-Harden Road east of the Wombat Village on or around a horizontal curve in the 100km/h speed zone.*

Moved and declared carried by: Administrator W Tuckerman

◆ Hilltops Healthy Shires Committee - 13 June 2017

17/165 RESOLVED: That Council endorses;

Item 17/05:

Adoption of the draft Disability Inclusion Action Plan as presented to the committee on 13 June 2017, with the addition of a definition of disability included in the document; and

That; Council note the recommendation of the committee and notify the committee that their addition was added to the final DIAP adopted by Council.

Moved and declared carried by: Administrator W Tuckerman

17/166 RESOLVED:

That the balance of the committee reports be noted.

Moved and declared carried by: Administrator W Tuckerman

General Manager

Administrator

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CLOSED COUNCIL

17/111 – EXCLUSION OF THE PRESS AND PUBLIC

17/167 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:

- (d) commercial information of a confidential nature that would, if disclosed:
 - (i) prejudice the commercial position of the person who supplied it

General Manager

Administrator

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GENERAL MANAGER'S CLOSED REPORTS

17/112 – LEASE OF PREMISES

17/168 RESOLVED: That Council;

1. Endorse entering into a lease agreement and Memorandum of Understanding with Medcirc at the Cherry Capital Centre, 66 Boorowa Street in accordance with the details in this report; and
2. Delegate the General Manager to finalise and execute the lease agreement and Memorandum of Understanding

Moved and declared carried by: Administrator W Tuckerman

17/169 RESOLVED:

That Council move out of closed.

Moved and declared carried by: Administrator W Tuckerman

NEXT MEETING

The next ordinary meeting of Council is scheduled to be on Wednesday, 26 July 2017, commencing at 5.30pm.

TERMINATION

There being no further business the meeting closed 6.36pm

General Manager

Administrator