



LATE ITEMS

COMMUNITY SERVICES AND PLANNING

Content	Page No
OFFICERS REPORTS	
3. Environmental Services Monthly Report Including Development Approvals	2

Item 3 Environmental Services Monthly Report Including Development Approvals

FILE REFERENCE

AUTHOR Environmental Services Manager

DATE 30/03/2010

STAFF DISCLOSURE OF INTEREST Nil

IN BRIEF/ SUMMARY RECOMMENDATION

A Report by the Environmental Services Manager on the activities of the Department including Development Applications, Construction and Complying Development Certificates issued by Council for the month of March 2010.

TABLED ITEMS:

1. DEVELOPMENT

The Department continues to receive enquiries and provide advice on a range of planning and building matters including

- Subdivision
- Dwelling entitlements
- Minor structure construction e.g. sheds
- Commercial opportunities & construction
- Basix (Building Sustainability Index)
- Bushfire requirements
- Building construction standards and requirements
- Stormwater
- Licensing and Owner Builder requirements
- Fees and charges
- Planning Certificates

The following Development (D/A)/Complying Development (CDC) and Construction Certificate (C/C) applications have been approved for the month of March 2010.

No.	Property Description	Development/ Work	\$	D/A	C/C	CDC
41/2010	Lot 2 DP 546734 23 Gragin Road Warialda	Skillion attached to existing shed	5,500		✓	
44/2010	Lot 6,7 & 9 Sec 56 DP 759052 Plunkett & Stewart Streets Warialda	Additions & Alterations to Administration & Hall Buildings	400,000	✓	✓	
46/2010	Lot 361 & 362 DP 1084520 Roger Moore Crescent Warialda	Erect a Shed to House & Maintain Heavy Machinery	40,000	✓	✓	

49/2010	Lot 7 & 8 DP 1050904 3 & 5 Brigalow Street Bingara	Boundary Adjustment	-	✓		
50/2010	Lots 217, 220 & 221 DP 754819 17 Narrabri Road Bingara	Modification of DA 45/2009 (Change in Number & Size of Lots)	-	✓		

The following Development (D/A)/Complying Development (CDC) and Construction Certificate (C/C) applications have been approved, but not previously reported to Council.

D/A – CDC No.	Property Description	Development/ Work	\$	D/A	C/C	CDC
62/2009	Lot 315 DP 754819 Apex Lookout Road Bingara	Telecommunications Tower	130,000		✓	

There were no Development (D/A)/Complying Development (CDC) or Construction Certificate (C/C) applications approved, but not previously reported to Council for March 2010.

There were no Development (D/A) and Complying Development (CDC) applications determined where there has been a variation in standards under SEPP 1 for March 2010.

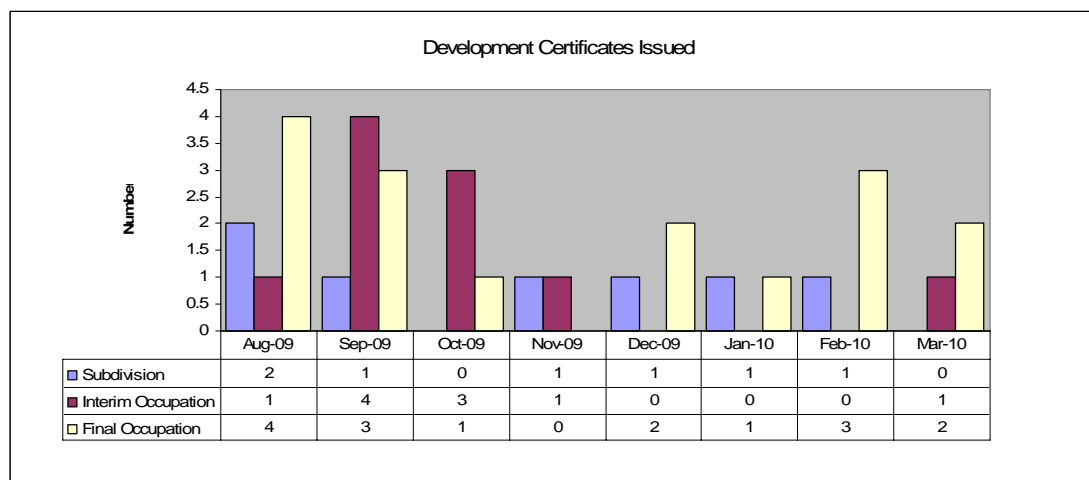
There were no Development (D/A)/Complying Development (CDC) and Construction Certificate (C/C) applications refused(R)/ withdrawn (W) for the month of March 2010.

The following Development (D/A)/Complying Development (CDC) and Construction Certificate (C/C) applications remain outstanding for the month of March 2010.

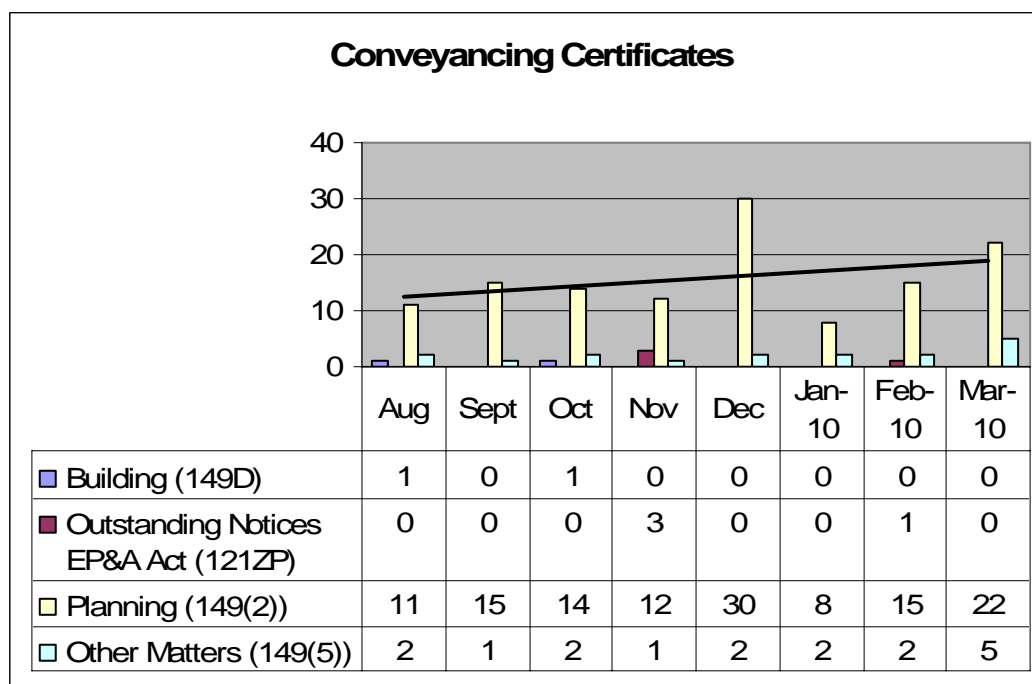
D/A, C/C & CDC No.	Property Description & Description of Work	Reason	D/A	C/C	CDC
06/2008	438 Gragin Rd Warialda - Sand Quarry	Request of Addition Information	✓		
32/2009	Old Bingara Rd Myall Creek - RFS Shed	Pending Siting in relation to Myall Creek Serpent Centre	✓	✓	
59/2009	Bundarra Rd Copeton - New Dwelling & Carport	Request Additional Information	✓	✓	
36/2010	39 Bombelli St Bingara - Modification of DA 27/2009 (Change in direction of shed & Add Roof over deck attached to dwelling)	Current	✓		

42/2010	24 Holden St, Warialda - Recreation Centre	Current	✓		
43/2010	40A Cunningham St, Bingara -Gwydir Oval Redevelopment	Current	✓		
44/2010	Plunkett & Stewart St, Warialda - Additions & Alterations to Administration & School Hall Buildings	Current	✓	✓	
47/2010	649 Terry Hie Hie Road Gravesend - New Dwelling & Shed or Relocate Existing Dwelling to site	Current	✓		
51/2010	46-50 Hope Street Warialda – Covered Deck at rear of existing buildings	Current	✓	✓	
52/2010	Essy's Crossing Gravesend – Picnic Shelter	Current	✓	✓	
53/2010	5-7 Salter Street Bingara – Modification of DA 18/2008 being Chang in area of lots	Current	✓		
54/2010	East Street Bingara – Relocate Shed from Maitland Street to East Street	Current	✓	✓	
17/2010	17 Cunningham St Bingara – Additions & Alteration to rear of existing Dwelling	Current			✓
18/2010	3 Riddell Street Bingara - Shed	Current			✓

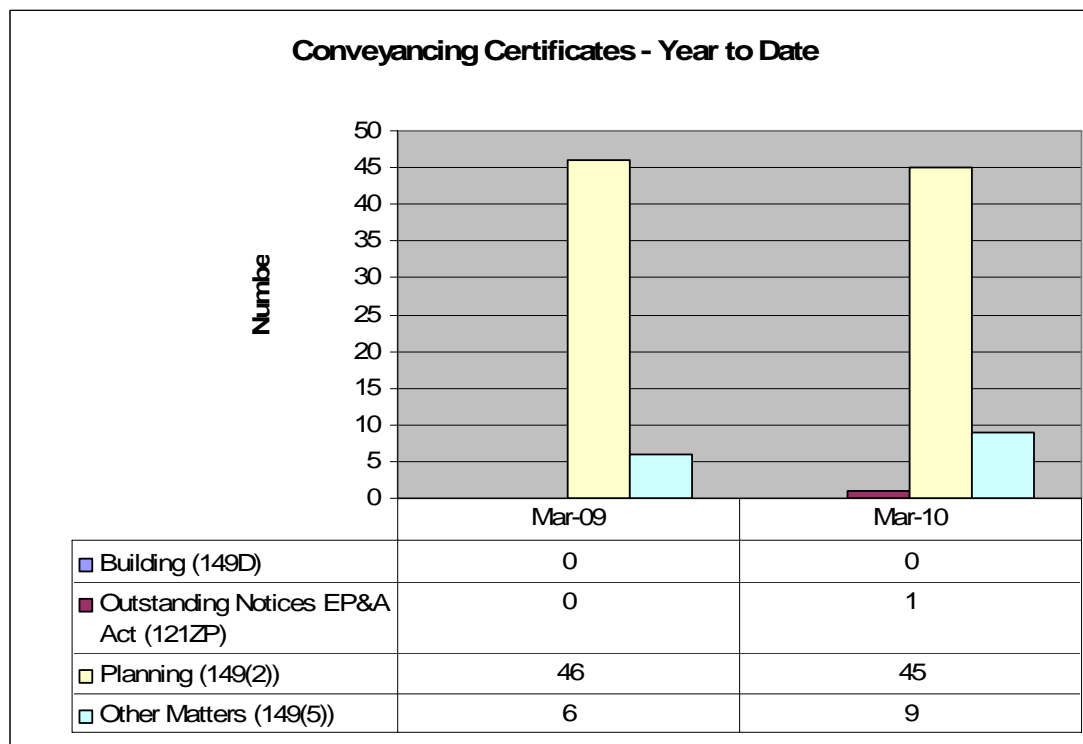
The following Development Certificates have been issued for the month of March 2010 which has been compared to the previous 8 months.



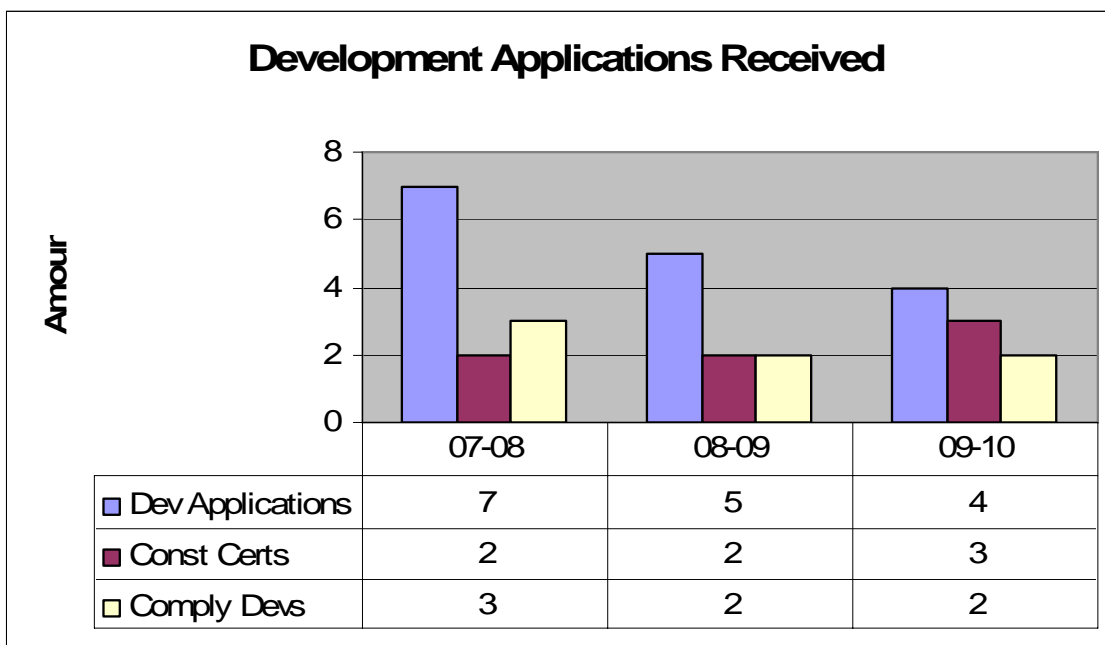
The following Conveyancing Certificates have been issued for the month of March 2010 which has been compared to the previous 8 months.



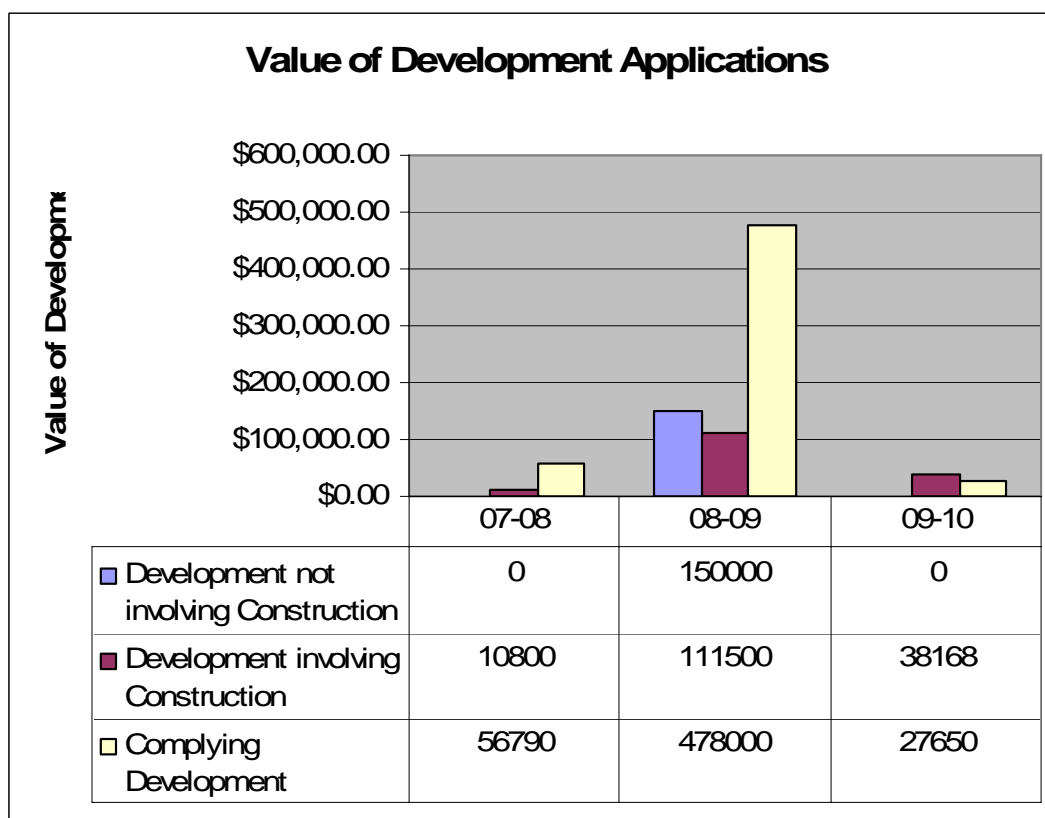
The following shows the number of Conveyancing Certificates issued up to March 2010 compared with the same period in 2008.



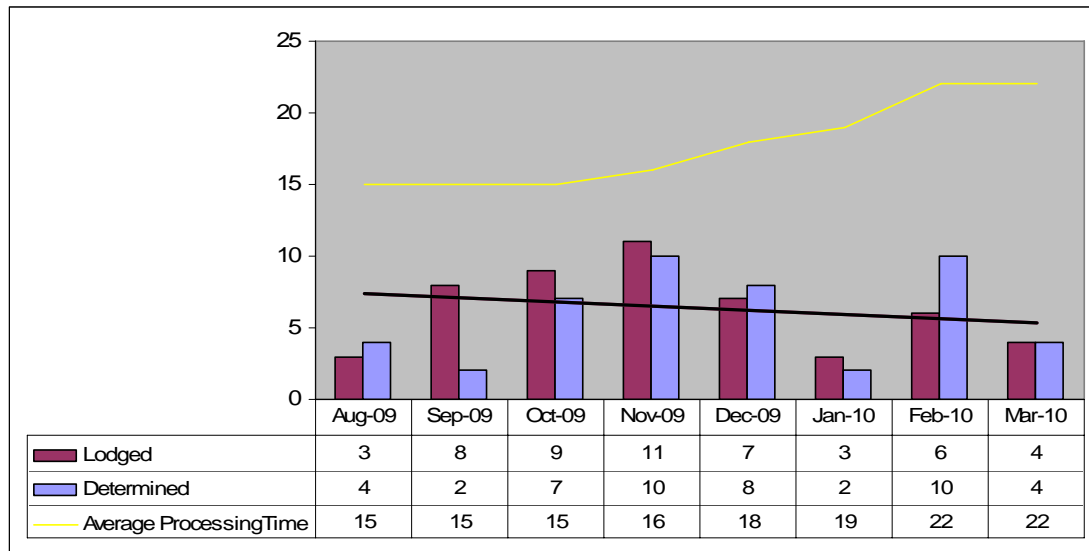
The table below shows a comparison between Applications lodged for the month of March 2010 compared to the last two years.



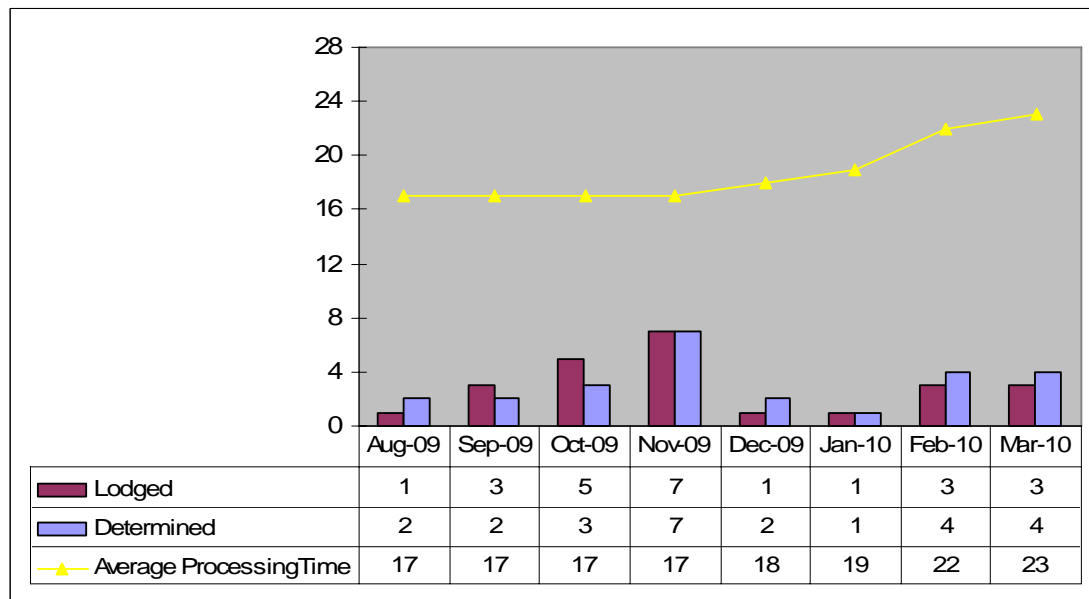
The table below shows a comparison between the values of Applications lodged for the month of March 2010 compared to the last two years.



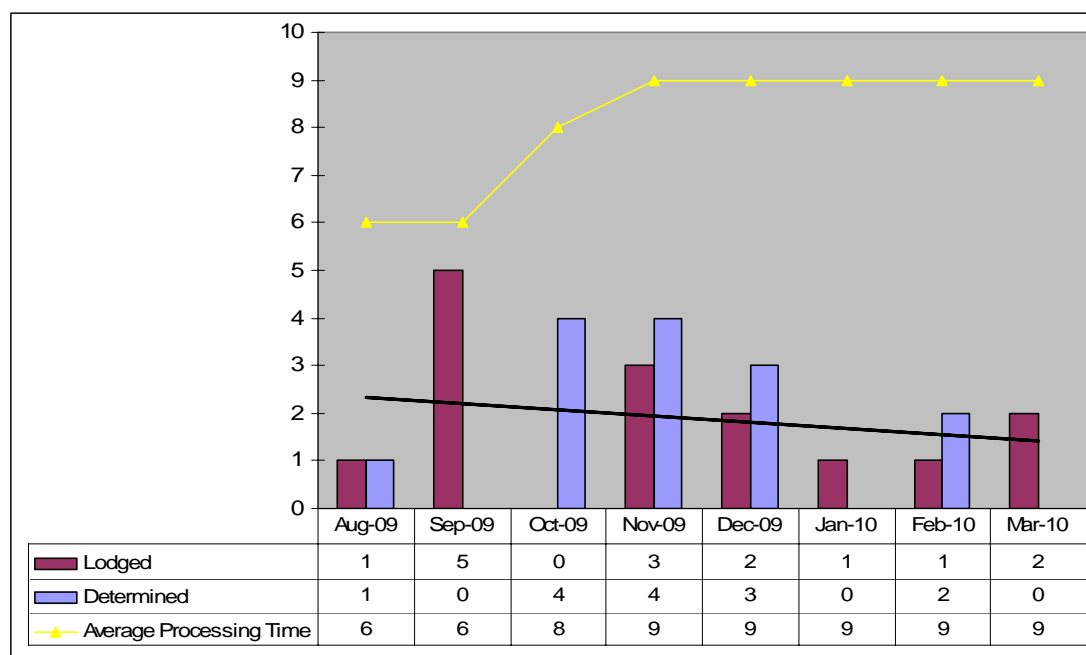
Development Applications – 8 Months to March 2010



Construction Certificates – 8 Months to March 2010



Complying Development Applications – 8 Months to March 2010



Extension of Hoteliers Licence/On-Licence Function Approvals Issued

The following applications were served on Council and concurrence giving during the month of March 2010.

Function	Dates
Warialda Races	17th April 2010
Warialda P & A Annual Show	6th to 8th April 2010

2. HEALTH

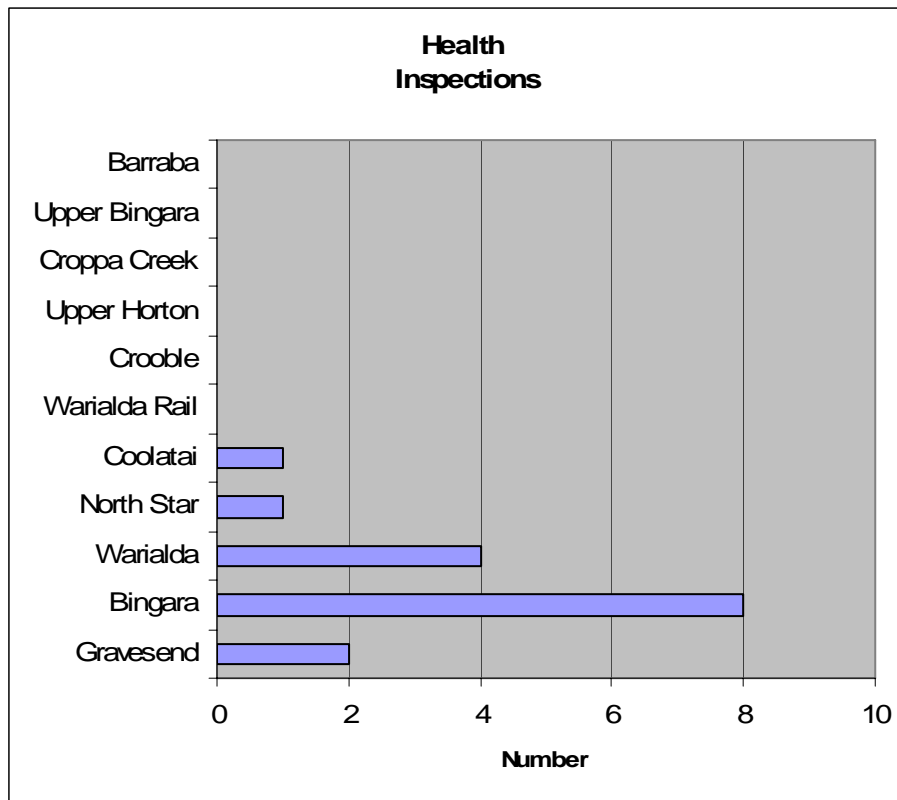
The Department continues to receive enquiries and provide advice on a range of health matters including

- Design and installation of On-site sewerage management systems
- Overgrown properties
- Food premises design and fit-out
- Food handling practices
- Mobile Food Vendors
- Licensing
- Water Carting
- Plumbing and Drainage - design and installation

2.1 Water Surveillance

The Department continues to carry out routine weekly microbiological sampling of the water supply in the Villages of Warialda and Bingara, fortnightly sampling of Gravesend and monthly sampling at North Star.

2.3 Health Related Inspections March 2010

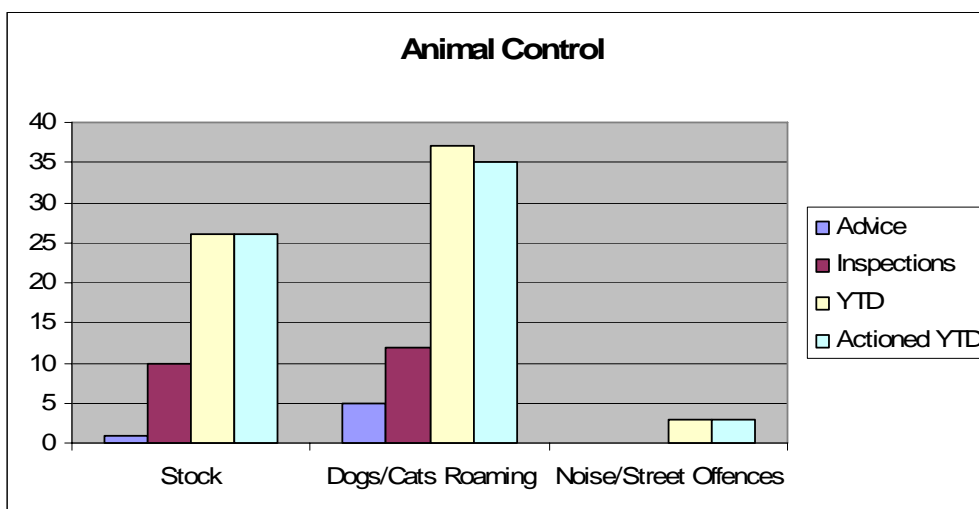


2.4 Swimming Pool Inspections

The Department continues to carry out Swimming Pool Compliance Inspections.

2.5 Animal Control

Council received complaints regarding roaming stock and dogs, noise, the keeping of animals and other complaints during the month of March 2010. These are investigated and actioned as necessary and are detailed in the following table including year to date and actioned totals.

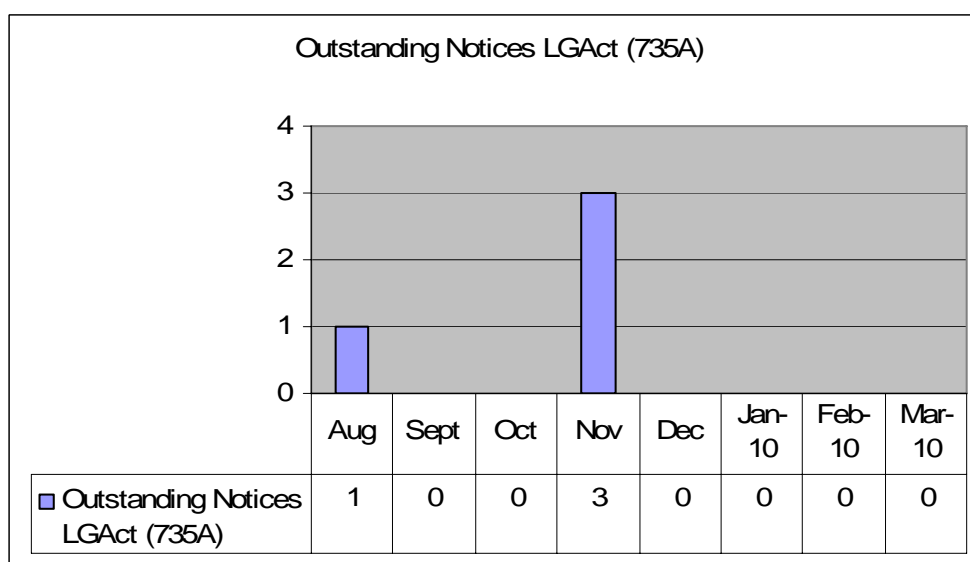


3. ENVIRONMENTAL

The Department continues to receive enquiries and provide advice on a range of environmental matters including;

- Air & Water Pollution
- Noise Pollution
- Littering
- Legislation

The following table shows the number of certificates issued for March 2010 compared to the preceding 8 months



3.1 Waste Services

3.1.1 Waste Collection

Bins continue to be replaced upon request from members of the public. This is normally due to bins having split, worn out or gone missing. Green waste

continues to be placed in the bins reducing the effectiveness of truck collection operations.

Garbage collection was hindered with several truck breakdowns during the period.

Warialda

Scheduled kerbside collection service was carried out during March 2010. There were no incidents or complaints for this period.

Bingara

Scheduled kerbside collection service was carried out during March 2010. There were no incidents or complaint for this period.

Gravesend

Scheduled kerbside collection service was carried out during March 2010. There were no incidents or complaints for this period.

North Star

Scheduled kerbside collection service was carried out during March 2010. There were no incidents or complaints for this period.

3.1.2 Recycling

Scheduled kerbside collection service was carried out during March 2010. There were no incidents/complaints for this period.

3.1.3 Waste Management Facilities Maintenance

Warialda Waste Management Facility

The Warialda Waste Management Facility is being maintained. The waste has been compacted and covered.

There were no fires, incidents or complaints recorded during March 2010 in Warialda.

Bingara Waste Management Facility

The Bingara Waste Management Facility is being maintained. The waste has been compacted and covered.

There were no fires or complaints recorded during March 2010 in Bingara.

Gravesend Waste Management Facility

The Gravesend Waste Management Facility is being maintained.

There were no fires, incidents or complaints recorded during March 2010 in Gravesend.

Rural Village Waste Management Facilities

The Rural Waste Management Facilities are being maintained.

There were no fires, incidents or complaints recorded during March 2010 at the villages.

North Star transfer station

The Transfer Station is being maintained.

There were no fires, incidents or complaints recorded during March 2010 at the villages.

4. NOXIOUS WEEDS CONTROL

Property Inspection Program

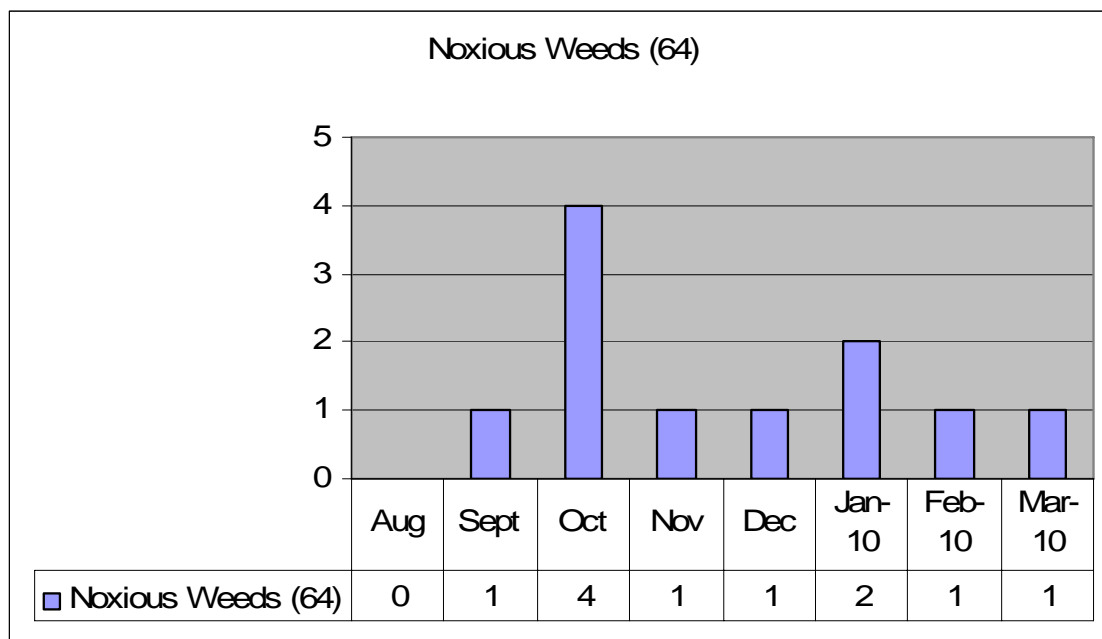
Staff continue to assist Farmers and the Community with:

- Funding advice
- Noxious weeds advice

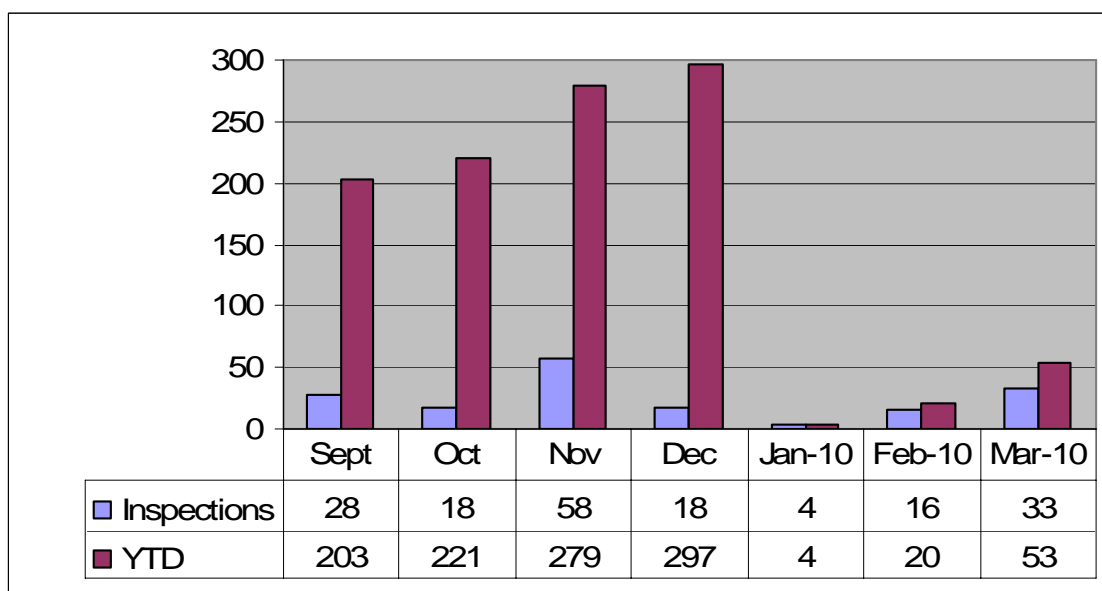
Weeds sprayed for March were:

- Mimosa Bush
- Noogoora Burr
- Green Cestrum
- Whisky Grass
- Pasture Weeds

The following Noxious Weeds Certificates have been issued for the month of March 2010 compared with the previous 8 months.



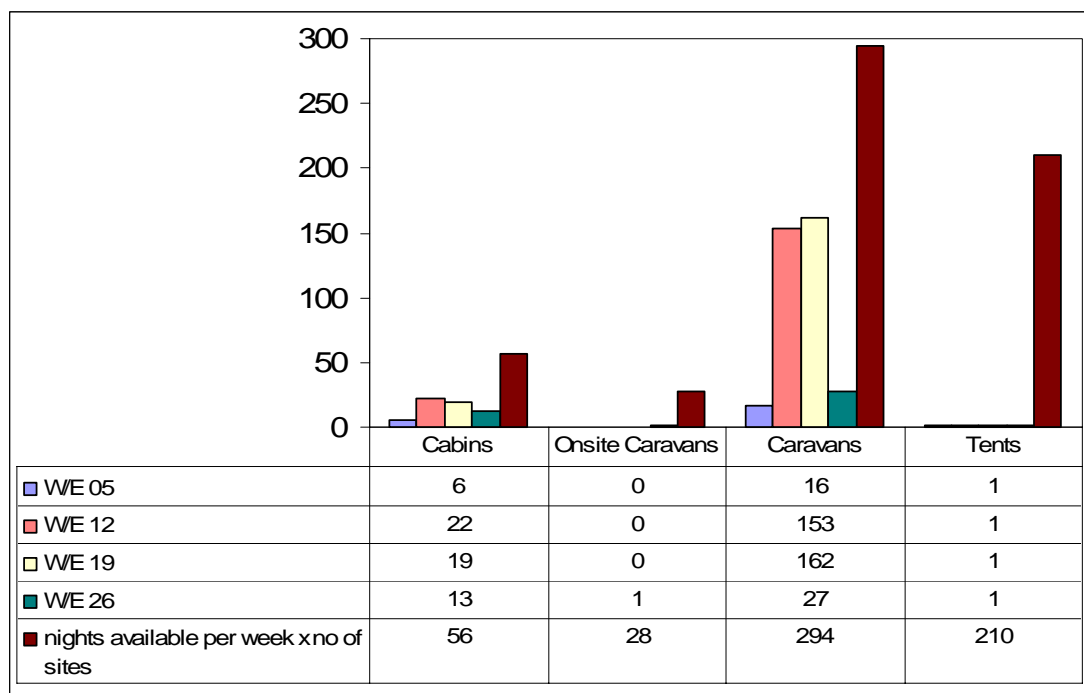
The following shows the Noxious Weeds Inspections for the month of March 2010 compared with the previous 7 months.



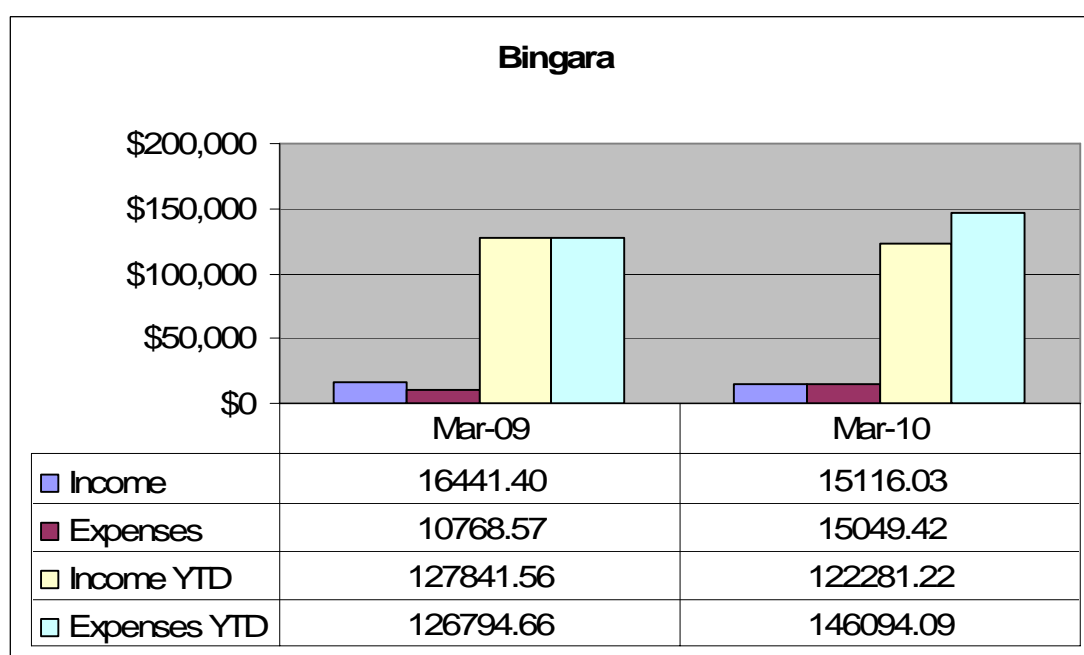
5. CARAVAN PARKS

5.1 Bingara

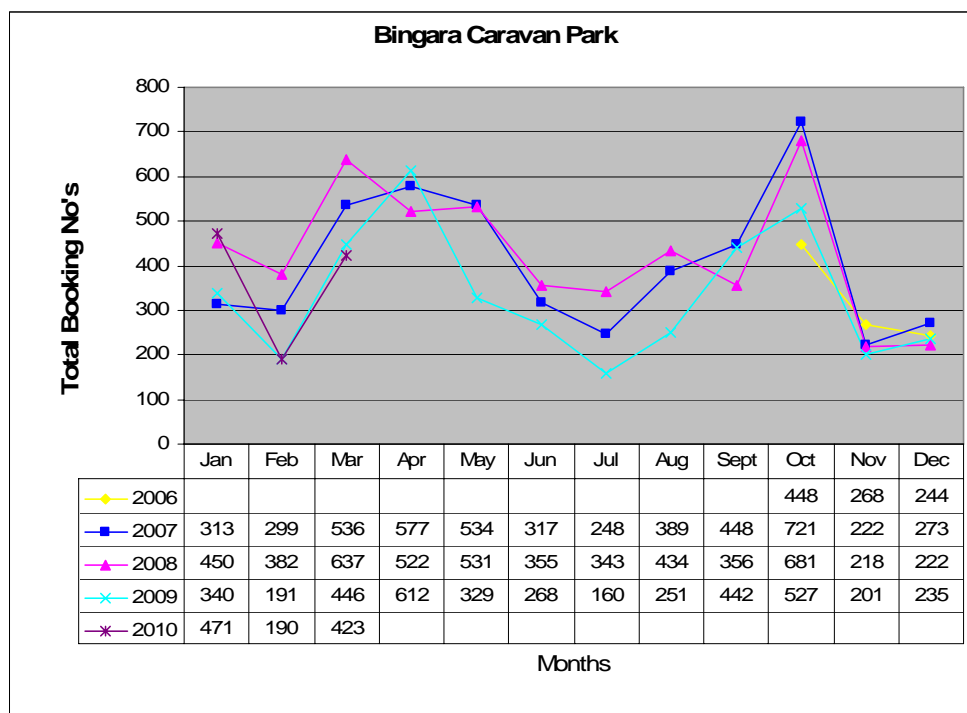
The Caravan Park continues to be maintained. The Park continues to be patronised with the following totals for March 2010. The table also shows total nights available per week.



The following table shows income and expenditure for March 2010 and the Year to Date (YTD) figures compared with the income and expenditure for March 2009.

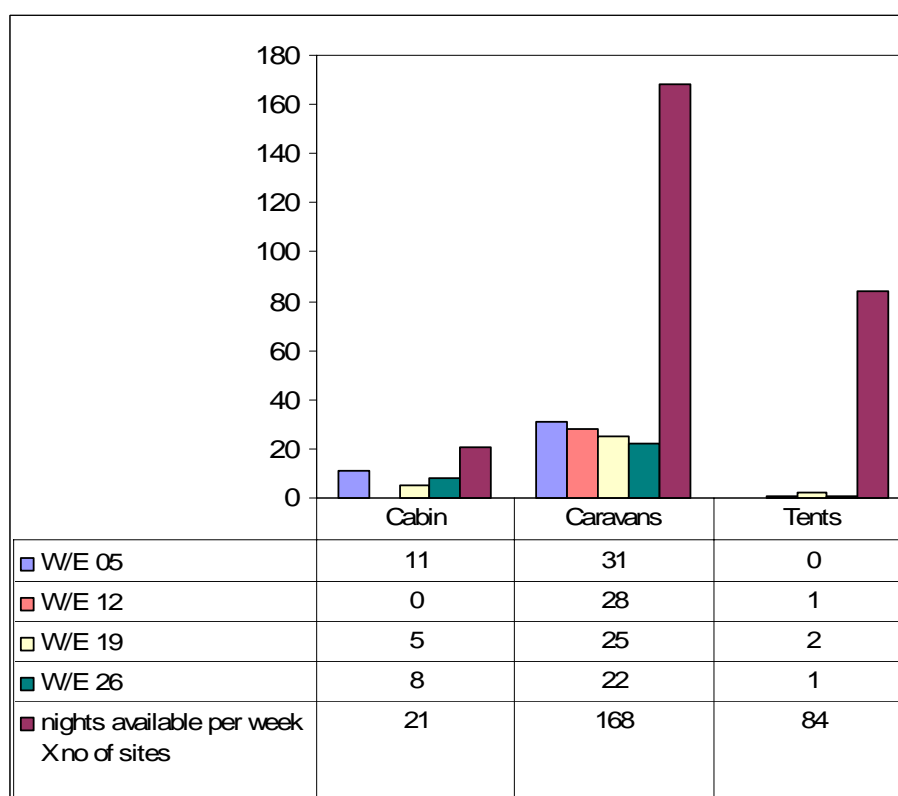


The following table shows the monthly booking numbers to the end of March 2010 compared with the same periods for 2006, 2007, 2008 & 2009.

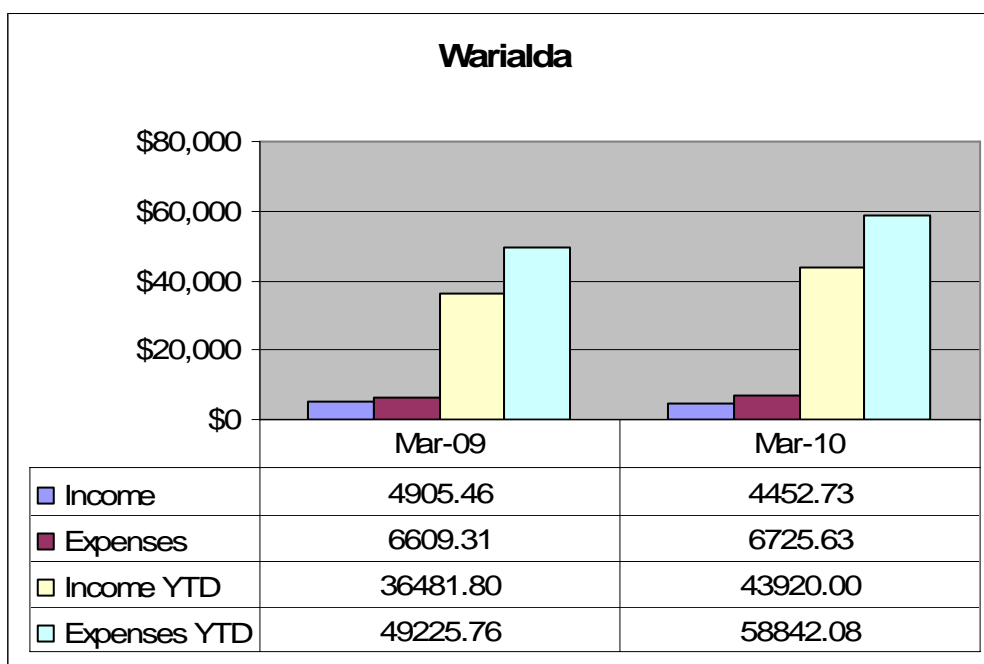


5.2 Warialda

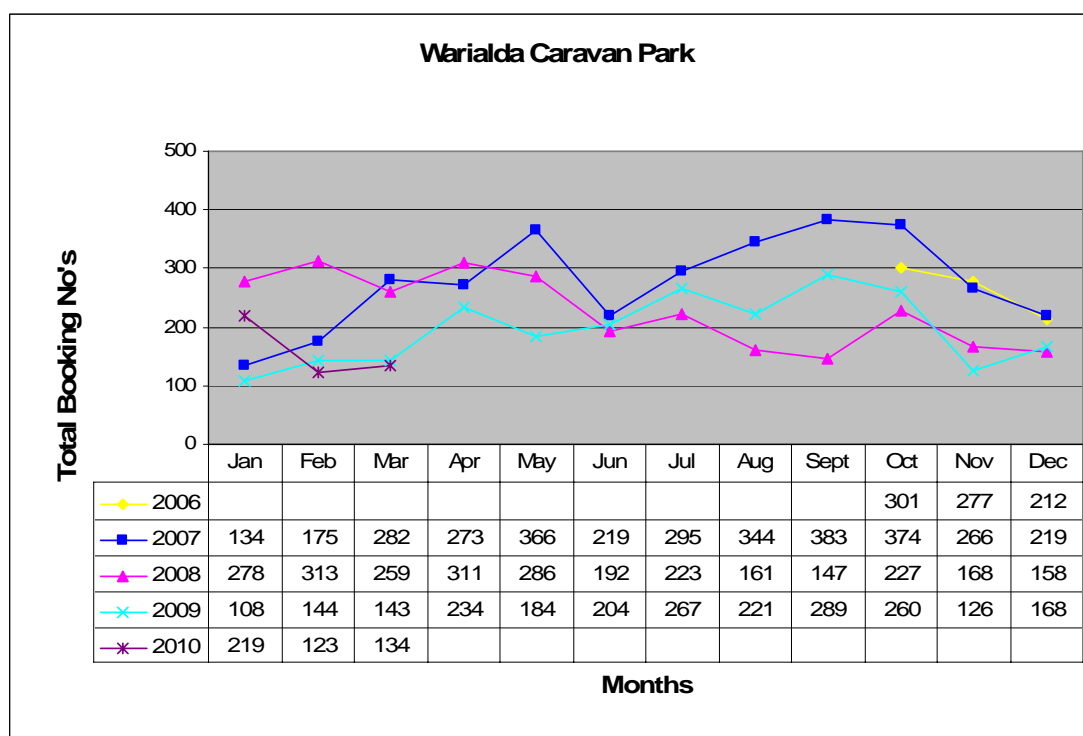
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The following table shows income and expenditure for March 2010 and the Year to Date (YTD) figures compared with the income and expenditure for March 2009.



The following table shows the monthly booking numbers to the end of March 2010 compared with the same periods for 2006, 2007, 2008 & 2009.



6. BUILDING MAINTENANCE

The Department continues to receive requests to carry out minor maintenance and are generally dealt with in a timely manner. Otherwise the works are scheduled into maintenance staff building activities including new works for attention. The current and proposed works for this financial year are detailed in the attached Gantt chart.

6.1 Planned Community Building Activities for March 2010

Activities planned to take place over the next three months are set out in the following table. Further details can be obtained by phoning the relevant contact person.

Community Buildings

See attached Gantt chart

CONSULTATION:

Internal	Departmental Staff, Management Team and Other Departments as needed.
External	General Public, Trades Persons and Contractors, Representatives from Government Departments

STATUTORY ENVIRONMENT:

Specific Legislation	<ul style="list-style-type: none"> • Local Government Act,1993 • Environmental Planning and Assessment Act 1979 • Food Act 2003 • Companion Animals Act 1999 • Commons Management Act 1989 • Noxious Weeds Act 1993 • Swimming Pools Act 1992 • Public Health Act 1991 • Recreation Vehicles Act 1993 • Roads Act 1993 • Impounding Act 1993 • Land Environment Court Act 1999 • Contaminated Land Management Act 1997 • Waste Avoidance and Resource Recovery Act 2001 • Protection of the Environment Operations Act 1997 • Rural Fires Act 1997 <p>Specific detail is provided in the body of the report.</p>
Related Legislation	<ul style="list-style-type: none"> • Regulations associated with the above legislation • Crown Lands Act 1989 • Divided Fences Act 1991 <p>Specific detail is provided in the body of the report.</p>

POLICY IMPLICATIONS:

Current Policies	These matters have no specific policy implications for Council. Operations are in accordance with Council's adopted Management Plan and current Council Policies.
Proposed Policies	No proposed policy implications for Council.

FINANCIAL, ECONOMIC AND RESOURCE IMPLICATIONS (Including Asset management):

Economic factors	
Is the proposal incorporated in the budget?	These activities and matters are included in Council's adopted Budget
Are there human resources implications?	Carried out as normal duties
Cost	Operations are currently in accordance with Council's adopted Budget and Management Plan.
What are the longer term impacts on Council asset management strategies?	Council must maintain its assets. Works will be incorporated into asset management strategies which are being developed.
Life cycle costs	There will only be ongoing maintenance costs for Council.
Cost Recovery	Some proposals such Caravan Parks as will provide revenue raising opportunities or return on investment for Council.
Shire Assets	The replacement of or maintenance on Council owned service and facilities will protect and enhance the value of the Council assets.
Key Business Sectors	
Infrastructure	No impact on Council's sewer, water, telecommunications and transport infrastructure.

STRATEGIC IMPLICATIONS:

Relationship to Management Plan	These matters have no specific strategic implications for Council.
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SUSTAINABILITY IMPLICATIONS (Social and Environmental):

These activities and matters are being undertaken in accordance with Council's objective and Policy to make Council operations sustainable.

OFFICER RECOMMENDATION

THAT the Report by the Environmental Services Manager on the activities of the Department including Development Applications, Construction and Complying Development Certificates issued by Council for the month of March 2010 be noted.

ATTACHMENTS

[AT-1](#) Maintenance Schedule 1 Page

		Building Construction and Maintenance Program											
ID	Task Name	8/03	15/03	22/03	29/03	5/04	12/04	19/04	26/04	3/05	10/05	17/05	24/05
1	Maintenance												
2	Construction												
3	Roxy restaurant upgrade ?												
4	Waranda Recreation Ground BBQ Awning												
5	Waranda depot BBQ shelter												
6	Bingara Shopper Room - Repairs guttering & downpipes												
7	Waranda Office Interior Painting & Carpet												
8	Waranda Toy Library Toilet Construction												
9	Waranda tourist information centre ?												
10	Coolahall Hall												
11	Lining & painting												
12	Kitchen												
13	Winthia place kitchen placement unit 6												
14	Painting unit 6												
15	Carpet unit 6												
16	Winthia place kitchen placement unit 4												
17	Painting unit 4												
18	Carpet unit 4												
19	Winthia place kitchen placement unit 5												
20	Painting unit 5												
21	Carpet unit 5												
22	Winthia place												
23	Waranda Holden street aged unit kitchen placement unit 5												
24	Painting unit 5 Holden st. age unit												
25	Carpet unit 5 Holden st. age unit												
26	Upper Horizon playground fence in front of flower book												
27	Repairs to Waranda public hall												
28	Painting outside of Plummet st. Aged units												
29	Waranda Toy Library maintenance												
30	Community House 113 Long Street												
31	Tourist information Centre bus shelter construction												
32	Holden Street Aged Unit laundry construction												
33	Holden Street Aged Unit laundry construction												
34	Bingara Council Office floor repairs												
35	Bingara works depot painting of morning tea room												
36	Winthia Place painting of fascia and eaves												
37	Strip Bingara tourist office												
38	Winthia Place fencing												
39	Valaroo Hall maintenance												

Project: Maintenance 07_08new
Date: Wed 31/03/10

Task Split

Progress Milestone

Summary Project Summary

External Tasks External Milestone

Deadline

Page 1