Council Meeting
AGENDA

Members Crs K Mack (Chairperson), D Cameron, A Cohn, G Docksey, A Glachan, M King, J Stuchbery, D Thurley and H van de Ven

Staff General Manager

Apologies

Please be advised that the next **Council Meeting** will be held in the **Council Chambers**, AlburyCity Administration Building, Kiewa Street, Albury, **Monday 26 March 2018,** at **6.00pm**.

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Note *A light meal will be served at 5.15pm, at 'Charlies on Kiewa', for Councillors and staff required to attend the meeting.*

Frank Zaknich
General Manager
20 March 2018

CM1. OPENING PRAYER AND ACKNOWLEDGEMENT OF ORIGINAL CUSTODIANS OF OUR LAND

CM2. RECORDING AND WEBCASTING OF MEETING

In the spirit of open, accessible and transparent government, AlburyCity's Council and Committee Meetings are video recorded and webcast. By speaking at a Council or Committee Meeting, members of the public agree to being recorded and webcast. AlburyCity accepts no liability for any defamatory, discriminatory or offensive remarks or gestures that are made during the course of the Council or Committee Meeting. Opinions expressed or statements made by individuals are the opinions or statements of those individuals and do not imply any form of endorsement by AlburyCity.

Confidential meetings of Council will not be video recorded or webcast.

Recordings and webcasts are protected by copyright and owned by AlburyCity. No part may be copied, recorded, reproduced or transmitted without the prior written consent of the General Manager. Any recording or webcast is not, and shall not, be taken to be an official record of AlburyCity or discussion depicted therein. Only the official minutes may be relied upon as an official record of the meeting.

An audio recording of the Council or Committee Meeting will be taken for administrative and minute preparation purposes.

CM3. CONFLICT OF INTEREST DECLARATIONS RECEIVED BY THE CHAIR AND DISCLOSURE OF POLITICAL DONATIONS

3.1 Conflict of Interest Declarations

3.2 Disclosure of Political Donations and Requirements of the *Environmental Planning & Assessment Act 1979*

The General Manager advised those present, of the legislative requirement for Disclosure of Political Donations:

Advice to the Council Meeting

The Environmental Planning and Assessment Act 1979, Section 147 requires a person submitting planning applications or submissions regarding a planning application, to disclose any reportable political donation and/or gifts to any local Councillor or employee of Council. Reportable political donations include those of, or above, $1,000.

The Disclosure Statement forms are available on Council's website or from the Customer Service Centre and must be lodged in accordance with the Act. The forms are also available at the back of the Chamber during meetings.

In dealing with Development Applications, Councillors need to take into account specific matters contained in the Environmental Planning & Assessment Act 1979.

Accordingly, the provisions of Section 79C(1) of that Act are set out in the Council officers report detailing issues to be considered.

The Local Government Act 1993, section 375A requires that a division be called whenever a motion for a planning decision is put at a meeting of the council or a council committee.

Planning decision means a decision made in the exercise of a function of council under the Environmental Planning and Assessment Act 1979 including a decision relating to a development application, an environmental planning instrument, a development control plan or a development contribution plan under that Act, but not including the making of an order under Division 2A of Part 6 of that Act.

Matters appearing in the Planning and Development Committee Meeting minutes which require a planning decision to be made will be dealt with separately and immediately following the motion for the adoption of the Planning and Development Committee Meeting minutes. In respect to these matters, motions for a planning decision put before council will be considered a division and recorded in accordance with section 375A of the Local Government Act 1993.

CM4. APOLOGIES

CM5. MAYORAL MINUTE

CM6. ACTION PLANS

CM6.1. Actions Complete - For Noting Only

Item	Item No	Action Required	Responsible Officer	Action Taken
Establishment of Safe Access Zones	10.3 18 December 2017	That Council resolves to instruct Council's legal provider to brief a Senior Counsel with significant experience in local government law, with regards to any opportunities for enactment and enforcement of a safe access zone at 586 Englehardt Street.	Director Planning & Environment	Report provided to Council - 26 February 2018

CM6.2. Actions Awaiting Response from External Parties

Nil.

CM6.3. Actions in Progress

Item	Item No	Action Required	Responsible Officer	Action Taken
Albury Entertainment Centre Redevelopment Feasibility	7.4 19 June 2017	Undertake detailed research into the design and capital cost of redeveloping the Albury Entertainment Centre Convention Wing, including its capacity to operate independently from the Theatre building.	Director Economic Development & Tourism	Provider engaged. Work completed. A report will be presented to the Council Meeting 26 March 2018.
Murray River Experience Draft Riverside Precinct and Parks Public Infrastructure Concepts - Have a Say Outcomes	7.3 21 August 2017	Council to: prepare an application to the Regional Growth Environment and Tourism program to seek funding to enable implementation of the Murray River Experience projects. Allocate funding of $255,000 at the September quarterly budget review to enable design, costing and preparation of applications for required approvals for the Riverside Precinct to be progressed.	Director Economic Development & Tourism	In progress and application lodged. Determination of Regional Growth Environment of Tourism Fund Application anticipated in March/April. Funding allocated at the December quarter budget review.
Notice of Motion – Paul Montford Statuette	10.4 18 December 2018	Request a report from Council staff on the cost and feasibility of restoring the statuette to its original state. Also request a further report on the cost of casting/producing 2 bronze statuettes using plaster statuette as the model with a view to one of the new bronze statuettes to be housed in Albury as part of the wider Uiver collection, and the other to be presented to the city of Amsterdam for the occasion of the 100th anniversary of KLM 2019	Director Community & Recreation	Report was presented to the 19 March CCC for consideration.
Potential Options for RV,	14.4	Develop a draft RV Parking Policy and	Director Economic	'Have a Say' process

Caravan and Camping Areas	27 February 2017	associated community engagement plan.	Development & Tourism	completed for input into draft Activities on Public Land and Streets Policy, incorporating overnight RV Parking. Councillor Workshop conducted on 16 October 2017, in relation to Draft Activities on Public Lands and Streets Policy. Draft Policies have been developed but required separation to ensure alignment with legislative requirements. Expected to be presented to Council in April for public exhibition .
Review of Organisation Structure	14.4 22 May 2017	Council to commission an external review of the organisational structure (macro level) of Council and its service delivery capacity, to be performed by an independent consultancy, with the terms of reference to be decided by Councillors.	Group Leader Human Resources	Report prepared by consultant and presented to Councillor Workshop on 19 February. Report and additional feedback to be further considered by Council at Councillor Workshop on 9 April 2018.
Developer Contributions for Home Business	PDC7.1 12 March 2018	Bring forward a report to Council in three months for a policy regarding Developer Contributions for new home businesses in the future.	Director P&E	Report is being prepared and will be provided to Council in the May reporting cycle.
Council Delegations for Development Applications	10.1 26 February 2018	a. All new Industrial and Commercial Development Applications for AlburyCity come to full Council for decision; and b. That Development Applications that seek to modify Industrial and Commercial	Director P&E	Workshop regarding this direction held on Monday 12 March 2018. Rescission motion received and pending determination by Council at Ordinary Meeting of Council 26 March 2018.

		premises, with an estimated value of $50,000 or above, also come to full Council for decision		
Auslan and Deaf Awareness training	10.2 26 February 2018	That the General Manager provide a report to Council on options to provide deaf awareness training on an annual basis as part of Council's Disability Inclusion Action Plan roll out to all Council employees; That the General Manager provide a report to Council on options to improve inclusivity of major civic events to residents with hearing impairment, including Auslan interpretation and captioning.	Director C&R	Reports are being prepared and will be provided to Council in the May meeting cycle.
Lavington Sportsground Redevelopment	10.3 26 February 2018	That the General Manager present a report to the March meeting of Council which is to address a number of issues with regard to the unforeseen budget increase for the Lavington Sportsground Redevelopment Project.	Director C&R	Reports prepared for consideration at the March Council meeting.
Proposed Recognition of Les O'Brien	8.3 26 February 2018	That the proposed recognition of Les O'Brien be deferred until more public consultation and consultation with the O'Brien family has been carried out	Director C&R	Further consultation process to be undertaken as identified with a subsequent report to be prepared for consideration by Council.

CM6.4. Long Term Issues (more than three months)

Item	Item No	Actions Required	Responsible Officer	Action Taken
Introduction of a Trial Tenant Landfill Voucher System	14.5 28 August 2017	Council to trial electronic landfill voucher request system for tenants use at the Albury Waste Management Centre, and present report to Council by December 2018 on outcomes.	Director Engineering	Report to be provided to Council at the conclusion of the trial by December 2018.
Albury Showground Ongoing Uses and Activities	8.1 18 September 2017	Council to defer compliance action with regards to the use of the Albury Showground site for overnight accommodation not associated with the Showground activities or events for a period of up to 12 months, pending the outcomes of the proposed Albury Showground Masterplan.	Director Planning & Environment	Compliance action deferred for 12 months to September 2018. '@leisure' planners have been appointed to prepare Master Plan and a Working Group has been established. Master Plan to be submitted to Crown Lands. Activities at showground being monitored. Meeting held with showground trust representatives regarding compliance with Council's resolution. Currently waiting on formal response from the Showground Trust outlining their preferred actions and response.
2C1C – Draft Community Strategic Plan & Draft Action Plan	14.1 18 December 2017	Report on the progress of the 2C1C Action Plan every six months and review and update the 2C1C Action Plan annually.	Director Economic & Tourism	Report to be provided to Council June 2018
Lauren Jackson Sports Centre – Major Development Options	7.1 10 July 2017	An additional report on the Lauren Jackson Sports Centre Draft Master and Business Plans to be prepared following the completion of the consultation.	Director Community & Recreation	Initial plans being developed. Master Plan due for completion in June 2018.

Prevention of Homelessness – Overview	7.1 20 November 2017	Council to develop a Prevention of Homeless Strategy in conjunction with the Social Plan.	Director Community & Recreation	Strategy scheduled for development in 2018/19, in conjunction with Social Plan and taking into account the 2C1C actions.
Lavington Sports Ground Major Development Amenities Pavilion – Contract No. 17/01805	8.3 18 December 2017	That Council does not accept any of the tenders for Contract No. 17/01805 – a redesign to go ahead of the Lavington Sportsground Redevelopment to reflect the original concept design.	Director Engineering	An updated design was presented to the 12 March Councillor Workshop. This design is progressing to detailed design and tender. To be presented to Council in November 2018
Albury Showground rezoning request	10.4 26 February 2018	Prepare a Planning Proposal under regarding the rezoning of the Albury Showground, 836 Mate Street, North Albury from R1 General Residential Zone to RE2 Private Recreation Zone.	Director P&E	Report to be submitted within six months. The Albury Showground is currently being investigated for a whole of site Masterplan and this will form the basis of any planning proposal.

CM7. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

CM7.1. Minutes of the Council Meeting held on Monday 26 February 2018 at 6.00pm

Present Crs K Mack (Chairperson), D Cameron, A Cohn, G Docksey, A Glachan, M King, J Stuchbery, D Thurley and H van de Ven

Apologies Nil.

Staff General Manager, Director Planning & Environment, Acting Director Engineering, Director Community & Recreation, Director Economic Development & Tourism, Chief Financial Officer, Group Leader Human Resources, Media Communications Officer, Group Leader Natural Environment, Team Leader Town Planning, IT Officer, Executive Assistant and Governance Officer

The Agenda for this meeting and Minutes of Committees included therein form part of these Minutes.

THE MEETING OPENED WITH THE PRAYER & ACKNOWLEDGMENT OF ORIGINAL CUSTODIANS OF OUR LAND

CM2. RECORDING AND WEBCASTING OF MEETING

The Chairperson advised those present that the meeting is being webcast and recorded for administrative purposes.

CM3. CONFLICT OF INTEREST DECLARATIONS RECEIVED BY THE CHAIR AND DISCLOSURE OF POLITICAL DONATIONS

3.1 Conflict of Interest Declarations

The Chairperson received the following Conflict of Interest Declarations:

- Frank Zaknich, General Manager declared a Pecuniary Interest for Item CM18.1 Confidential Matter General Manager's Six Month Performance Review and Mr Zaknich advised he would leave the Chamber when the item is discussed.
- Cr Henk van de Ven declared a Non-Pecuniary, Significant Interest for Item CM10.4 Notice of Motion – Rezoning of the Albury Showground as Cr van de Ven is a member of the Albury Showground Trust and advised he would leave the Chamber while the item is discussed.
- Cr Kevin Mack declared a Non-Pecuniary, Less than Significant Interest for Item CM8.1, PDC7.1 Section 64 Contributions for a Proposed Home Beauty Salon at 117 Johnston Road, West Albury, from the Planning & Development Committee meeting held on Monday 12 February 2018, as his sibling has a close relationship with the applicant. Cr Mack advised he would leave the Chamber when the item is discussed.

3.2 Disclosure of Political Donations and Requirements of the *Environmental Planning & Assessment Act 1979*

The General Manager advised those present, of the legislative requirement for Disclosure of Political Donations:

Advice to the Council Meeting

The Environmental Planning and Assessment Act 1979, Section 147 requires a person submitting planning applications or submissions regarding a planning application, to disclose any reportable political donation and/or gifts to any local Councillor or employee of Council. Reportable political donations include those of, or above, $1,000.

The Disclosure Statement forms are available on Council's website or from the Customer Service Centre and must be lodged in accordance with the Act. The forms are also available at the back of the Chamber during meetings.

In dealing with Development Applications, Councillors need to take into account specific matters contained in the Environmental Planning & Assessment Act 1979.

Accordingly, the provisions of Section 79C(1) of that Act are set out in the Council officers report detailing issues to be considered.

The Local Government Act 1993, section 375A requires that a division be called whenever a motion for a planning decision is put at a meeting of the council or a council committee.

Planning decision means a decision made in the exercise of a function of council under the Environmental Planning and Assessment Act 1979 including a decision relating to a development application, an environmental planning instrument, a development control plan or a development contribution plan under that Act, but not including the making of an order under Division 2A of Part 6 of that Act.

Matters appearing in the Planning and Development Committee Meeting minutes which require a planning decision to be made will be dealt with separately and immediately following the motion for the adoption of the Planning and Development Committee Meeting minutes. In respect to these matters, motions for a planning decision put before council will be considered a division and recorded in accordance with section 375A of the Local Government Act 1993.

There were no Disclosure of Political Donations received by the Chairperson.

CM4. APOLOGIES

There were no Apologies received by the Chairperson.

CM5. MAYORAL MINUTE

There was no Mayoral Minute.

CM6. ACTION PLANS

Cr Glachan Moved, Cr Docksey Seconded
That the following Action Plans be received and noted:

1. Actions Complete – For Noting Only;
2. Actions in Progress; and
3. Long Term Issues (more than three months).

CARRIED

CM7. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

CM7.1. Minutes of the Council Meeting held on Monday 18 December 2018 at 6.00pm

Cr Docksey Moved, Cr van de Ven Seconded
That the Minutes of the Council Meeting held on Monday 18 December 2017, at 6.00pm, be confirmed noting the correction to item CM14.3 Request for Tender - Centenary Street Drain Reconstruction Contract No. 17/01946. The item title and resolution is corrected to read Contract No 17/01945.

CARRIED

CM8. REPORTS FROM COUNCIL COMMITTEES

CM8.1. Report from Planning & Development Committee Meeting held on Monday 12 February 2018 at 6.00pm

Cr Glachan Moved, Cr David Thurley Seconded
That the recommendations included in the report from the Planning & Development Committee Meeting held on Monday 12 February 2018 be received and noted, with the exception of items PDC7.1 Section 64 Contributions for a proposed Home Beauty Salon at 117 Johnston Road, West Albury and PDC7.2 Albury Development Control Plan 2010 - Review of Development Notification Provisions, with such matters being dealt with separately.

CARRIED

Cr Mack left the Chamber at 6.08pm as per Conflict of Interest declaration.

Cr Cohn (Deputy Mayor) assumed the Chair.

PDC7.1 Section 64 Contributions for a Proposed Home Beauty Salon at 117 Johnston Road, West Albury

MOTION
Cr Glachan Moved, Cr Thurley Seconded

That Council:

a. Receive and note the report regarding Section 64 Contribution for a Proposed Home Beauty Salon at 117 Johnston Road, West Albury;
b. Levy a reduced S64 Developer Charge of $2460.48 per basin
c. Bring forward a report to Council in 3 months for a policy regarding developer contributions for new home based businesses in the future.

AMENDMENT
Cr Cameron Moved, Cr Stuchbery Seconded
That Council:

a. Receive and note the report regarding Section 64 Contribution for a Proposed Home Beauty Salon at 117 Johnston Road, West Albury;
b. Levy a reduced S64 Developer Charge of $500 per basin for this property only.
c. Bring forward a report to Council in 3 months for a policy regarding developer contributions for new home based businesses in the future.

In accordance with s.375A(2) of the Local Government Act 1993, a division was duly called. The following votes of the motion were recorded:

FOR	AGAINST
Cr Stuchbery,	Cr Docksey,
Cr Cameron,	Cr Cohn (2),
Cr King,	Cr Glachan,
Cr van de Ven	Cr Thurley

LOST

The MOTION was PUT

In accordance with s.375A(2) of the Local Government Act 1993, a division was duly called. The following votes of the motion were recorded:

FOR	AGAINST
Cr Docksey,	Cr Stuchbery,
Cr Cohn (2),	Cr Cameron,
Cr Glachan,	Cr King,
Cr Thurley	Cr van de Ven

CARRIED

Cr Mack returned to the Chamber at 6.29pm.

PDC7.2 Albury Development Control Plan 2010 – Review of Development Notification Provisions

Cr Glachan Moved, Cr van de Ven Seconded
That Council:

a. Receive and note the contents of the report;
b. Prepare and publicly exhibit the draft Development Notification Provisions as included in Attachment 1; and
c. Should no objections be received during the public exhibition period, then the proposed amendment be finalised without further report to Council.

In accordance with s.375A(2) of the Local Government Act 1993, a division was duly called. The following votes of the motion were recorded:

FOR	**AGAINST**
Cr Mack, Cr Cohn, Cr Docksey, Cr Glachan, Cr Thurley, Cr Stuchbery, Cr Cameron, Cr King, Cr van de Ven	Nil.

CARRIED

CM8.2. Report from Engineering and Works Committee Meeting held on Monday 12 February 2018 at 6.46pm

Cr van de Ven Moved, Cr Thurley Seconded

That the recommendations included in the report from the Engineering & Works Committee Meeting held on Monday 12 February 2018 be received and noted.

CARRIED

CM8.3. Report from Community and Cultural Committee Meeting held on Monday 19 February 2018 at 6.00pm

Cr Alice Glachan Moved, Cr Graham Docksey Seconded

That the recommendations included in the report from the Community & Cultural Committee Meeting held on Monday 19 February 2018 be received and noted, with the exception of Item 7.1 Proposed Recognition of Les O'Brien, with this matter being dealt with separately.

CARRIED

CCC7.1 Proposed Recognition of Les O'Brien

MOTION

Cr Cameron Moved, Cr Stuchbery Seconded

That Council:

a. Receive and note the contents of this report; and
b. Endorse the naming of the Athletics Track at Alexandra Park as the "Les O'Brien Athletics Track", with a formal dedication to be organised as soon as possible.

LOST

MOTION
Cr Cameron Moved, Cr van de Ven Seconded
That the proposed recognition of Les O'Brien be deferred until more public consultation and consultation with the O'Brien family has been carried out.

CARRIED

CM8.4. Report from Finance and Administration Committee Meeting held on Monday 19 February 2018 at 6.06pm

Cr Thurley Moved, Cr van de Ven Seconded
That the recommendations included in the report from the Finance & Administration Committee Meeting held on Monday 19 February 2018 be received and noted.

CARRIED

CM9. REPORTS FROM COMMUNITY FORUMS

There were no Reports from Community Forums.

CM10. NOTICES OF MOTION/NOTICES OF RECISSION

CM10.1. Notice of Motion - Industrial and Commercial Development Applications

MOTION
Cr van de Ven Moved, Cr Stuchbery Seconded
That:

a. All new Industrial and Commercial Development Applications for AlburyCity come to full Council for decision; and
b. That Development Applications that seek to modify Industrial and Commercial premises, with an estimated value of $50,000 or above, also come to full Council for decision.

CARRIED

CM10.2. Notice of Motion – Auslan and Deaf Awareness Training

MOTION
Cr Cohn Moved, Cr Thurley Seconded
That Council:

a. Congratulate the community, local sporting organisations and Council staff for the success of the 2018 Australian Deaf Games;
b. Acknowledge the uptake of Auslan and Deaf Awareness Training by the wider community;

c. Provide Deaf Awareness Training on an annual basis as part of Council's Disability Inclusion Action Plan roll out to all Council employees;
d. Provide captions on all videos produced by AlburyCity that are distributed to the general public;
e. Request that the General Manager provide a report to Council on options to improve inclusivity of major civic events to residents with hearing impairment, including Auslan interpretation and captioning;
f. Encourage and support the local business community to maintain practices inclusive of hearing-impaired customers; and
g. Request the Mayor and General Manager write to Wodonga Council to invite them to consider a similar approach under the Two Cities One Community partnership.

AMENDMENT
Cr Cameron Moved, Cr King Seconded
That Council:

d. Congratulate the community, local sporting organisations and Council staff for the success of the 2018 Australian Deaf Games;
e. Acknowledge the uptake of Auslan and Deaf Awareness Training by the wider community;
f. Request that the General Manager provide a report to Council on options to provide deaf awareness training on an annual basis as part of Council's Disability Inclusion Action Plan roll out to all Council employees;
g. Provide captions on all videos produced by AlburyCity that are distributed to the general public;
h. Request that the General Manager provide a report to Council on options to improve inclusivity of major civic events to residents with hearing impairment, including Auslan interpretation and captioning;
i. Encourage and support the local business community to maintain practices inclusive of hearing-impaired customers; and
j. Request the Mayor and General Manager write to Wodonga Council to invite them to consider a similar approach under the Two Cities One Community partnership.

THE AMENDMENT BECAME THE MOTION **CARRIED**

CM10.3. Notice of Motion – Lavington Sports Ground Redevelopment

MOTION
Cr Cameron Moved, Cr Stuchbery Seconded
That Council notes with concern the unforeseen increase in the budget for the Lavington Sports Oval redevelopment project;

1. That the General Manager is to present a report to the March meeting of Council which is to address the following issues:
   a) What event or events have led to the unforeseen increase in the budget for this project?
   b) Who was responsible for the events or events occurring?
   c) Were contractual arrangements deficient in any way?

d) When did Council staff first become aware of the event or events with the project which have led to these unforeseen increases in the budget?
e) What processes have been put in place to ensure that such an event or events cannot reoccur on other projects?
f) Is there any scope for Council to pursue any party to attempt to recoup any part of the additional money which will have to be expended on this project?

3. The report is to be presented in open Council and each point above addressed separately. If the answers raise confidential details these may be redacted and reported on in a separate confidential annex but as far as is possible the points raised are to be reported on in open Council.

CARRIED

Cr van de Ven left the Chamber at 7.34pm as per Conflict of Interest declaration.

CM10.4. Notice of Motion - Rezoning of the Albury Showground

MOTION

Cr Stuchbery Moved, Cr Thurley Seconded

That Council:

In response to the written request on behalf of the Albury Showground Trust dated 11 August 2017, prepare a Planning Proposal under Section 55 of the Environmental Planning and Assessment Act 1979 regarding the rezoning of the Albury Showground, 836 Mate Street, North Albury (Lot 30 DP1011904, Lot 1068 DP753326, Lot 7060 DP1023469, Lot A DP160741, Lot 112 DP827167, Lot 34 DP1011904, Lot 1 DP1065427 and Lot 1DP726146) from R1 General Residential Zone to RE2 Private Recreation Zone under the Albury Local Environmental Plan 2010, with the Planning Proposal prepared and reported to the Planning and Development Committee within six months for further consideration in preparation for a request for a Gateway Determination to the Minister for Planning under Section 56 of the Environmental Planning and Assessment Act 1979.

In accordance with s.375A(2) of the Local Government Act 1993, a division was duly called. The following votes of the motion were recorded:

FOR	**AGAINST**
Cr Cohn,	Cr Glachan,
Cr Thurley,	Cr Docksey
Cr Stuchbery,	
Cr Cameron,	
Cr Mack,	
Cr King	

CARRIED

Cr van de Ven returned to the Chamber at 7.49pm.

CM11. PRESENTATIONS AND DEPUTATIONS

There were no Presentations and Deputations.

CM12. REPORTS/MINUTES OF COMMITTEES AND WORKING PARTIES

There were no Reports/Minutes of Committees and Working Parties.

CM13. DOCUMENTS FOR SEALING

Cr van de Ven Moved, Cr Docksey Seconded
That Council authorises its Seal to be affixed to the documents outlined below, in the presence of two signatories authorised to affix the Seal pursuant to Regulation 400 of the Local Government (General) Regulation 2005 and the Use of the Council Seal Policy:

A. AlburyCity lease to Autism Spectrum Australia (Aspect) for Moresby Park Building, 405 Tarakan Avenue, North Albury. Lease commencing 1 January 2018 for 5 years.
B. Certificate of Authority under the Swimming Pools Act for new starter Sonia Turner – Casual Ranger.
C. AlburyCity Lease to Commonwealth of Australia represented by Department of Defence (Australian Airforce Cadets) at Lot 27 Albury Airport for 5 years commencing 1 January 2018.

CARRIED

CM14. OFFICERS REPORTS FOR CONSIDERATION

CM14.1. Joint Organisation Nomination - Riverina Murray Region

Cr Glachan Moved, Cr Thurley Seconded
That Council:

h. In accordance with Part 7 of Chapter 12 of the *Local Government Act 1993* **(Act)**, the Albury City Council **(Council)** resolves:
   a. That the Council inform the Minister for Local Government **(Minister**) of the Council's endorsement of the Minister recommending to the Governor the establishment of a Joint Organisation **(Joint Organisation)** in accordance with this resolution;
   b. To approve the inclusion of the Council's area in the Joint Organisation's area;
   c. That the Joint Organisation be established to cover the Council's area and any one or more of the following Council areas:
   Albury City Council;
   Balranald Shire Council;
   Berrigan Shire Council;
   Carrathool Shire Council;

Edward River Council;
Federation Council;
Griffith City Council;
Hay Shire Council;
Leeton Shire Council;
Murray River Council;
Murrumbidgee Council;
Narrandera Shire Council; and
Wentworth Shire Council.

iv. That, on expiry of a period of 28 days from the making of this resolution, the General Manager provide the Minister:
   a. With a copy of this resolution including the date on which Council made this resolution, and
   b. Inform the Minister that this resolution has not been rescinded, for the purpose of the Minister issuing a certificate under section 400P of the Act.

CARRIED

Cr Cameron left the Chamber at 7.56pm and returned at 7.57pm.

CM14.2. Essential Infrastructure Augmentation - Thurgoona Park North

Cr van de Ven Moved, Cr Thurley Seconded
That Council:

a. Resolve that pursuant to Section 55(3)(i) of the Local Government Act 1993, extenuating circumstances exist based on site access, impacts on local amenity, project management efficiencies and overall value for money and that a satisfactory result would not be achieved by inviting tenders;
b. Authorise the General Manager to negotiate an agreement with Bowenville Developments Pty Ltd to construct a 450 mm sewer main within Stage 2 of the Thurgoona Park North Estate project; and
c. Authorise the Mayor and General Manager to affix Council's Seal to any relevant documentation necessary to give effect to and implement the works.

CARRIED

CM14.3. Report Regarding Safe Access Zones in Albury

Cr Cameron Moved, Cr Docksey Seconded
That Council:

a. Take no further action in regards to safe access zones pending further consideration of the Summary Offences Amendment (Safe Access to Reproductive Health Clinics) Bill 2017 by the NSW Parliament.

CARRIED

CM15. OFFICERS REPORTS FOR NOTING

CM15.1. Regional Cities NSW

Cr Thurley Moved, Cr Glachan Seconded
That Council receive and note the Regional Cities NSW report.

CARRIED

CM16. DELEGATES REPORTS FOR NOTING

There were no Delegates Reports for Noting.

CM17. NOTICE OF URGENT BUSINESS

There was no Notice of Urgent Business.

CM18. CONFIDENTIAL MATTERS

Cr Glachan Moved, Cr Thurley Seconded
That Council move into Confidential to discuss Items CM18.1 as this is a confidential item, exclusive of press or public on the grounds that the matters relate to:

Personnel matters concerning particular individuals (other than Councillors);

[Local Government Act 1993 No.30 Section 10A(2(a)]

The Chairperson, Cr Mack asked if there were any statements or submissions from the public regarding the reasons as identified for these Confidential Items CM18.1

There were no submissions received by the Chairperson.

The Chair asked the Council if they wished to proceed with the MOTION to move into Confidential.

Frank Zaknich left the Chamber at 8.17pm as per Conflict of Interest Declaration.

The MOTION was PUT and Closed Council (8.18pm) **CARRIED**

CM18.1 General Manager's Six Month Performance Review

Cr Cohn Moved, Cr Docksey Seconded
That Council endorse the results of the General Manager's 2017/18 six month Performance Review.

CARRIED

Resumption of Open Council (8.20pm)

Cr Cohn Moved, Cr Glachan Seconded
That Council move back into Open Council.

CARRIED

Frank Zaknich returned to the Chamber at 8.21pm.

The Chairperson advised the meeting of the Resolutions as adopted in Confidential.

Meeting closed at 8.22pm.

CM8. REPORTS FROM COUNCIL COMMITTEES

CM8.1. Report from Engineering and Works Committee Meeting held on Monday 12 March 2018 at 6.00pm

DATE	12 March 2018		
CONFIDENTIAL	No		
FURTHER ENQUIRIES TO	Frank Zaknich Executive Services	**PHONE**	6023 8755

Introduction

On Monday 12 March 2018 the Engineering & Works Committee met and a report from this meeting is attached.

Recommendation

That the recommendations included in the report from the Engineering & Works Committee Meeting held on Monday 12 March 2018 be adopted.

Attachments

1. Report from the Engineering & Works Committee Meeting held on Monday 12 March 2018.

Engineering & Works Committee
MINUTES

Minutes of the Engineering & Works Committee Meeting held on Monday 12 March 2018 at 6.00 pm

Present	Cr H van de Ven (Chairperson), A Cohn, G Docksey, A Glachan, M King, K Mack (Ex Officio), J Stuchbery and D Thurley.
Staff	General Manager, Director Engineering, Director Community & Cultural, Director Planning & Development, Director Economic & Tourism, Chief Financial Officer, Group Leader Communities, Group Leader Engineering, Team Leader Traffic & Transport, IT Systems Administrator, Executive Assistant and Governance Officer.
Apologies	Nil

EWC1 RECORDING AND WEBCASTING OF MEETING

The Chairperson advised those present that the meeting is being webcast and recorded for administrative purposes.

EWC2 CONFLICT OF INTEREST DECLARATIONS RECEIVED BY THE CHAIR

EWC2.1 Conflict of Interest Declarations

The Chairperson received the following Conflict of Interest Declarations:

- Cr Murray King declared a Pecuniary Conflict of Interest in relation to item, EWC7.2 - Kerr Road Reconstruction Stage 4 – Contract No. 17/02125 due to a professional relationship with the tenders. Cr King advised he would leave the Chamber when the matter is discussed.

EWC3 APOLOGIES

EWC3.1 Apologies of Committee Members

There were no Apologies received by the Chairperson

EWC4 CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING

EWC4.1 Minutes of the Engineering & Works Committee Meeting held on Monday 12 February 2018 at 6.46pm

Cr Cohn Moved Cr Mack Seconded

That the Minutes of the Engineering & Works Committee Meeting held on Monday 12 February 2018, at 6.46pm, be confirmed.

CARRIED

EWC5 MATTERS ARISING FROM THE MINUTES

There were no Matters Arising from the Minutes.

EWC6 REPORTS/MINUTES OF COMMITTEES & WORKING PARTIES

EWC6.1 Minutes of the Local Traffic Committee Meeting held on 8 February 2018

Cr Docksey Moved Cr Thurley Seconded

That the Minutes/Recommendations of the following Committee be received, noted and accepted:

A. Minutes of the Local Traffic Committee Meeting held on 8 February 2018.

CARRIED

EWC7 OFFICERS REPORTS FOR CONSIDERATION

EWC7.1 Provision of Council Security Services Contract No. 17/00798

Cr Mack Moved Cr Thurley Seconded

That the Committee recommends to Council that Council accepts the tender from Jeff Clarke Security Pty Ltd for the Schedule of Rates Contract No. 17/00798 for the Provision of Security Services for AlburyCity facilities for a three-year period commencing 1 May 2018 for the estimated contract value of $461,073.60 including GST.

CARRIED

EWC7.2 Kerr Road Reconstruction Stage 4 - Contract No. 17/02125

Cr King left the chamber at 06:05 pm.

Cr Docksey Moved Cr Stuchbery Seconded

That the Committee recommends to Council that Council accepts the tender from Excell Gray Bruni Pty Ltd for Contract No.17/02125 – Kerr Road Reconstruction Stage 4, in the lump sum amount of $1,201,963.40 including GST.

CARRIED

Cr King returned to the chamber at 06:15 pm.

EWC8 OFFICERS REPORTS FOR NOTING

There were no Officers Reports for Noting.

EWC9 DELEGATES REPORTS FOR NOTING

There were no Delegates Reports for Noting.

EWC10 NOTICE OF URGENT BUSINESS

There were no Notices of Urgent Business.

EWC11 CONFIDENTIAL MATTERS

There were no Confidential Matters

The meeting closed at 6.16pm

CM8.2. Report from Community and Cultural Committee Meeting held on Monday 19 March 2018 at 6.00pm

DATE	19 March 2018		
CONFIDENTIAL	No		
FURTHER ENQUIRIES TO	Frank Zaknich Executive Services	**PHONE**	6023 8755

Introduction

On Monday 19 March 2018 the Community & Cultural Committee met and a report from this meeting is attached.

Recommendation

That the recommendations included in the report from the Community & Cultural Committee Meeting held on Monday 19 March 2018 be adopted.

Attachments

1. Report from the Community & Cultural Committee Meeting held on Monday 19 March 2018.

Community & Cultural Committee
MINUTES

Community & Cultural Committee Meeting held on Monday 19 March 2018 at 6.00pm

Present	Crs A Cohn (Chairperson), G Docksey, A Glachan, J Stuchbery, D Thurley and H van de Ven
Apologies	Crs K Mack and M King
Staff	General Manager, Director Planning & Environment, Director Engineering, Director Community & Recreation, Director Economic Development & Tourism, Chief Financial Officer, Group Leader Human Resources, Group Leader Communities, IT Officer, Personal Assistant to Director Economic Development & Tourism and Executive Assistant

CCC1 RECORDING AND WEBCASTING OF MEETING

The Chairperson advised those present that the meeting is being webcast and recorded for administrative purposes.

CCC2 CONFLICT OF INTEREST DECLARATIONS RECEIVED BY THE CHAIR

CCC2.1 Conflict of Interest Declarations

There were no Conflict of Interest Declarations received by the Chairperson.

CCC3 APOLOGIES

CCC3.1 Apologies of Committee Members

Cr Thurley Moved, Cr Docksey Seconded
That Council receive, note, accept the apologies of Cr Mack and Cr King, and grant leave of absence for the meeting.

CARRIED

CCC4 CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING

CCC4.1 Minutes of the Community & Cultural Committee Meeting held on Monday 19 February 2018 at 6.00pm

Cr van de Ven Moved, Cr Thurley Seconded
That the Minutes of the Community & Cultural Committee Meeting held on Monday 19 February 2018, at 6.00pm, be confirmed.

CARRIED

CCC5 MATTERS ARISING FROM THE MINUTES

There were no Matters Arising from the Minutes.

CCC6 REPORTS/MINUTES OF COMMITTEES & WORKING PARTIES

CCC6.1 Sports Albury Advisory Committee Meeting Minutes

Cr van de Ven Moved, Cr Thurley Seconded
That the Minutes/Recommendations of the Sports Albury Advisory Committee held on Wednesday 21 February 2018 at 7.00pm, be received, noted and accepted.

CARRIED

CCC6.2 Lauren Jackson Sports Centre Advisory Committee Minutes

Cr Thurley Moved, Cr Docksey Seconded
That the Minutes/Recommendations of the Lauren Jackson Sports Centre Advisory Committee Meeting held on Wednesday 28 February, 2018 at 6.00pm be received, noted and accepted.

CARRIED

CCC7 OFFICERS REPORTS FOR CONSIDERATION

CCC7.1 Domestic Violence Organisational Accreditation Update

Cr Thurley Moved, Cr Stuchbery Seconded
That the Committee recommends to Council, that Council:

a. Receive and note the contents of this report; and
b. Endorse the development of a Family Domestic Violence Implementation Plan in the workplace within 12 months.

CARRIED

CCC7.2 Paul Montford Uiver Statuette

Cr Stuchbery Moved, Cr van de Ven Seconded
That the Committee recommends to Council that Council:

1. Support in principle subject to agreement from the City of Amsterdam,
   a. The conservation of the statuette, undertake artistic re-creation of the statuette using digital imaging to produce a mould and two bronze replica statuettes at an estimated cost of $20,300.
   b. Allocate $20,300 in the 2018/19 budget to undertake the works.
2. Seek funding for the conservation work of the existing statuette.

CARRIED

CCC8 OFFICERS REPORTS FOR NOTING

There were no Officers Reports for noting.

CCC9 DELEGATES REPORTS FOR NOTING

There were no Delegates Reports for noting.

CCC10 NOTICE OF URGENT BUSINESS

There were no Notices of Urgent Business.

CCC11 CONFIDENTIAL MATTERS

There were no Confidential Matters.

Meeting closed at 6.12pm.

CM8.3. Report from Finance and Administration Committee Meeting held on Monday 19 March 2018

DATE	19 March 2018		
CONFIDENTIAL	No		
FURTHER ENQUIRIES TO	Frank Zaknich Executive Services	**PHONE**	6023 8755

Introduction

On Monday 19 March 2018 the Finance & Administration Committee met and a report from this meeting is attached.

Recommendation

That the recommendations included in the report from the Finance & Administration Committee Meeting held on Monday 19 March 2018 be adopted.

Attachments

1. Report from the Finance & Administration Committee Meeting held on Monday 19 March 2018.

Finance & Administration Committee
MINUTES

Finance & Administration Committee Meeting held on Monday 19 March 2018 at 6.13pm

Present	Crs D Thurley (Chairperson), G Docksey, A Glachan, J Stuchbery, A Cohn and H van de Ven
Apologies	Crs K Mack and M King
Staff	General Manager, Director Planning & Environment, Director Engineering, Director Community & Recreation, Director Economic Development & Tourism, Chief Financial Officer, Group Leader Human Resources, Group Leader Communities, IT Officer, Personal Assistant to Director Economic Development & Tourism and Executive Assistant

FAC1 RECORDING AND WEBCASTING OF MEETING

The Chairperson advised those present that the meeting is being webcast and recorded for administrative purposes.

FAC2 CONFLICT OF INTEREST DECLARATIONS RECEIVED BY THE CHAIR

FAC2.1 Conflict of Interest Declarations

The Chairperson received the following Conflict of Interest Declaration:

Justin Finlayson, Chief Financial Officer declared a Non-Pecuniary Less Than Significant Conflict of Interest due to prior employment four years ago with Mr Gavin Cator at Greater Shepparton City Council. Mr Cator is now an associate of Centium who is AlburyCity's current contracted Internal Auditor. Declared less than significant conflict of interest, no further action required due to the effluxion of time.

FAC3 APOLOGIES

FAC3.1 Apologies of Committee Members

Cr van de Ven Moved, Cr Cohn Seconded
That Council receive, note, accept the apologies of Cr Mack and Cr King, and grant leave of absence for the meeting.

CARRIED

FAC4 CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING

FAC4.1 Minutes of the Finance & Administration Committee Meeting held on Monday 19 February 2018 at 6.06pm

Cr Stuchbery Moved, Cr van de Ven Seconded
That the Minutes of the Finance & Administration Committee Meeting held on Monday 19 February 2018, at 6.06pm, be confirmed.

CARRIED

FAC5 MATTERS ARISING FROM THE MINUTES

There were no Matters Arising from the Minutes.

FAC6 REPORTS/MINUTES OF COMMITTEES & WORKING PARTIES

FAC6.1 Audit, Risk and Improvement Committee Meeting Minutes held on 28 February 2018

Cr van de Ven Moved, Cr Glachan Seconded
That the Minutes/Recommendations of the Audit, Risk and Improvement Committee Meeting held on 28 February 2018 and the Chairperson's Covering Report be received, noted and accepted.

CARRIED

FAC7 OFFICERS REPORTS FOR CONSIDERATION

FAC7.1 Draft Model Code of Meeting Practice

Cr Cohn Moved, Cr Glachan Seconded
That the Committee recommends to Council that Council:

a. Receive and note the report, and
b. Provide a submission supporting the draft Model Code of Meeting Practice - consistent with the information outlined in this report

CARRIED

FAC7.2 Proposed Councillor Induction and Professional Development Guidelines

Cr Glachan Moved, Cr Docksey Seconded
That the Committee recommends to Council that Council:

a. Receive and note the report; and
b. Provide a submission supporting the Councillor Induction and Professional Development Guidelines – consistent with the issues identified in this report.

CARRIED

FAC7.3 Media Policy Review 2018

Cr Cohn Moved, Cr Stuchbery Seconded
That the Committee recommends to Council that Council accepts and approves the revised Media Policy 2018 with removal of the words "in their private capacity" from the tenth Protocol and that a further review take place in February 2020.

CARRIED

FAC8 OFFICERS REPORTS FOR NOTING

FAC8.1 Investment Balances - February 2018

Cr Glachan Moved, Cr Docksey Seconded
That the Committee recommends to Council that Council receive and note the Investment Balances Report for the month of February 2018.

CARRIED

FAC8.2 Statecover Workers Compensation and WHS Audit Report 2017

Cr van de Ven Moved, Cr Glachan Seconded
That the Committee recommends to Council that Council:

a. Receive and note this report;
b. Note the AlburyCity results from the StateCover 2016/17 Workers Compensation & WHS report; and
c. Note the improvement in the StateCover 2017 WHS self-audit results.

CARRIED

FAC9 DELEGATES REPORTS FOR NOTING

There were no Delegates Reports for Noting.

FAC10 NOTICE OF URGENT BUSINESS

There were no Notices of Urgent Business.

FAC11 CONFIDENTIAL MATTERS

Cr Glachan Moved, Cr Docksey Seconded
That Committee move into Confidential to discuss Item CM 11.1 as this is a confidential item, exclusive of press or public on the grounds that the matters relate to:

(g) Advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

[Local Government Act 1993 No.30 Section 10A2(g)]

The Chairperson, Cr Thurley asked if there were any statements or submissions from the public regarding the reasons as identified for this Confidential Item CM 11.1.

There were no submissions received.

The Chair asked the Committee if they wished to proceed with the MOTION to move into Confidential.

The MOTION was PUT and **CARRIED**
Closed Council (6.39pm)

FAC11.1 Outstanding Section 64 Contributions for Secondary Dwellings

Cr van de Ven Moved, Cr Docksey Seconded
That the Committee recommends to Council that Council:

a. Receive and note the contents of this report.

CARRIED

Resumption of Open Council (6.44pm)

Cr Glachan Moved, Cr Docksey Seconded
That Council move back into Open Council.

CARRIED

The Chairperson advised the meeting of the Resolutions as adopted in Confidential.

Meeting closed at 6.45pm.

CM9. REPORTS FROM COMMUNITY FORUMS

CM9.0. Nil

CM10. NOTICES OF MOTION/NOTICES OF RESCISSION

CM10.1. Notice of Rescission - Industrial and Commercial Development Applications.

That:

We the undersigned hereby wish Council to **RESCIND** the following motion, passed by Council at the meeting on 26 February 2018.

Motion
Cr van de Ven Moved, Cr Stuchbery Seconded

a. All new Industrial and Commercial Development Applications for AlburyCity come to full Council for decision; and

b. That Development Applications that seek to modify Industrial and Commercial premises, with an estimated value of $50,000 or above, also come to full Council for decision.

Notice of Motion to be moved if rescission motion is successful:

That Council request that a new standing report be presented to Councils Planning and Development Committee providing an overview of Development and Construction activity in Albury City on a monthly basis.

Cr David Thurley
Cr Graham Docksey
Cr Alice Glachan

16 March 2018

CM10.2. Notice of Motion - Delegations of Authority - Development Applications

Cr Cohn Moved

That Council:

a. Amend the Delegations of Authority from the General Manager to staff, Part 2, Item 83b as follows:

"To determine Development Applications (including applications made pursuant to Section 96 and Section 96AA of the Environmental Planning and Assessment Act 1979 and Subdivision applications as (a) above except in the following circumstances:

i) The application has an estimated cost of development greater than $500,000 (exclusive of applications for single residential dwellings); or
ii) The application involves a proposal for subdivision of 10 or more lots; or
iii) The application is the subject of more than 5 objections. "

b. Be provided with a monthly report from staff listing lodged, determined and in progress Development Applications (including their type, description, address, value, and details of any requested variation from the DCP) that meet any of the following criteria:

i) Any application with a total value greater than $100,000;
ii) Any application requesting variation from the Development Control Plan of greater than 5%;
iii) Subdivisions creating 4 lots or greater;
iv) Any objections received that have not been able to be resolved through redesign or mediation; and
v) Any other significant developments in the opinion of the Planning department.

Background

For the information of councillors, please find below Part 83 of the Delegations of Authority from the General Manager to staff, in its entirety including the amendment to part b being proposed by this notice of motion.

83. Determine Development Applications (including Section 96) and Complying Development Applications made under the Environmental Planning and Assessment Act 1979 and relevant Regulations:

a) To determine development applications (including applications made pursuant to Section 96 and Section 96AA of the Environmental Planning and Assessment Act 1979, Complying Development Applications and Subdivision applications) that comply with relevant Acts and Regulations together with the Albury LEP 2010, the Albury DCP 2010, any other relevant DCP and Council policies and no material objections have been received.

b) To determine development applications (including applications made pursuant to Section 96 and Section 96AA of the Environmental Planning and Assessment Act 1979 and Subdivision applications as (a) above except in the following circumstances: -

i) The application has an estimated cost of development greater than $500,000 (exclusive of applications for single residential dwellings); or

ii) The application involves a proposal for subdivision of 10 or more lots; or

iii) The application is the subject of more than 5 objections.

c) To determine development applications (including applications made pursuant to Section 96 and Section 96AA of the Environmental Planning and Assessment Act 1979 and Subdivision applications as (a) above except where approval of the application would result in a material adverse impact on a person who made a written objection to the application due to non -compliance with a development standard in Councils Albury LEP 2010.

Delegated approval is permissible if that objection can be resolved through a condition of consent or has been addressed by way of amendment to plans.

d) Further to determine applications made pursuant to Section 96 and Section 96AA of the Environmental Planning and Assessment Act 1979, and relevant Regulations, where objections have been received but those objections do not raise any issues not covered when the original application was determined

e) Further to determine applications made pursuant to and in accordance with Section 96 and Section 96AA of the Environmental Planning and Assessment Act 1979, and relevant Regulations, where objections have been received but those objections do not raise any issues not covered when the original application was determined.

f) To determine Modification Application pursuant to the Environmental Planning and Assessment Act 1979.

Note:

(1) Notwithstanding subclauses (a) and (b) above, any development application or application to modify a consent must be referred to Council for determination, following a written request from at least two Councillors to the General Manager.

(2) Notwithstanding subclauses (a) and (b) above, any development application or application to modify a consent that, in the opinion of the Director Planning & Environment, is of significant public interest or where any determination may result in major policy implications must be referred to Council for determination.

CM10.3. Notice of Motion - Council Meetings and Standing Committees

Cr Stuchbery Moved

That Council:

(i) Convene a minimum of two Ordinary Council Meetings per month, and to convene others when required;
(ii) Dissolve the Engineering & Works, Finance & Administration, Community & Cultural and Planning and Environment Committees and remove them from the meeting schedule;
(iii) Refer all delegations and reports that would have formerly been referred to the above four committees to ordinary council meetings for consideration;
(iv) Amend the Code of Meeting Practice to reflect parts (i), (ii), and (iii); and
(v) Be prepared to commence this arrangement subsequent to the Ordinary Council Meeting of May 28th 2018.

CM11. PRESENTATIONS AND DEPUTATIONS

CM11.1. Annual Murray Regional Tourism Update

Mark Francis, CEO of Murray Regional Tourism will present to Council the Annual Murray Regional Tourism Update.

CM12. REPORTS/MINUTES OF COMMITTEES AND WORKING PARTIES

CM12.0. Nil

CM13. DOCUMENTS FOR SEALING

Recommendation

That Council authorises its Seal to be affixed to the documents outlined below, in the presence of two signatories authorised to affix the Seal pursuant to Regulation 400 of the Local Government (General) Regulation 2005 and the Use of the Council Seal Policy:

A. AlburyCity lease to National Rugby League Limited – Administration office of 3rd Floor, 553 Kiewa Street, two year renewal commencing 7 March 2018. FIL09/01803; and
B. AlburyCity lease to Adecco Australia Pty Ltd – Administration office of 3rd Floor 553 Kiewa Street, one year option renewal commencing 15 March 2018. FIL17/00503.

CM14. OFFICERS REPORTS FOR CONSIDERATION

CM14.1. Request for Assistance with Asbestos Declared Home

DATE	16 March 2018	**FIL REFERENCE**	AF18/00341
CONFIDENTIAL	No		
FURTHER ENQUIRIES	Michael Keys Planning & Environment	**PHONE**	6023 8111
AUTHOR	Michael Keys		

Purpose of Report

This report seeks Council's consideration of a request to provide assistance in relation to the NSW Department of Fair Trading's Loose-Fill Asbestos Program. The request relates to a loose-fill asbestos declared property which is outside the parameters of Council's previous resolution on this matter and has therefore been referred to Council for a final decision.

Background

The NSW Government's Loose Fill Asbestos Program has been in operation since 2015 and includes the Voluntary Purchase and Demolition Program. This enables home owners to have their properties tested and where they are identified as having loose fill asbestos insulation installed the owners are then provided with two options for their property. These options include:

1. The NSW Government will purchase the property outright at the determined market value, demolish the premises and remediate the land; or
2. The NSW Government will purchase the premises only, with the owner retaining ownership of the land. The NSW Government will then be responsible for demolishing the premises and remediating the land.

There are a large number of residential properties across Albury that have registered for testing under the program and the majority of the testing has been undertaken. At this point in time a small number of dwellings have been declared as having loose fill asbestos. More recently demolition of these dwellings has commenced and will continue over the coming months.

In April 2016 a report on the NSW Government's Loose Fill Asbestos Program was considered by Albury City's Planning and Development Committee. A copy of this report is provided as Attachment 1. The report considered options available for Council to offer assistance and support to properties identified as being a loose-fill asbestos declared property. After consideration of the options available the committee and subsequently Council resolved:

"That Council agree to waive Council fees applicable to a Development Application or Construction Certificate submitted to Council where an affected property owner whose property was identified and registered under the Loose-Fill Asbestos Voluntary Purchase and Demolition Program is seeking approval for a replacement dwelling."

At the time of considering this motion there was a degree of uncertainty regarding the extent of properties affected by this program and this provided some caution in Council's decision. Registration for the program has now closed and the majority of testing has been completed removing a large degree of uncertainty around the implications for Council from this program.

The Department of Fair Trading have advised that more than 95,000 registrations were received for the program across the State with more than 70,000 of these premises progressing to testing for loose-fill asbestos. In the Albury Local Government Area nearly 5,000 properties were registered with testing now completed on 3,800 properties. The positive identification and registration of properties as loose-fill asbestos affected is extremely low with only four properties identified.

To date Council has only received requests for assistance for two properties at this point in time. Assistance, in accordance with Council's resolution of April 2016, has been provided for one property and the second request involves a new dwelling being built on a separate property, not the asbestos declared property as envisaged by Council's resolution. This second request is the subject of this further report to Council.

Issues

The declaration of a property as loose-fill asbestos affected property has a significant impact on the individual property owners/residents and their families. Regardless of the option chosen, where affected properties are eventually demolished owners will seek to build a replacement dwelling either on the remediated property or a new location.

While affected individuals will be paid market value for their property, this process will create duress, inconvenience, emotional stress and upheaval. Council initially considered assistance through the waiving of Development Application and Construction Certificate Fees for replacement dwellings. The intent of Council's resolution was that this assistance would be offered to a replacement dwelling being a new dwelling being built on the asbestos declared property.

The assistance option endorsed by Council was in response to concerns that the extent or number of properties to be affected or declared as loose-fill asbestos was unknown and could not be reliably estimated and the anticipated costs or impost was therefore largely unknown. Council also recognised and supported the importance of a local community and the impacts on families or residents who might otherwise have to relocate out of their local neighbourhood as a result of this program and hence offered assistance for these residents to rebuild and remain in their local neighbourhood.

Council has now received notification that there are four properties declared as Loose-fill Asbestos Affected. Council has only received requests for assistance for two properties at this point in time. Assistance, in accordance with Council's resolution of April 2016, has been provided for one property and the second request involves a new dwelling being built on a separate property, not the asbestos declared property as envisaged by Council's resolution.

The second request from J & E Hennessey relates to a property in East Albury where they have elected to have the existing residence demolished only and will retain the property. In this instance the Hennessey's will receive compensation for the value of the existing dwelling being demolished but not for the property, they will retain ownership after demolition and remediation.

The Hennessey's have purchased a new property and are proposing to build a new dwelling at this location and sell their existing property (vacant) once remediated and released by NSW Fair Trading. A new Development Application and Construction Certificate application have been lodged with Albury City by the Hennessey's builder. On this basis Council officers have advised the property owner that their request does not meet the criteria provided in Council's resolution as the new dwelling is not being built on the loose-fill asbestos declared site.

The property owners have now made a submission to Council requesting further consideration of their personal circumstances and situation. A copy of this submission provided with this report as Attachment 2 for Council's information and reference.

The reasons for the further request include:

i) Financial shortfall between the assistance package offered by the Department of Fair Trading and 'real' costs of building a replacement dwelling; and
ii) Confusion regarding the definition of a 'replacement dwelling' – suggestion that any dwelling being built as a result of this process is a 'replacement' regardless of location.

Mr Hennessey has indicated that the valuation of their existing property is well below the costs of purchasing and rebuilding a similar sized dwelling. For this reason, they have elected to retain their current property, once remediated, for private sale to try and recover the difference that would otherwise not be available with the valuation provided under the Fair Trading scheme. Any future development of this site would be the subject of new applications and associated fees.

The confusion regarding what is or isn't a replacement dwelling is acknowledged. However, Council's intention during the discussion and debate was to provide assistance for affected property owners to enable them and support them being able to remain in their local community / neighbourhood.

The cost of the Development Application and Construction Certificate fees for the new dwelling is $4,348.60 in this instance. The waiving of fees does not include Statutory Fees such as the Long Service Levy or Plan First Levy or other fees applicable under State legislation.

In light of the significantly low numbers of declared properties there is more certainty about the impost and therefore scope for Council to give consideration to affected landowners under this scheme. It is considered reasonable for Council to consider this concession on the basis of the representation made and limited exposure to Council due to the number of properties involved.

A point of clarification should be that any future development of the loose-fill asbestos affected property would not be subject to any concession under these provisions. The concession is being requested for a new property and as such it should be noted and recorded against the existing

property in Council's records that no further concession will be available. This will assist in avoiding future uncertainty and confusion and prevent potential for double-dipping on this concession.

Risk

- Business Risk - The waiving of fees will be a reduction in revenue for Council services. When this program was first considered there was an unknown risk related to the potential number of properties affected. This has now been addressed and has proven to be very limited. There will also be the potential for new revenue from the fees associated with the redevelopment of the declared loose-fill asbestos site.
- Corporate Risk - Failure to act under the policy to provide some assistance to persons disadvantaged by the identification of loose-fill asbestos within their property may result in some negativity towards Council. The recognition of the importance of this issue in the community by way of providing assistance to the parties will be viewed in a positive light by the community in general.
- WHS and Public Risk - Council staff will not be participating in the process involved in the inspection of or removal of asbestos, demolition of the property or the remediation of the site. These processes will be administered entirely by the NSW State Government and contractors engaged by the NSW State Government. Council is not exposed to any WHS or Public Risk.
- Delivery Program Risk - The processes involved under the program will be administered entirely by the NSW State Government and contractors engaged by the NSW State Government.

Community Engagement

Council has been offering support and assistance to this promotion and will continue to do so through to the conclusion of the program. The communication with representatives of the Department of Fair Trading and Council has continued and this has assisted affected property owners and the broader community.

Options

Council has previously considered and endorsed support to property owners of loose-fill asbestos affected properties. The request that is the subject of this report seeks to extend this assistance to support for construction of a new dwelling on a separate property to that declared. In this regard Council has the following options:

1. Use the Policy provisions to waive Council fees where a replacement dwelling is proposed on another property within the Albury Local Government Area; or
2. Not support this request and retain the previous position of offering assistance for a replacement dwelling where that dwelling is being constructed on the formerly declared asbestos affected site.

Conclusion

Council's involvement in the Loose-Fill Asbestos Voluntary Purchase and Demolition Program is limited to assisting the Taskforce with the dissemination of information to affected parties and the public in general. The cost and exposure to Council is minimal and in consideration of an anticipated small number of property owners that may be affected, it is reasonable that consideration be given to minimising the potential financial burden with the waiving of fees in particular circumstances.

Recommendation

It is recommended that Council agree to waive Council fees applicable to Development Applications and Construction Certificates under the Loose-Fill Asbestos Voluntary Purchase and Demolition Program where approval is sought for a replacement dwelling in the Albury Local Government area.

- **Attachment**

1. Item PDC 7A – Planning and Development Committee Meeting, 11 April 2016. AlburyCity Assistance with Asbestos Declared Homes (DOC16/64233).
2. Request from J & E Hennessey (redacted), 14 March 2018. (DOC18/40963).

AlburyCity Assistance with Asbestos Declared Homes (DOC16/64233)

DATE 22 March 2016

CONFIDENTIAL	**YES**	**NO** ☑	**If yes please tick one of the following reasons**	
Personnel Matters	**Commercial**	**Legal**	**Security**	**Personal Hardship**

ITEM FOR DECISION ☑
Meeting Date Monday 11 April 2016

ITEM FOR NOTING
Meeting Date

FURTHER ENQUIRIES TO Warren Jenkinson
Planning & Environment

PHONE (02) 6023 8264

Purpose of Report

The purpose of this report is to provide Council with an update on recent activity regarding the NSW Department of Fair Trading (Fair Trading) Loose-Fill Asbestos Implementation Task Force. The report also gives consideration to where AlburyCity may offer support to property owners adversely affected with the discovery of loose-fill asbestos insulation on their property.

Background

Throughout the 1960s and 1970s, pure loose-fill asbestos was sold as ceiling insulation for use in residential and commercial premises. This material was installed in approximately 1,000 premises in the Australian Capital Territory as well as homes in New South Wales. This is a particular concern as the inhalation of asbestos fibres can result in them being imbedded within the bronchial system, causing irritation of the lung tissue with the potential of causing a number of diseases and in some instances contributing to the death of those who have been exposed to this material.

The NSW Government authorised the Department of Fair Trading with the responsibility of addressing the threat relating to the existence of loose-fill asbestos insulation in premises within NSW. A Voluntary Purchase and Demolition Program was then implemented. The program is currently available in 26 local government areas across NSW, including Albury and the Greater Hume Shire. To become involved in the program, potential participants are required to register their property online prior to 1 August 2016.

The program is to be delivered in four stages:

1. Assistance and Identification – testing, technical assessments and support for affected owners and tenants as they progress through the program;
2. Valuation and purchase of affected properties;
3. Demolition of affected premises and remediation of land; and
4. Sale of remediated land.

Owners of properties that test positive for loose-fill asbestos will have the option to sell their land and premises to the NSW Government at market value. The value will be as if the property is not affected by loose-fill asbestos as at 29 June 2015 and will be determined using two independent national companies engaged by the Australian Property Institute. Owners of any residential premises confirmed to contain loose-fill asbestos insulation will be eligible to participate in the program and the Taskforce will work with each homeowner individually. There will be two options available to those affected. The options are:

1) The NSW Government will purchase the property at the determined market value, demolish the premises and remediate the land. The property will then be available for sale on the open property market. This option is the only one suitable for owners of multiple dwelling units or strata units.

   Or

2) The NSW Government will purchase the premises only, with the owner retaining ownership of the land. Again the premises will be valued as if it were free of loose-fill asbestos. The NSW Government will then be responsible for demolishing the premises and remediating the land. Following demolition the owner will be able to build a new dwelling on the same block of land. For rural properties including properties zoned R5 or RU1-4 (more than 2.5 hectares), this will be the only option available.

The Taskforce has determined that for those participating in the program and where properties have been identified as having loose-fill asbestos insulation, flexible principles will be applied to scheduling the demolition. Generally demolition will be by order of registration date, balanced with potential risk. Issues associated with health and safety, hardship concerns or other environmental factors may come into consideration and alter any initial demolition schedule determined.

Issues

This issue is a community wide concern. There are likely to be a number of premises identified as being affected and therefore requiring demolition. This will have a significant impact on these individuals and their families. Regardless of the option chosen, where affected properties are eventually demolished owners will most likely seek to build a replacement dwelling. Council has the opportunity to offer support and assistance in response to this program on behalf of the Community and in particular to affected residents. To date Council has co-operated with the Taskforce with the dissemination of information regarding the program to the public. Council continues to assist Fair Trading following the registration of participants to the program. This assistance involves administrative assistance, and in particular confirming;

- The date the dwelling was built;
- That the person seeking to participate in the program is the registered owner;
- If consent has been issued for renovations to the property;
- The area of the property on which the premises is situated; and
- If the property has heritage status.

There have been more than 300 enquiries received and handled by Council's Customer Service Team in relation to the program. At the time of drafting this report there have been 450 properties registered with the program in Albury.

While affected individuals will be paid market value for their property, this process will create duress, inconvenience, emotional stress and upheaval. Council may wish to consider assistance in these circumstances. Options available are outlined below.

Opportunities for Assistance

Council is limited in terms of the options available, particularly given the significance and widespread nature of this issue. It is by its own nature a State Government issue, however, Council does have the following options available:

1) Assist with supply and access to information regarding properties to enable registration for testing. AlburyCity is currently providing this service with more than 300 enquiries received in the three weeks since promotion of the program commenced. These enquiries require review and recall of property files, property ownership and building plans to help confirm eligibility for the program.
2) With any future application for a new dwelling there will be Council fees applicable. Council currently has a Policy entitled "Waiving of Fees for Development Applications/Construction Certificates". A copy of this Policy is provided with this report and marked as Attachment 1. This Policy provides for circumstances where Council can waive the relevant Council fees for Development Applications/Construction Certificates. Specifically this Policy only applies to the following circumstances:
    1) Fees will be waived on applications for Development Applications and Construction Certificates for:
        - Sporting, cultural and non-profit groups where Council has provided a grant for the development, for example for lights, clubrooms, etc.
        - Applications by recognised charitable and non-profit community groups such as the Salvation Army, Riding for the Disabled.
    2) Applications advised by the General Manager as deemed to be of significant importance to Albury.

Based on the potential significance of this issue for the City and our Community, these circumstances could fall under item (2) in the above table and consideration could be given to waiving Council's fees for future applications in these circumstances

The waiving of fees does not include Statutory Fees such as the Long Service Levy or Plan First Levy or other fees applicable under State legislation.

This action would reduce the financial burden on individual property owners. Identifying assistance under Option B removes any additional need to advertise and undertake public exhibition of an assistance program. This will enable Council to offer this service immediately due to the existing policy.

Risk

- Business Risk
  The waiving of fees will be a reduction in revenue for Council services. However, it is anticipated that the number of properties that will have loose-fill asbestos will not be significant enough to cause a financial burden on Council. In any case the financial cost will be that of the loss of opportunity to gain revenue from the fees associated with the redevelopment of the sites.

- Corporate Risk
  Failure to act under the policy to provide some assistance to persons disadvantaged by the identification of loose-fill asbestos within their property may result in some negativity towards Council. The recognition of the importance of this issue in the community by way of providing assistance to the parties will be viewed in a positive light by the community in general.

- WHS and Public Risk
  Council staff will not be participating in the process involved in the inspection of or removal of asbestos, demolition of the property or the remediation of the site. These processes will be administered entirely by the NSW State Government and contractors engaged by the NSW State Government. Council is not exposed to any WHS or Public Risk.

- Delivery Program Risk
  The processes involved under the program will be administered entirely by the NSW State Government and contractors engaged by the NSW State Government. There is minimal risk to Council's Four Year Delivery Program apart from additional processing of applications and inspections/certification during any subsequent building process.

Community Engagement

The Loose-Fill Asbestos Implementation Task Force is currently in the community consultation phase of the program. Meetings involving Council staff, local real-estate agents, builders and tradesmen have already occurred. Further community information sessions on behalf of Fair Trading are planned to be held in Albury during April this year.

Council has been offering support and assistance to this promotion and will continue to do so throughout the program operations. Any assistance packages can be promoted through these avenues.

Options

The Waiving of Fees for Development Applications/Construction Certificates Policy offers Council an option to reduce financial impact on affected community members. With this Policy Council has the following options:

1. Take no action with regard to the reduction or waiving of the fees associated with the redevelopment of any site;

Or

2. Use the Policy provisions to waive Council fees that may apply to the replacement dwelling. Due to the community significance of this issue and the potential impact on individual property owners, Option 2 is preferable.

Conclusion

Council's involvement in the Loose-Fill Asbestos Voluntary Purchase and Demolition Program is limited to assisting the Taskforce with the dissemination of information to affected parties and the public in general. The cost and exposure to Council is minimal and in consideration of an anticipated small number of property owners that may be affected, it is reasonable that consideration be given to minimising the potential financial burden with the waiving of fees in particular circumstances.

Recommendation

That the Committee recommends to Council that Council:

a. Receive and note the report; and
b. Agree to waive Council fees applicable to a Development Application or Construction Certificate submitted to Council where an affected property owner whose property was identified and registered under the Loose-Fill Asbestos Voluntary Purchase and Demolition Program is seeking approval for a replacement dwelling.

- **Attachment**
  1. AlburyCity's Policy for Waiving of Fees for Development Applications/Construction Certificates.

14th March 2018

ATTN: Mr Frank Zaknich
General Manager
Albury City Council
553 Kiewa Street
Albury NSW 2640

Dear Frank,

In 2016 we participated in the NSW Dept' of Fair Trading Loose Fill Asbestos testing program.
In January 2017 confirmation of a "POSITIVE" result was relayed to us. Our family home therefore is now one of only 4 positive results out of just over 4000 tested in the Albury City area.

Our family home is currently scheduled for demolition in July/August 2018. Our original intention was to re-build on our existing block once demolition and land remediation was completed. Due to a severe financial shortfall between the assistance package offered by The Dept' of Fair Trading and the realistic re-build costs of a "Replacement Dwelling", we will now be forced to sell our land privately to mitigate the severe shortfall of having to re-build.

We currently have an application in at Albury City for our "Replacement Dwelling"
Development Application # 10.2018.35920.1
Construction Certificate # 11.2018.35920.1
Attached to the application we wrote a covering letter explaining our situation and to ask for compassion and assistance in the form of Albury City waiving all fees and charges associated with the "Replacement Dwelling".

We received a letter in reply dated 23rd February 2018 from The Town Planning Dept' informing us that our request has been rejected due to the fact that we are not rebuilding on our existing block.

A copy of a Planning and Development Committee report was forwarded to us (Doc16/64233) in which its recommendation to council is to agree to WAIVE council fees applicable to owners identified and registered under the Loose Fill Asbestos purchase and demolition program seeking approval for a "Replacement Dwelling". This report was received and noted by council and subsequently the motion was carried.

Our application is "NOT" for a new dwelling on a new property as stated in the letter sent to us. It is for our "Replacement Dwelling" in which we will reside as per the council policy.

Reading through the report we cannot find any mention of having to re-build on the existing site to be eligible for the waiving of council fees. The fact still remains that our home will be demolished because of Loose Fill Asbestos and we are seeking to have the applicable council fees waived for our "Replacement Dwelling" as per the motion carried by council.

We don't consider the waiving of our fees to be of any financial significance to council's revenue. Our current affected land parcel has already drawn considerable interest from potential investors/developer's

DOC18/40963

and the associated fee's council will gain from the future redevelopment of the site would more than compensate council for waiving our "Replacement Dwelling" fee's.

We have also noted in the media that council will be receiving the normal charges applicable for accepting the affected demolished houses at the landfill from the NSW Dept' of Public Works.

We have written to you as in your position of General Manager for help in resolving our unfortunate situation (be it no fault of our own). Or if required you could present our case at the next council meeting at the end of March 2018.

The financial impact on our family is something no one could anticipate by participating in the program. A favourable decision in waiving the applicable council fees would be greatly appreciated by our whole family.

We are more than happy to further discuss our situation with you at anytime.

Kind Regards

DOC18/40963

CM14.2. Albury Entertainment Centre - Convention Centre Expansion Options

DATE	15 March 2018	**FIL REFERENCE**	FIL17/01768
CONFIDENTIAL	No		
FURTHER ENQUIRIES	Tracey Squire Economic Development & Tourism	**PHONE**	6023 8263
AUTHOR	Tracey Squire		

Purpose of Report

To enable Council to consider the outcomes of the second phase investigations into the expansion of the Albury Entertainment Centre Convention Wing and proposed next steps.

Background

The Albury Entertainment Centre (AEC) is a major regional business, event and cultural asset managed by AlburyCity. The Centre consists of a Convention Wing and Theatre Wing that can be configured to cater for a range of events and varying seating arrangements.

The AEC Theatre Wing was constructed in 1964 and Convention Wing in 1972. A major refurbishment was undertaken in the late 1980's, with a further $4.5M refurbishment of the Theatre Wing completed in 2010 with assistance from the Commonwealth Government, to ensure the venue continued to meet market demands and user needs and expectations.

Given the age of the asset and potential demand for significant asset renewal investment over the coming 10 years, the 2015/16 One Year Operational Plan included $40,000 to investigate the feasibility of upgrading the AEC to increase the capacity of the venue to cater for larger business/conference events and functions of between 800-1,000 patrons. In order to maximise utilisation of both facilities, particular consideration was to be given to the Convention Wing to better align its capacity to that of the Theatre Wing (818 seats).

The primary purpose of the preliminary feasibility study was to provide an overview of future development options, with concept designs, indicative capital and operating costs, an economic impact assessment and cost benefit analysis. Key considerations included:

- Improve venue frontage/presentation to QEII Square and Swift Street to maximise its profile and provide a higher quality of experience for patrons;
- Maximise the direct and in-direct contribution the venue makes to the visitor and cultural economy;
- Improve business viability over the longer term;
- Improve venue competitiveness and support the attraction of large scale business and conference events from outside the region, within one venue and without the need for investment in temporary structures;
- Ensure an alignment between market demand for regional facilities and venue service provision;
- Maximise return on investment;
- Stimulate capital investment and job creation in the Cultural Precinct; and

- Provide an understanding as to opportunities for private sector investment in all or part of the future development of the site.

The preliminary feasibility study was undertaken by consultants AEC Group and was completed in mid 2017.

Their findings suggested there was significant opportunity for Albury to capture a greater proportion of market share of events with 800-1,000 PAX (patrons). However, due to existing site constraints and asset age, the redevelopment of the existing facility at the conceptual scale proposed would require a level of capital investment that would not deliver a positive cost benefit, with neither the minimum or maximum works concepts investigated delivering an economically desirable outcome. This primarily related to the minimum works option costed at $11.6M delivering additional capacity of only 318 patrons, and the maximum works option costed at $34.1M delivering additional capacity of 280 on the ground floor and 792 and 184 on the first floor. In order to assist Council in determining next steps a range of recommendations were offered that could be pursued.

A report was presented to the Planning and Development Committee in relation to the above on 19 June 2017, following which the Committee recommended that Council:

iv) Receive and note the findings of this report;
v) Undertake more detailed research into the design and capital cost of redeveloping the Albury Entertainment Centre Convention Wing, including its capacity to operate independently from the Theatre building; and
vi) Continue to invest in asset renewal of the Albury Entertainment Centre and utilise temporary hoeckers, marquees or the Lauren Jackson Sports Centre for large scale business events where required.

Council endorsed the Committee's recommendation at its meeting of 26 June 2017.

Issues

To progress next stage design and costing for the expansion of the AEC Convention Wing, a Request for Quote was prepared and issued to potential service providers.

Teilion Architects were engaged to undertake the work which was finalised in February. For ease of reading the main content of their report has been incorporated into this report. Plans showing the options developed are provided in Attachments 1 to 5.

Key Findings

The report provides analysis on three main options, with minor variations presented for Options 2 (A and B) and 3 (A and B).

The Convention Centre Banquet Hall (580 seats) and Theatrette (200 seats) are common to all options.

The Foyer
The Foyer to the Convention Centre is the beginning of the user or visitor experience. The consultant has identified the following characteristics are developed in the various options:

- Good presentation and connection on approach from Dean Street or Swift Street;
- A generous and naturally illuminated undercover space;
- Direct relationship with the Concourse levels allowing disability level access from north and south;
- Easy undercover connection between the Theatre and the Convention Centre Buildings;
- Visible connection with the large Cabaret Space on the upper floor;
- A sense of occasion with metaphorical or physical 'red carpet' approach to function areas; and
- Stair and lift access to first floor: new 4.0m wide stair, existing 17 passenger lift retained.

Foyer sizes proposed in the various options are summarised as follows:

	Existing	Option 1	Option 2A*	Option 2B*	Option 3A	Option 3B
Ground Floor Foyer	205 sq.m	410 sq.m	505 sq.m	505 sq.m	645 sq.m	575 sq.m
First Floor Foyer	145 sq.m	260 sq.m	210 sq.m	290 sq.m	260 sq.m	260 sq.m
Foyer Void	-	150 sq.m	115 sq.m	115 sq.m	155 sq.m	155 sq.m
Totals	**350 sq.m**	**820 sq.m**	**830 sq.m**	**910 sq.m**	**1060 sq.m**	**990 sq.m**

The larger Foyers and Voids provide a more impressive introduction to the Convention Centre.

NOTE: Options 2A & 2B: Structural requirements to maintain a column free Banquet Hall will result in the First Floor Level being raised by 1.8m from 4.2m to 6.0m above the Ground Floor Level.

The Function Rooms

The Convention Centre Banquet Hall (580 seats) and Theatrette (200 seats) and the Theatre Chandelier Room (60 seats) are common to all options.

The function rooms and associated seating proposed in the various options are summarised as follows:

	Existing	Option 1	Option 2A	Option 2B	Option 3A	Option 3B
GROUND FLOOR LEVEL						
Banquet Hall	695 sq.m	695 sq.m	695 sq.m	695 sq.m	695 sq.m	695 sq.m
	580 seats	580 seats	580 seats	580 seats	580 seats	580 seats
Elizabeth Room	255 sq.m	255 sq.m	190 sq.m	190 sq.m	320 sq.m	320 sq.m
	210 seats	210 seats	158 seats	158 seats	265 seats	265 seats
'QEII' Room	-	-	150 sq.m	150 sq.m	-	220 sq.m.
	-	-	125 seats	125 seats	-	183 seats
FIRST FLOOR LEVEL						
Cabaret Room	-	820 sq.m.	810 sq.m	1050 sq.m	865 sq.m	865 sq.m.
	-	683 seats	675 seats	875 seats	720 seats	720 seats
Theatrette	290 sq.m.	290 sq.m.	290 sq.m.	290 sq.m.	290 sq.m.	290 sq.m.
	200 seats	200 seats	200 seats	200 seats	200 seats	200 seats
Chandelier Room	90 sq.m.	90 sq.m.	90 sq.m.	90 sq.m.	90 sq.m.	90 sq.m.
	60 seats	60 seats	60 seats	60 seats	60 seats	60 seats
Totals for seating	1050 seats	1733 seats	1798 seats	1998 seats	1825 seats	2008 seats

Exhibition Stalls
The Ground Floor Banquet Hall and enlarged Option 3B Elizabeth Room could accommodate 58 Standard Size (2.5m x 3.0m) exhibition stalls and 11 slightly smaller size exhibition stalls. A portion of the Foyer area could also be used for exhibition purposes.

Support for Function Rooms (Kitchen / Bar / Stores / Toilets)
All options show similar support areas for the function rooms at Ground and First Floor levels.

- Kitchen and Bar remain at Ground Floor level and serve the Banquet Hall, Elizabeth Room, and the QEII Square Room;
- New Kitchen, Bar areas, Stores and Toilets at First Floor level support the First Floor Foyer and the Cabaret Room; and
- A new Service Lift connects the Ground Floor Kitchen and Stores with those on the First Floor.

Bridge Link with Theatre Building
A ramped Bridge Link between the first floors of the Convention Centre and the Theatre Building could be constructed at an estimated cost of $375,000 (Options 3A or 3B) or at an estimated cost of $500,000 for a walkway and mini-lift (Options 2A and 2B).

The first floor of the Theatre is an intermediate level between the ground floor Auditorium (495 seats) and the Gallery (323 seats) ie. Theatre patrons will have to walk up or down stairs (or use the lift) to access the intermediate level and the Bridge Link.

The Bridge Link with the Theatre Building will intrude into the two storey height glass roof open Concourse Walkway created following demolition of the existing 'Mayor's Room'. The intrusion is not considered desirable.

Options 3A and 3B: The first floor of the Theatre (Chandelier Room level) is 300mm below the first floor of the Convention Centre. A 1 in 20 grade ramped Bridge Link could be provided between the Cabaret Room and the Theatre in Options 3A or 3B.

Options 2A and 2B: The raised first floor level in Options 2A and 2B will involve a Bridge Link with a change in level of 2,100mm. This change in level will require a small lift as there is insufficient space for over 30 metres of ramp.

Further investigation is required to confirm floor height variances between the first floor of the Convention Wing and Theatre in Options 2A and 2B, and therefore whether a mini-lift would be required. If this were the case, the concept of the Bridge Link between the two buildings may be abandoned given the impact on overall project cost benefit arising from the additional $500,000 in capital expenditure.

Estimated Construction Costs
Estimated construction costs for the various options are summarised below:

	Option 1	Option 2A	Option 2B	Option 3A	Option 3B
Ground Floor Areas	$ 2,460,000	$ 3,557,500	$ 4,692,500	$ 3,850,000	$ 4,412,500
Column free Banquet Hall	$ 150,000	$ 740,000	$ 1,300,000	$ 180,000	$ 180,000
First Floor Areas	$ 7,765.000	$ 6,792,500	$ 8,532,500	$ 7,270,000	$ 7,270,000
Column free Banquet Hall	$ -	$ 1,577,500	$ 1,727,500	$ -	$ -
External Areas	$ 1,300,000	$ 1,015,000	$ 1,015,000	$ 1,150,000	$ 1,015,000
Totals	**$11,675,000**	**$13,682,500**	**$16,267,500**	**$12,450,000**	**$12,877,500**
Total Floor Areas	4,455 sq.m	4,560 sq.m	4,895 sq.m	5,025 sq.m	5,055 sq.m

NOTE: The estimated cost of Options 2A & 2B is increased significantly by structural issues associated with retaining the existing Banquet Hall as a column free space with ceiling height of 4.2m.

Exclusions

- Goods and Services Tax;
- Escalation in costs beyond mid 2018;
- Professional fees for design and engineering;
- Fees for Authority approvals and Developer Contributions;
- Major internal upgrades to existing Banquet Hall, Elizabeth Room, Kitchen and Bar; and
- Loose furniture and equipment, specialised stage and dance floor lighting systems, kitchen equipment.

It should be noted that a potential big screen fronting QEII Square is not included in project costings.

Programme

Design, documentation, tendering and tender assessment will require approximately eight months. The construction period for options 1, 3A and 3B would be approximately 12 months. The construction period for options 2A and 2B would be approximately 14 months.

New Building

The report indicates that demolition of the existing building and construction of a new 5,000 sq.m. Convention Centre building would cost $23,000,000. Demolition and construction time would be about 52 weeks.

Existing and Proposed Building Services

Existing sub-ground services:

A plan and an aerial photograph of existing services indicates that infrastructure services required by the proposed building works are in place. This includes:

- A 150mm diameter sewer drain located in Woods Lane;
- A 100mm diameter water main located on the southern footpath of Swift Street;
- Stormwater drainage in place in Swift Street and QEII Square;
- Underground LV electricity supply located in Swift Street;
- Substation 61-11500 located in the rear yard of the Library Museum; and
- Underground communications cables located in the lawn area approximately 4.0m to the south of the existing Convention Centre Administration Offices and extend to the Concourse.

The report highlights that the location and capacity of services should be confirmed at the detailed design stage and prior to construction work.

Electrical Services
An electrical services distribution board is located in a Switchroom accessed externally to the south of the Convention Centre Administration Offices. The Switchroom has been retained in the proposed plans.

An electrical meter box mounted externally on the south wall of the Administration Offices will need to be relocated.

The use of the 72 photovoltaic solar collectors (approx 110 sq.m.) on the roof of the Convention Centre have not been investigated as part of this report. AlburyCity staff have indicated that the removal and relocation of the existing collectors is not expected to present any significant challenges or issues.

The Fire Indicator Panel (FIP) on the south wall of the existing ground floor foyer will need to be relocated. It is proposed the FIP be relocated in the area to the south of the lift. The smoke detection system in the building will need to be upgraded.

The system of exit and emergency lighting will be reviewed and extended to code requirements.

The above items will be addressed by an Electrical Engineer in the detailed design stage of the project.

Hydraulic Services
The existing Convention Centre Building is served by fire hose reels and hydrants and the service can be extended to cover the building extensions at the Convention Centre.

Fire sprinklers are not proposed but may be advantageous for fire safety and insurance reasons.

Mechanical Services
Documentation proposing mechanical services upgrades for the Convention Centre and Theatre Building were prepared by ESBS Consultants in April 2017 with the work placed on hold awaiting the outcome of this report. Their design may require review should Council determine to proceed with an expansion of the Convention Centre.

Option Comparisons — Strengths and Weaknesses

The following provides a summary of the key strengths and weaknesses for each of the design options.

Some additional strengths and weaknesses/comments to those identified in report have been included below (highlighted in red) following discussions with Council officers.

Option	Strengths	Weaknesses
Existing	Excellent location adjacent to Theatre in QEII Square in the cultural heart of Albury. A 2,730 sq.m. building constructed in 1972 remains a significant asset. Good public access from eastern side and service access from western side. Well serviced and located Function Areas (Banquet Hall and Elizabeth Room). Good storage and kitchen areas.	Lacking Function and Exhibition Areas to support larger conferences and adjoining Theatre. Poor connection with QE11 Square. Poor connection with entry to Theatre. External appearance needs updating. Internal fittings and finishes to Function Rooms and Theatrette need updating.
Option 1	Strong planning concept used and developed in all options. Red carpet entry from north and via Main Stair to Cabaret Room. High level glass roof increases significance of QEII concourse. Attractive two storey foyer with void visually linking ground and first floors. Minimal structural impact on existing ground function and kitchen areas. Glass cover and signage at steps and ramp to Theatre building.	Extends 37m from existing building into lawn area of QEII Square. Undercroft area in QEII Square may cause management problems. Poor location for the 4m fire stair serving the Cabaret Room. Kitchen is remote from Cabaret Room. Lacks ground floor presence to QEII Square.
Option 2A	Minimal intrusion of 12m onto existing QEII Square lawn area. Good access to foyer from north and south. Additional QEII Function Area is very well located and provides improved presence to the square. Cabaret Room well located.	Retaining a column free Banquet Hall entails raising the first floor by 1.8m. Main foyer stair will rise approx. 6m (MAMA Stair rises 4.8m). Structural requirement for pile foundations is problematical. Preliminary estimates are included in costs but require further investigation.

	Offices well positioned on Smollett St but remote from Theatre. Does not encroach into Woods Lane.	Link to Theatre Building involves a 2.1m change in level and is visually intrusive. Further investigations are required to confirm variation in floor levels and viability of this element. Single storey NE corner will not present well with balance of two storey building - can be overcome in detailed design. Elizabeth Room reduced in size to provide area for Offices and Booking. Extends 13m from existing building into lawn area of QEII Square.
Option 2B	Generally as for Option 2A. Cabaret Room 4 provides extra space (Refer to weaknesses). Maximises capacity of venue in line with preliminary feasibility study recommendations.	Generally as for Option 2A. Extends 3m to south to have a common 21m boundary with the Library Museum. Extends 13m from existing building into lawn area of QEII Square. Cabaret Room 4 increases structural/services issues and associated costs. Additional 200 persons in Room 4 requires additional 2m escape stair. Need to create demand for Cabaret Room 4 and QEII Function Room. Note this will apply to all options.
Option 3A	Generally as for Option 1. Split level foyer mirrors rise in concourse from south to north. Generous office area serving Convention Centre and Theatre. Storage area for furniture and allowing kitchen service to QEII Square. Kitchen and egress stair well located to service Cabaret Room.	Extends 27m from existing building into lawn area of QEII Square. Extends to west to have a common 14m boundary with the Library Museum. Further investigation required to confirm whether 4.57m laneway is sufficient to meet operational needs of venue and Library Museum. Ground Floor foyer is probably over-sized. South east side of Banquet Hall restricted to 3.8m (Cabaret Room over).

	Elizabeth Room enlarged.	Limited access corridor to First Floor toilets. Significant encroachment into QEII Square. Ground floor presence to QEII Square is minimal.
Option 3B	Generally as for Options 1 and 3A. 180 seat QEII Function Room with direct access to QEII Square providing improved presence. Centrally located Administration Offices with glass wall overlooking foyer. Booking office within foyer with link to concourse. Option for large screen on southwest wall of Cabaret Room adding vitality to QEII Square. Compact foyer for bookings, informal meeting and function areas.	Extends 27m from existing building into lawn area of QEII Square. Extends to west to have a common 14m boundary with the Library Museum.

The preliminary feasibility study suggested investment of:

- $34.1M was required under the maximum works scenario to increase venue capacity to support 880 guests cabaret style on the ground floor while still providing breakout and exhibition spaces on the first floor.
- $11.6M delivering additional capacity of only 318 patrons in a first floor breakout space and providing for 520 patrons cabaret style on the ground floor (currently 432).

This next phase and more detailed design work identifies that a cabaret set up capacity of 875 could be achieved via option 2B with an investment of $16.2M plus excluded costs or 720 via 3B with an investment of $12.9M plus excluded costs. Given this, it would be expected that the financial and economic impact assessments of these revised plans would deliver a significantly different and more positive cost benefit result than the preliminary feasibility.

Option 1 results in significant encroachment into QEII Square, has no ground floor presence to the Square and the undercroft is considered unsightly and is expected to generate ongoing management issues. Further it delivers cabaret style capacity of only 683 seats. This option is not recommended for further investigation.

Option 2A has limited encroachment into QEII Square and none into Woods Lane and is considered more practical from an operational perspective e.g. offices/toilets. However, it provides capacity for only 675 patrons in a cabaret style set up which may not significantly strengthen the financial and economic impact assessment as required to improve the cost benefit analysis to the level necessary to justify the proposed capital investment. This option is not recommended for further investigation.

Option 2B has limited encroachment into QEII Square and none into Woods Lane, is considered practical from an operational perspective e.g. offices/toilets. It also maximises venue capacity by maintaining existing ground floor capacity and providing for 875 cabaret style in a large function room and a further 125 in a smaller function room on the first floor. This significant increase in capacity, which could be achieved through capital investment of $16.2M plus exclusions, is expected to significantly improve the benefit cost ratio to the extent that a positive return on investment can be demonstrated. The removal of the first floor connection to the adjacent Theatre may be considered appropriate to reduce cost and maintain the open view corridor from QEII Square through to Swift Street. This would also reduce cost by $375,000 - $500,000. This option is recommended for further investigation.

Options 3A and B both result in significant encroachment into QEII Square and Woods Lane. Only 3B provides reasonable ground floor interaction and presence to QEII Square which was a key objective of any design. Both plans deliver cabaret set up capacity of 720 seats on the ground floor, which is below our target of 800+, but may still deliver a positive benefit cost ratio. 3B is recommended for further investigation and is the option recommended by the consultant.

Albury 2030

The following outcomes and strategic actions Albury 2030 are relevant to this project:

Theme:	*A Growing Sustainable Economy*
Outcome:	*1.1 Increase visitors to Albury and the surrounding region*
Strategic Actions:	*1.1.1 Promote tourism and enhance the Albury Wodonga region as a destination of choice.*
	1.1.3 Further develop and strengthen the city's visitor product and infrastructure. Ensure its effective marketing and promotion.
	1.1.5 Understand the benefits of the visitor economy to the region.
	1.1.7 Enhance the capacity of businesses to support the delivery of quality tourism, sport and business events, experiences and outcomes.
Outcome:	*1.2 Improve visitor and resident experiences.*
Strategic Actions:	*1.2.8 Ensure venues and facilities attract visitation and improve the lifestyle offer of the city.*
Outcome:	*1.5 Promote Albury for Industry and Business.*
Strategic Actions:	*1.5.1 Promote Albury as a regional economy and the regional city of choice for lifestyle, career and investment opportunities.*
	Support and promote business and business opportunities across all sectors to continue to foster economic diversity.

Outcome: *1.8 Albury's infrastructure and assets are well managed and maintained.*
Strategic Actions: *1.8.1 Determine infrastructure and service levels through balancing community needs, future growth, sustainability and heritage values.*

Theme: *A Caring Community*
Outcome: *3.7 Increased participation in a diverse range of art and cultural activities in Albury.*

Strategic Actions: *3.7.1 Activate the cultural precinct and create connections between stakeholder facilities.*
3.7.2 Provide a diverse range of experiences in Albury – including entertainment, culture and sport. Support community driven performances and events.
3.7.4 Ensure provision of accessible, high quality and innovative cultural facilities and services.

Two Cities One Community

Relevant goals and outcomes identified in the Two Cities One Community Strategic Plan include:

Our Economy:

1.2 We are a destination that offers a variety of experiences, attractions and events.
1.3 We promote business, investment and jobs.

Our Community:

3.1 We are recognised as a cultural and creative region that embraces and celebrates diversity.

Regional Strategic Plans

The draft Murray Region and Riverina Murray Destination Management Plans both identify the expansion of the AEC Convention Wing as a tier one priority project. Both are expected to be released in March 2018.

The draft Albury Wodonga Regional Economic Development Strategy also identifies the project as a regional priority.

Options

1) Do nothing, not progress investigations any further and continue with the current focus on venue asset maintenance.
2) Endorse 2B and 3B as the preferred design options; and
    a) Obtain independent structural engineering advice on 2B, and make any adjustments to the design as a result, which may include removing the first floor connection to the Theatre;
    b) Obtain independent quantity surveyor estimates of 2B and 3B to confirm costs;
    c) Update the previous preliminary feasibility study financial and economic analysis to reflect revised construction costs and venue capacity identified in both options to test which has the potential to deliver the best return on investment; and
    d) Present a further report to Council detailing the outcome of further investigations.

3) Endorse other preferred design options and;
   a) Obtain independent quantity surveyor estimates to confirm costs;
   b) Update the previous preliminary feasibility study financial and economic analysis to reflect revised construction costs and venue capacity to test its potential return on investment; and
   c) Present a further report to Council detailing the outcome of further investigations.
4) Include a $5M capital allocation in the Four Year Delivery Program to enable project progression and support any grant funding applications in the event the cost benefit analysis is positive.

Risk

- Business Risk - The AEC Convention Wing is an aging asset that requires capital investment in order to ensure it continues to meet and capitalise on market demand, contribute to the achievement of Albury 2030 objectives and complement the other significant assets in the city's cultural precinct.

  The findings of the preliminary feasibility study revealed that there was an opportunity to capitalise on demand in the 800-1,000 conference/business event market. Design 2B, and to a lesser extent 3B, delivers this capacity but at a significantly reduced cost than that forecast in the preliminary study. Business risk can be minimised by seeking further structural engineering advice, obtaining independent quantity surveyor estimates and reviewing the previous financial and economic impact analysis in order to determine the cost benefit of the two preferred design options.

  As identified in the previous report, should the revised cost benefit analysis be undesirable, Council still has the option of investigating private sector interest in the long term renewal of the Convention Wing asset to ensure it provides ongoing business benefits to AlburyCity in the longer term.

- Corporate Risk - Albury 2030 clearly sets out community expectations in relation to the priority to be applied to the provision of Council facilities and assets that contribute to the visitor economy and cultural experiences available in the city. To an extent these priorities can be met through ongoing asset renewal of the existing venue and utilisation of alternatives when specific large scale event opportunities arise. However, the redevelopment of the Convention Wing may provide opportunity to enhance its capacity to contribute to the visitor economy and improve the liveability of the city, while still delivering an economically desirable outcome.

- Delivery Program Risk - The Four Year Delivery Program and 10 Year Financial Plan do not currently include provision for major capital investment in the AEC beyond that required for maintenance and renewal of existing assets.

  $5M has been incorporated into the capital new initiatives for the Draft 2018-2022 Four Year Delivery Program to enable Council to make a financial contribution toward the project. The remainder of funds would need to be sourced from State and Federal Government programs.

All other capital works impacted by the potential expansion of the Convention Wing that are included in the current Four Year Delivery Program have been removed from the Draft 2018-2022 Four Year Delivery Program. These funds would need to be reinstated if Council determined not to proceed with any further investigations or the expansion of the facility.

Costs associated with the next phase of investigations are not significant and will be funded from existing 2017/18 operating budgets.

Community Engagement

Community Engagement to support preparation of the preliminary feasibility was undertaken to better understand market demand.

This next phase of investigations has sought to further analyse construction design options and costs so as to inform next steps, accordingly no further community engagement has occurred at this point in time.

Conclusion

The preliminary feasibility study undertaken into the expansion of the Albury Entertainment Centre (AEC) in 2017 showed there was an opportunity to increase Albury's share of large scale business and conference events. It highlighted that the AEC Convention Wing is an ageing asset that requires capital investment in order to ensure it continues to meet and capitalise on market demand, contribute to the achievement of Albury 2030 objectives and complement the other significant assets in the city's cultural precinct. The concepts and analysis incorporated into that preliminary feasibility analysis were extremely high level and as a result required further investigation to ensure that every opportunity was pursued to ensure the facility maximised its positive impact on the visitor economy and the city's lifestyle offer, while minimising business risk, capital investment and ongoing costs. The preliminary feasibility sought to increase the capacity of venue to service larger business/conference events and functions of between 800-1,000 patrons.

After considering the outcomes of the previous study Council determined to conduct further investigations into design and cost options that support the achievement of long term strategic objectives but delivered a positive cost benefit analysis. This work has now been completed.

While a range of options have been identified, option 2B offers the maximum cabaret seating capacity (875), a strong ground floor interface with QEII Square with minimal encroachment, and is operationally functional. It does, however, present some design and cost challenges given the proposal to utilise the whole of existing building roof area, while retaining an open space format in the ground floor banquet hall. Option 3B is a lower cost option which has significantly more encroachment into the Square but does have good ground floor presence. It also delivers maximum total venue capacity although only achieves 720 cabaret style.

Having reviewed all five options against project objectives it is recommended council undertake further investigations into Options 2B and 3B. These investigations will ensure Council is in the best position to make a decision on the future expansion based on a thorough testing of cost estimates and best understanding of the long term return on investment the project could deliver to the

community. The investigations will also enable determination of the benefit cost ratio for both options, which will be imperative to the attraction of State and Government funding.

Recommendation

That Council:

a. Endorse 2B and 3B as the preferred design options; and
    i. Obtain independent structural engineering advice on 2B, and make any adjustments to the design as a result, which may include removing the first floor connection to the Theatre;
    ii. Obtain independent quantity surveyor estimates of 2B and 3B to confirm costs;
    iii. Update the previous preliminary feasibility study financial and economic analysis to reflect revised construction costs and venue capacity identified in both options to test which has the potential to deliver the best return on investment; and
    iv. Present a further report to Council detailing the outcome of further investigations.
b. Include a $5M capital allocation in the Four Year Delivery Program to enable project progression and support any grant funding applications in the event the cost benefit analysis is positive.

- **Attachments**

1. AEC – Convention Wing Expansion Option 1 (DOC18/40310)
2. AEC – Convention Wing Expansion Option 2A (DOC18/40311)
3. AEC – Convention Wing Expansion Option 2B (DOC18/40312)
4. AEC – Convention Wing Expansion Option 3A (DOC18/40313)
5. AEC – Convention Wing Expansion Option 3B (DOC18/40314)



1 Ground Floor Masterplan

1 : 400

NORTH

No.	AMENDMENT	DATE
A	OPTION 1	6/12/17

ALBURY ENTERTAINMENT CENTRE

UPGRADES TO ALBURY ENTERTAINMENT CENTRE

525 SWIFT STREET, ALBURY, NSW, 2640

FEASIBILITY STUDY OPTION 1

PROPOSED CONDITIONS GROUND FLOOR PLAN

Date:11/28/17
Scale@A3:1 : 400
Issued : 22/02/2018 9:16:09 AM

1-A-05

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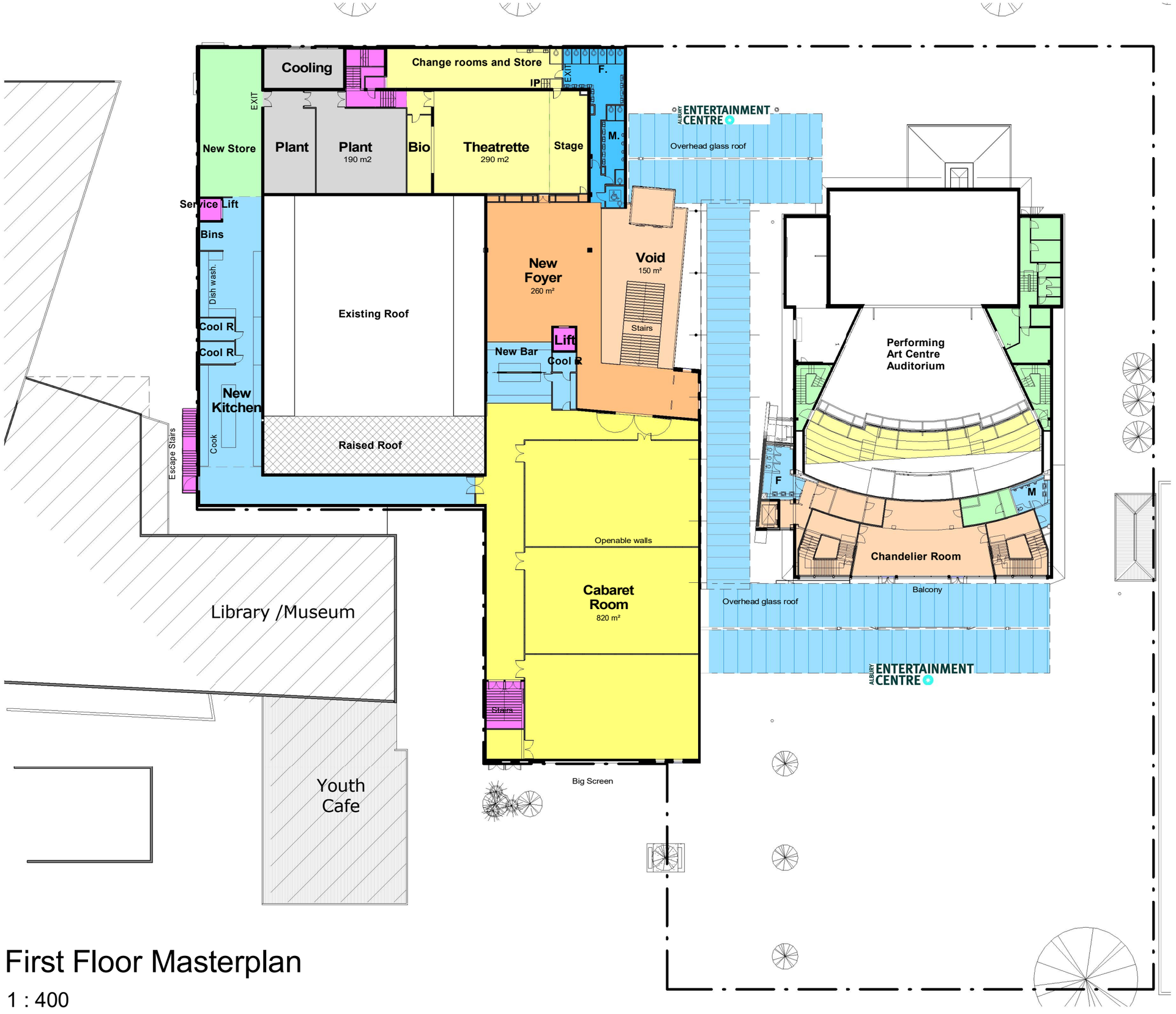

1 First Floor Masterplan

1 : 400

NORTH

No.	AMENDMENT	DATE
A	OPTION 1	6/12/17

ALBURY ENTERTAINMENT CENTRE

UPGRADES TO ALBURY ENTERTAINMENT CENTRE

525 SWIFT STREET, ALBURY, NSW, 2640

FEASIBILITY STUDY OPTION 1

PROPOSED CONDITIONS FIRST FLOOR PLAN

Date:11/28/17
Scale@A3:1 : 400
Issued : 22/02/2018 9:16:12 AM

1-A-06

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Upgrades to AEC - Key Principles

1 Address and interact with QEII Square
Provide prominent entry from QEII Windows that address QEII and active uses Views to & from the proposed Cabaret room (e.g. balcony, windows)

2 Limit intrusion into QEII Square (retain greenspace)
Maintain views & light to library/museum & café

3 Enhance concourse as a key pedestrian corridor
Remove existing shade structure, mayors room, etc Provide a high-level canopy that appears lightweight with minimal structure

4 Create an entry plaza and meeting place
Remove garden area for a modern formal plaza Removable bollards to limit vehicle movement and improve security - retain loading access Opportunities for public art and lighting

5 Address Swift Street, in particular the prominent corner adjacent the Entry Plaza
Potential to bring entry/foyer forward to bring 'activity' closer to Swift Street Improve the facade of the existing building fronting Swift Street Consider expanding Elizabeth Room north and east to provide additional space and improve presentation and interaction with Swift St

6 Consider possible linking walkway over concourse
Minimise visual intrusion through use of glass and simply/clean structures

7 Maintain loading and servicing from Woods Lane

Swift Street

Albury Entertainment Centre

Library Museum

Retro Lane

Belbridge Hague

FIRE STAIR / EXIT TO SWIFT ST.
A: 29.98 m2

OFFICE TO DESIGN
TBC
A: 144.12 m2

FREE FLOATING WALKWAY ROOF OVER OVER SHOWN DASHED

Office

Kitchen

Store

Cleaner

Store

Bar

ELIZABETH ROOM
A: 188.72 m2

CLOAK / STORE RELOCATED NEAR RECEPTION

MAIN ENTRY TO AEC FROM SWIFT STREET

AIRLOCK

RECEPT.

RECEPTION / BOOKINGS
A: 22.65 m2

BOOKINGS

STAIRS TO FIRST FLOOR

HIGH VOLUME PEDESTRIAN FLOW FROM BANQUETT HALL & ELIZABETH ROOM TO SWIFT STREET ENTRY

NEW FOYER
A: 660.41 m2

Openable walls

Banquett Hall
639.3 m²

INCREASE EXIT DOORS FROM BANQUETT HALL TO INCLUDE REQUIRED ACCESS FOR FIRST FLOOR FIRE STAIR

FIRE STAIR
A: 34.42 m2

Store

Store

Electr

Lift

REDESIGN AMENITIES INCL PARENT / DISABLED RMS
A: 85.10 m2

FOYER, PROMOTION RM, EVENTS RM
OPENABLE COMPARTMENT TO QEII
A: 151.27 m2

OPENABLE WALLS (DASHED YELLOW) ONLY USED WHEN EVENTS REQUIRE CONNECTION TO QEII, NO A/C WHEN SOUTH WALL IS OPENED

LOWER VOLUME PEDESTRIAN FLOW FROM QEII

AIRLOCK

POTENTIAL GLAZED WALKWAY LINK OVER SHOWN DASHED

MAIN ENTRY TO FOYER AEC FROM QEII

GLAZED WALKWAY OVER TO EDGE OF LIBRARY / MUSEUM AT FIRST FLOOR SHOWN DASHED

CANTILEVERED BALCONY OVER SHOWN DASHED

LOADING ZONE FOR AEC & THEATRE FROM SWIFT STREET

523

Workshop

UPPER PART OF STAGE

Stage

Mech.

523

PT3

Performing Art Centre Auditorium

QEII Theatre

KIOSK

BAR

KITCHEN

Foyer

BALCONY

513

523

2

Existing Library/Museum

F30

Retro Lane Cafe

Belbridge Hague

523

Concept design for discussion purposes

DRAFT

North

AlburyCity

AlburyCity
Project
AEC FEASIBILITY STUDY OPTION 2
Drawing Title:
- AEC Ground floor plan Option 2A
AEC Ground floor plan

To scale at A1 size | Date:
Status: #Project Status | Designed: A.Glen
Project No: 0000 | Drawing No.: 01
Plot Date: 2/02/2018

1 AEC Ground floor plan
1:400

AEC FEASIBILITY STUDY OPTION 2A

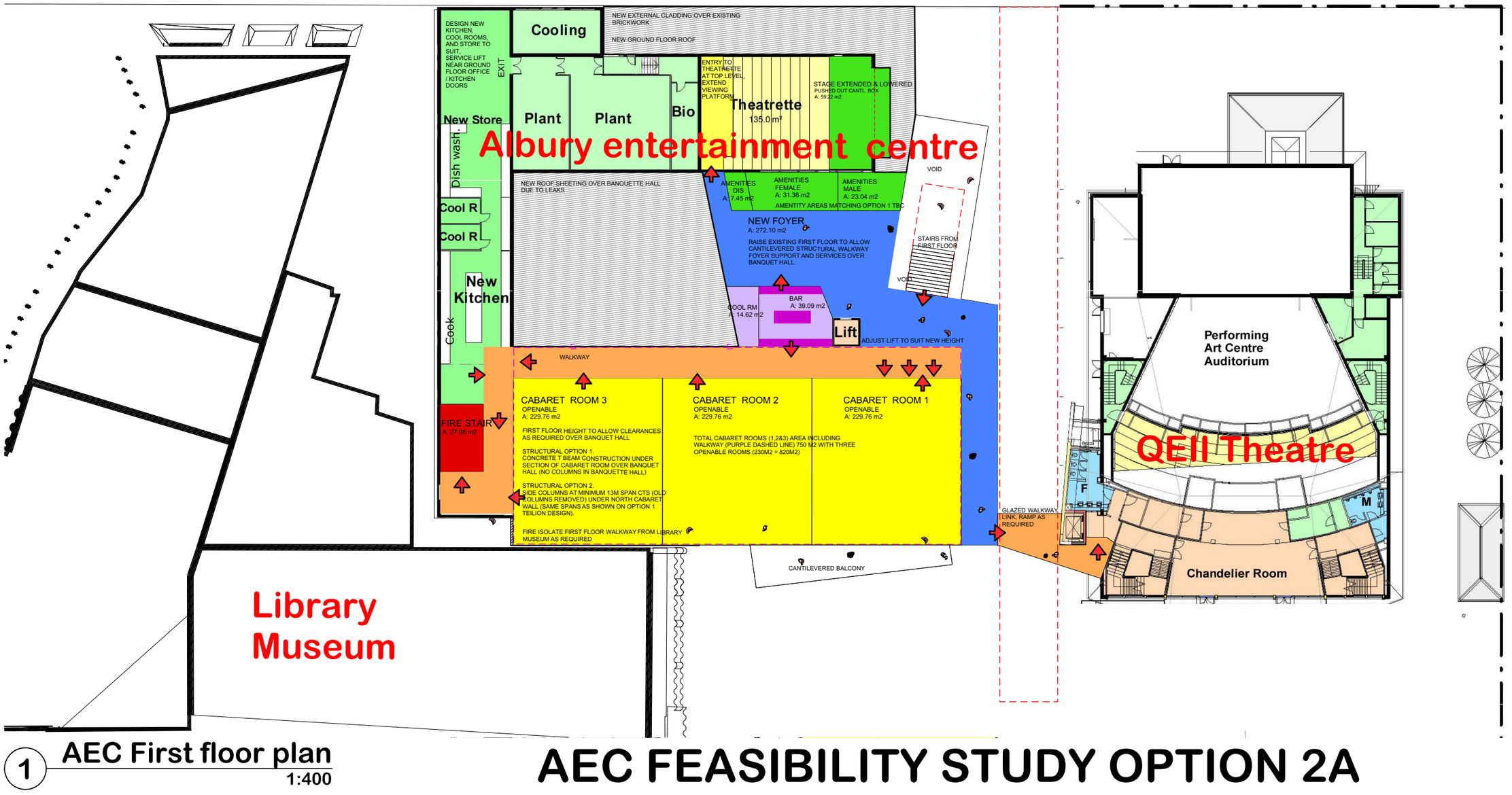


QEII looking North



Swift Street entrance to QEII and AEC

DRAFT



1 AEC First floor plan
1:400

AEC FEASIBILITY STUDY OPTION 2A

Concept design for discussion purposes

North

AlburyCity

Project
AlburyCity
AEC FEASIBILITY STUDY OPTION 2

Drawing Title:
- AEC First floor plan Option 2A
AEC First floor plan

To scale at A1 size	Date:
Status: #Project Status	Designed: A.Glen
Project No: 0000	Drawing No.: 02
Plot Date: 2/02/2018	

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Albury Entertainment Centre

Library Museum

Retro Lane

Belbridge Hague

FIRE STAIR / EXIT TO SWIFT ST.
A: 29.98 m2

OFFICE TO DESIGN
TBC
A: 144.12 m2

FREE FLOATING WALKWAY ROOF OVER OVER SHOWN DASHED

Office

Kitchen

Store

Cleaner

Store

Bar

ELIZABETH ROOM
A: 188.72 m2

CLOAK / STORE RELOCATED NEAR RECEPTION

MAIN ENTRY TO AEC FROM SWIFT STREET

AIRLOCK

RECEPT.

RECEPTION / BOOKINGS
A: 22.65 m2

BOOKINGS

STAIRS TO FIRST FLOOR

HIGH VOLUME PEDESTRIAN FLOW FROM BANQUETT HALL & ELIZABETH ROOM TO SWIFT STREET ENTRY

NEW FOYER
A: 660.41 m2

Openable walls

Banquett Hall
639.3 m²

INCREASE EXIT DOORS FROM BANQUETT HALL TO INCLUDE REQUIRED ACCESS FOR FIRST FLOOR FIRE STAIR

FIRE STAIR
A: 34.42 m2

Store

Store

Electr

Lift

REDESIGN AMENITIES INCL PARENT / DISABLED RMS
A: 85.10 m2

FOYER, PROMOTION RM, EVENTS RM
OPENABLE COMPARTMENT TO QEII
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LOWER VOLUME PEDESTRIAN FLOW FROM QEII

OPENABLE WALLS (DASHED YELLOW) ONLY USED WHEN EVENTS REQUIRE CONNECTION TO QEII, NO A/C WHEN SOUTH WALL IS OPENED

AIRLOCK

POTENTIAL GLAZED WALKWAY LINK OVER SHOWN DASHED

GLAZED WALKWAY OVER TO EDGE OF LIBRARY / MUSEUM AT FIRST FLOOR SHOWN DASHED

CANTILEVERED BALCONY OVER SHOWN DASHED

MAIN ENTRY TO FOYER AEC FROM QEII

LOADING ZONE FOR AEC & THEATRE FROM SWIFT STREET

523

Workshop

UPPER PART OF STAGE

Stage

Mech.

Performing Art Centre Auditorium

QEII Theatre

KIOSK

BAR

KITCHEN

Foyer

BALCONY

Existing LibraryMuseum

Retro Lane Cafe

Belbridge Hague

DRAFT

Concept design for discussion purposes

North

AlburyCity

AlburyCity
Project
AEC FEASIBILITY STUDY OPTION 2
Drawing Title:
- AEC Ground floor plan Option 2B
AEC Ground floor plan
To scale at A1 size
Date:
Status: #Project Status
Designed: A.Glen
Project No:
0000
Drawing No.:
11
Plot Date:
2/02/2018

1 AEC Ground floor plan
1:400

AEC FEASIBILITY STUDY OPTION 2B

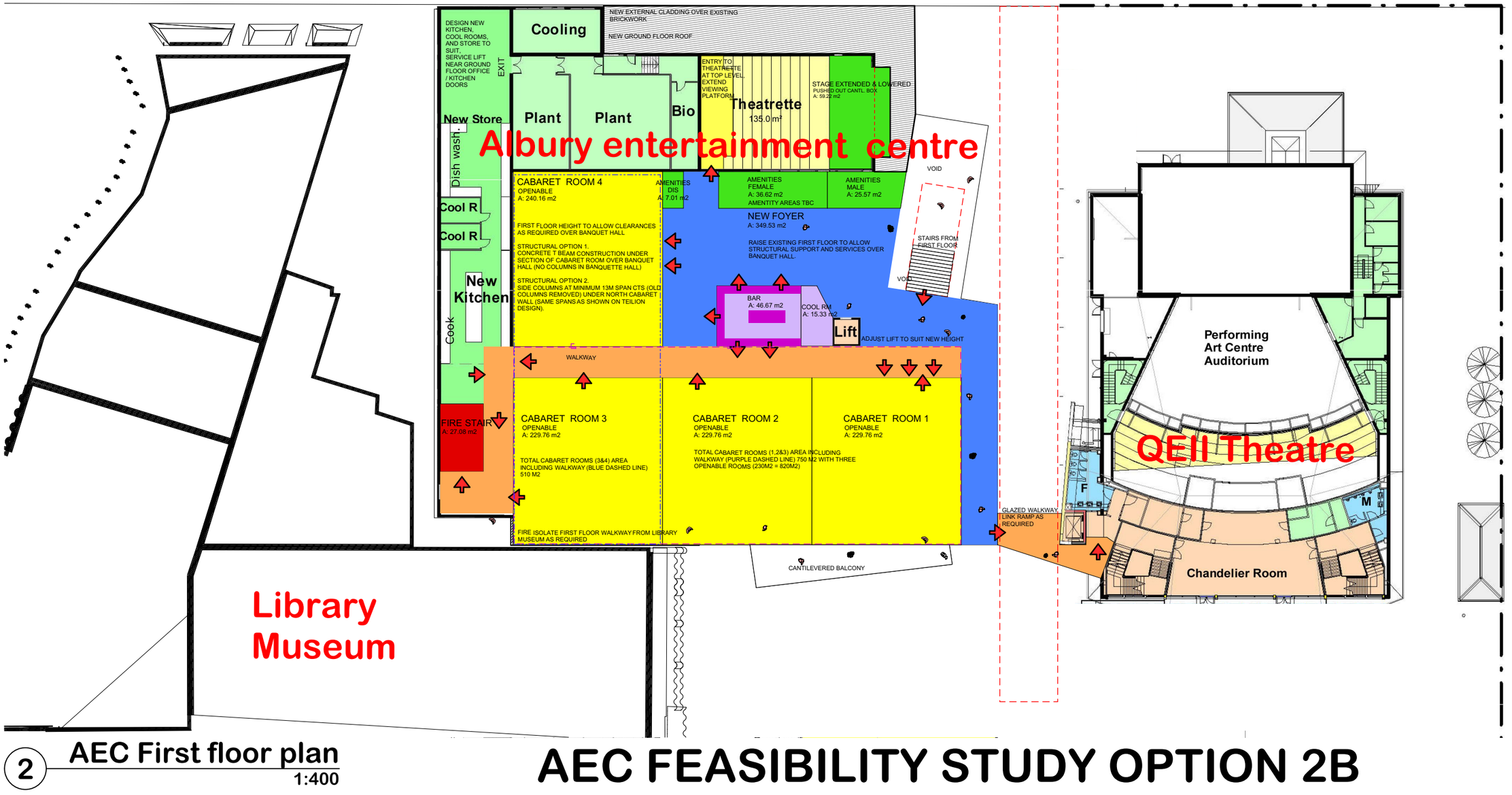


QEII looking North



Swift Street entrance to QEII and AEC

DRAFT



Concept design for discussion purposes

North

AlburyCity

Project: AlburyCity

AEC FEASIBILITY STUDY OPTION 2

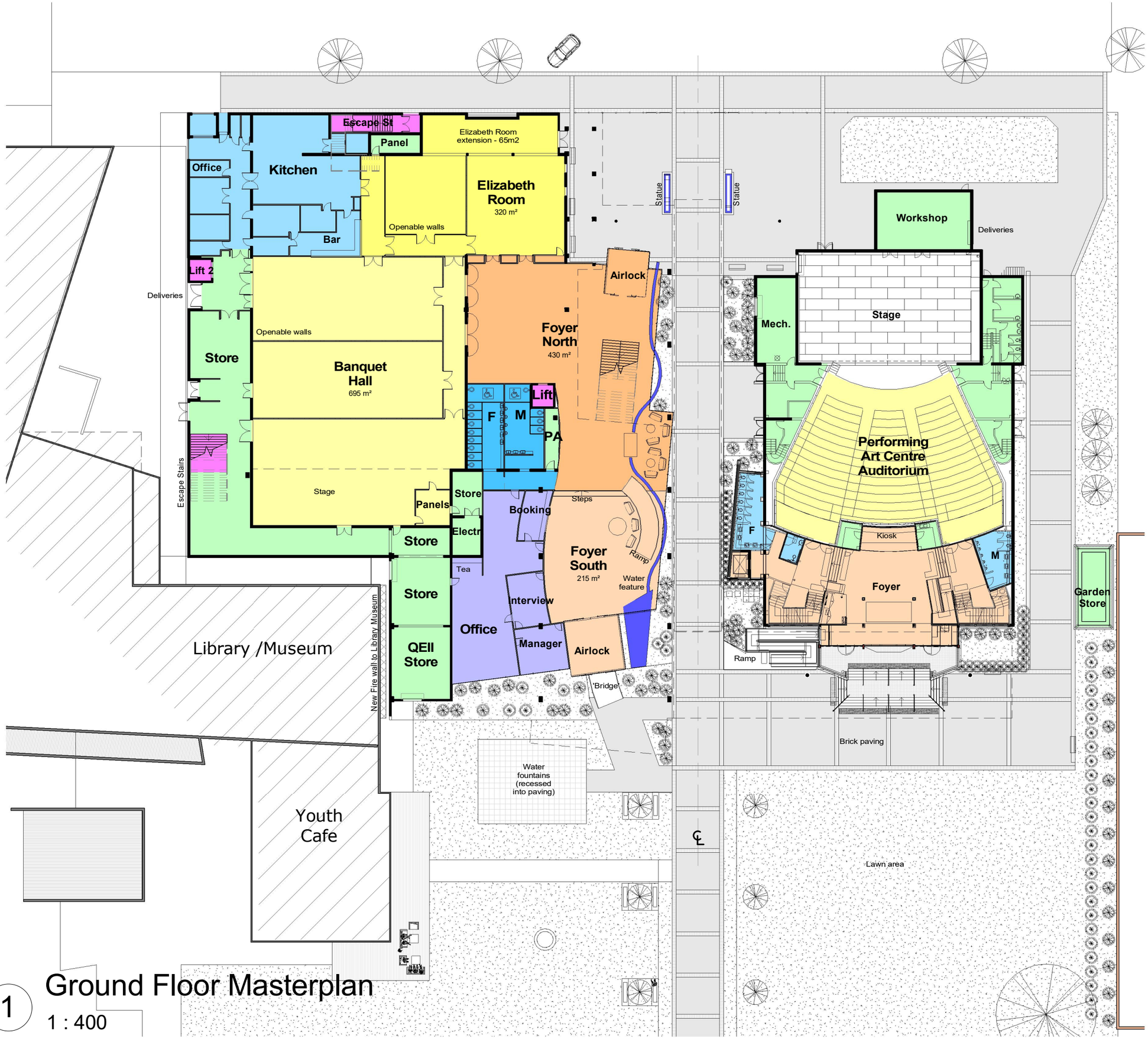
Drawing Title:
- AEC First floor plan Option 2B

AEC First floor plan

To scale at A1 size	Date:
Status: #Project Status	Designed: A.Glen
Project No: 0000	Drawing No.: 12
Plot Date: 2/02/2018	

2 AEC First floor plan
1:400

AEC FEASIBILITY STUDY OPTION 2B



1 Ground Floor Masterplan

1 : 400

NORTH

No.	AMENDMENT	DATE
A	OPTION 3A	6/12/17

ALBURY ENTERTAINMENT CENTRE

UPGRADES TO ALBURY ENTERTAINMENT CENTRE

525 SWIFT STREET, ALBURY, NSW, 2640

FEASIBILITY STUDY OPTION 3A

PROPOSED CONDITIONS GROUND FLOOR PLAN

Date:11/28/17
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3A-A-05

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No.	AMENDMENT	DATE
A	OPTION 3A	6/12/17

AlburyCity

ALBURY ENTERTAINMENT CENTRE

UPGRADES TO ALBURY ENTERTAINMENT CENTRE

525 SWIFT STREET, ALBURY, NSW, 2640

FEASIBILITY STUDY OPTION 3A

PROPOSED CONDITIONS FIRST FLOOR PLAN

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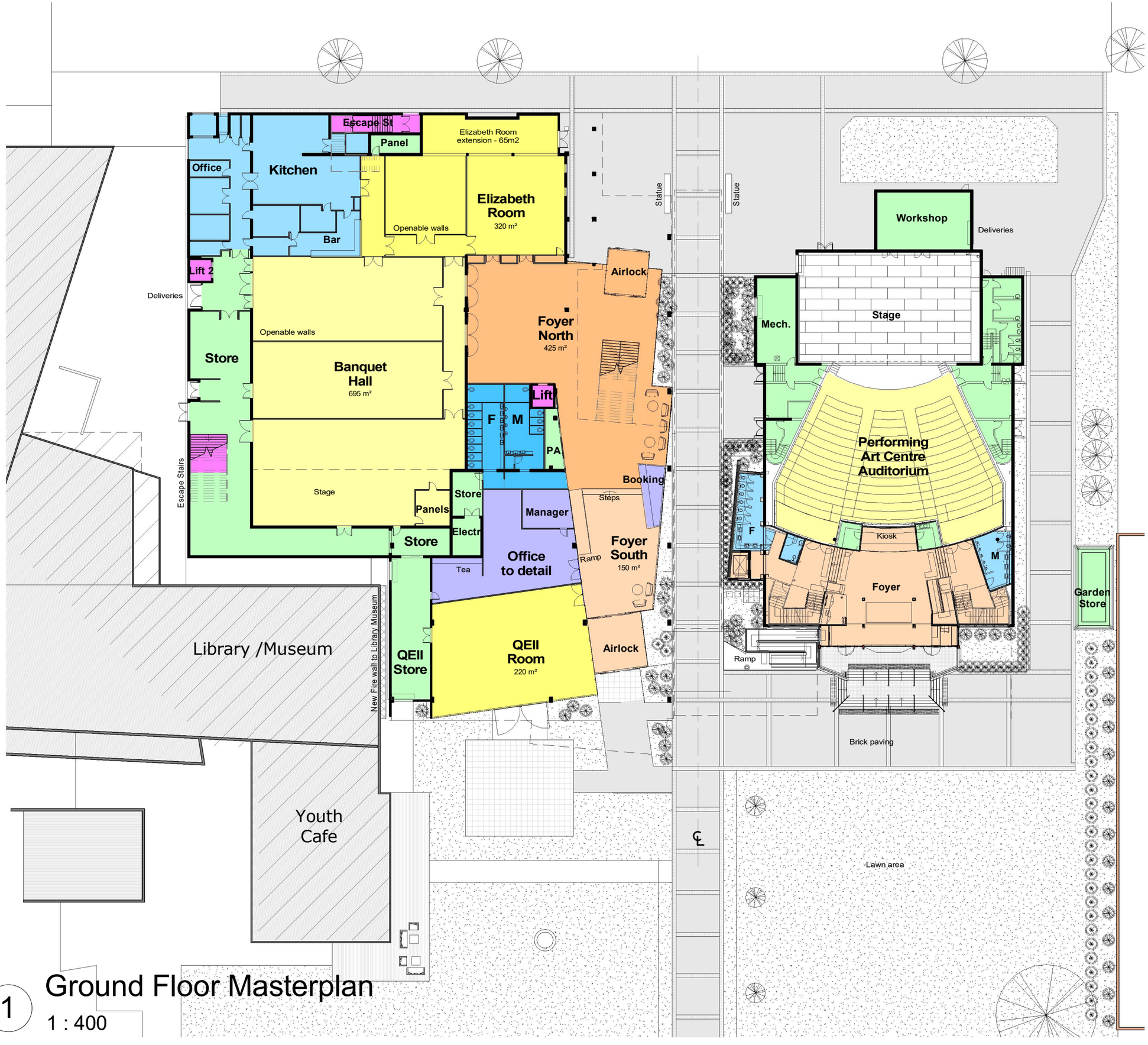

1 Ground Floor Masterplan

1 : 400

NORTH

No.	AMENDMENT	DATE
A	OPTION 3B	6/12/17

ALBURY ENTERTAINMENT CENTRE

UPGRADES TO ALBURY ENTERTAINMENT CENTRE

525 SWIFT STREET, ALBURY, NSW, 2640

FEASIBILITY STUDY OPTION 3B

PROPOSED CONDITIONS GROUND FLOOR PLAN

Date:11/28/17
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3B-A-05

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1 First Floor Masterplan

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NORTH

No.	AMENDMENT	DATE
A	OPTION 3B	6/12/17

AlburyCity

ALBURY ENTERTAINMENT CENTRE

UPGRADES TO ALBURY ENTERTAINMENT CENTRE

525 SWIFT STREET, ALBURY, NSW, 2640

FEASIBILITY STUDY OPTION 3B

PROPOSED CONDITIONS FIRST FLOOR PLAN

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Issued : 22/02/2018 10:24:58 AM

3B-A-06

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CM14.3. 2018 National General Assembly of Local Government Call for Motions

DATE	9 March 2018	**FIL REFERENCE**	FIL18/00450
CONFIDENTIAL	No		
FURTHER ENQUIRIES TO	Frank Zaknich General manager	**PHONE**	6023 8755
AUTHOR	Alexandra Digby		

Purpose of Report

To determine attendance and motions to be submitted to the 2018 National General Assembly (NGA) of local Government for consideration and adoption by Council.

Background

The NGA of Local Government will be held in Canberra from Sunday 17 to Wednesday 20 June 2018. It is an opportunity for councils to identify and discuss national issues of priority for the sector and to agree on possible steps which could be taken to address these issues.

The 2017 Regional Development Forum will be held on Sunday 17 June 2018.

Issues

The Australian Local Government Association (ALGA) Board is calling for motions for the 2017 NGA of Local Government. The theme for this year's NGA is *"Australia's future: make it local"* focussing on the debate on motions that address how councils can work in partnership with the Australian Government in particular to meet the current and future needs of local communities.

To be eligible for inclusion in the NGA Business Papers, motions must:

1. Be relevant to the work of Local Government nationally;
2. Be consistent with the theme of the NGA;
3. Complement or build on the policy objectives of state and territory local government associations;
4. Be from a council which is a financial member of their state or territory local government association;
5. Propose a clear action and outcome; and
6. Not be advanced on behalf of external third parties which may seek to use the NGA to apply pressure to Board Members, or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.

The Call for Motions Discussion Paper and the response to the 2017 resolutions is attached to assist with the development of motions.

At this stage, there are no proposed draft motions for submission to the NGA.

Council may suggest motion topics, however, these need to align with the NGA themes as outlined above.

Any motions Council may wish to submit can be developed along the subject themes identified and adopted in principle at this Council Meeting, for finalisation by circular email with the General Manager.

Motions are required to be submitted online no later than 30 March 2018.

Voting Procedures

ALGA has advised that each Council is entitled to one voting delegate in the debating session.

Attendance

The ALGA has invited Council to attend the 2018 NGA and Regional Development Forum. The program for the NGA is attached. Both the Mayor and General Manager have attended in previous years.

Registration costs are a total of $1214.00, covering both the Regional Development Forum ($245) and the NGA forum and the welcome reception on the Sunday evening ($969 – early bird fee). Accommodation costs for four nights are approximately $1040 ($260 per night) and travel to Canberra will be by car.

Risk

- Business Risk - not utilising the NGA as an avenue for communicating/determining key issues and opportunities for local government may undermine the long term credibility of the Assembly and the strength and authority of local government resolutions. Further, the NGA presents an opportunity to promote more specific and effective state cross border planning legislation including integrated strategic planning for transport and infrastructure. These outcomes have the potential to unlock productivity in cross border communities – as outlined in the Two Cities One Community Strategic Plan.

Conclusion

This year's NGA provides an opportunity for discussion on how local government can be more efficient and innovative in shaping future policy through partnerships with other levels of government, the private sector and not for profit sector.

Recommendation

That Council:

a. Approve the Mayor (or delegate) attendance at the 2018 National General Assembly of Local Government and the Regional Development Forum in Canberra from Sunday 17 to Wednesday 20 June 2018; and
b. Determine any motions relating to the NGA themes as outlined in the report.

- **Attachments**

1. 2018 National General Assembly Invitation
2. 2018 National General Assembly Discussion Paper
3. 2018 National General Assembly Program
4. 2017 National General Assembly Resolution 62
5. 2017 National General Assembly Resolution 82

AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION

7 March 2018

Albury City Council
PO Box 323
ALBURY NSW 2640

To the Mayor, Councillors and CEO (please distribute accordingly)

The Australian Local Government Association is pleased to invite you and your Council colleagues to attend this year's National General Assembly of Local Government (NGA) in Canberra from 17 - 20 June.

This year's theme, *Australia's Future, Make it Local*, reflects not just the wide scope and importance of Local Government, but its ability to influence and effect fundamental change and improvement at the community level.

The 2018 theme also hints at the strong possibility of a federal election being called later this year or early next. That being the case, Local Government will need to be ready and able to speak up on behalf of our constituents.

ALGA has developed an exciting program for the 2018 National General Assembly of Local Government, which includes commentator and columnist Bernard Salt as a Keynote Speaker.

Mr Salt, a former partner at KPMG, has gained national prominence with his astute observations on demography, housing affordability and the evolution of consumer cultures.

With his unique ability to analyse data and turn that analysis into entertaining and informative commentary, Mr Salt's address promises to be insightful and relevant for everybody working in Local Government.

Communications specialist Virginia Haussegger will also be a Keynote Speaker at NGA18. A highly experienced journalist and newspaper columnist, Ms Haussegger is now the Director of the 50/50 by 2030 Foundation at the University of Canberra's Institute for Governance and Policy Analysis.

Her keynote address will canvass initiatives and strategies to increase gender diversity in Local Government – work with which she has been actively involved since 2016.

There is strong likelihood of a federal election being called this year, and David Speers – who is Political Editor at Sky News and another NGA18 Keynote Speaker – will provide delegates with an up-to-date reading of the political maneuverings on Capital Hill.

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Prime Minister Malcolm Turnbull, Opposition Leader Bill Shorten and Federal Minister for Regional Development, Territories and Local Government John McVeigh are among the federal politicians who have been invited to NGA18, along with the Shadow Minister for Infrastructure, Transport, Cities and Regional Development Anthony Albanese, and Shadow Minister for Regional Services, Territories and Local Government Stephen Jones.

Enclosed is the NGA Registration Brochure which contains full details of the program, business agenda and associated events.

Please take time to note this year's Regional Forum agenda with the Minister for Regional Development, Territories and Local Government, The Hon Dr John McVeigh MP confirmed to speak at the Regional Forum. We also have confirmed two keynote presenters; Saul Eslake, Leading Australian Economist and Katherine O'Regan, Executive Director, Cities Leadership Institute.

The National General Assembly and the Regional Forum are key events which should not be missed. For those of you with a specific interest in transport, ALGA's 2018 National Local Roads and Transport Congress will take place in Alice Springs from 20-22 November.

We look forward to seeing you at this year's events.

Adrian Beresford Wylie
Chief Executive Officer

National General Assembly of Local Government
Call for Motions Discussion Paper

Australia's Future, Make it Local

The purpose of this discussion paper is to provide guidance to councils for the development of Motions for debate at the 2018 National General Assembly. The paper provides an overview of policy areas in which the NGA has well-established positions and identifies potential new and emerging policy areas which are being developed by ALGA and require detailed consideration. Councils are particularly encouraged to submit Motions on these policy areas.

Highlighting the issues below contributes to implementing ALGA's Strategic Plan 2017-2020 and its objectives to:

- strengthen Local Government in the areas of financial sustainability; delivering services in regional cities; infrastructure; and innovation and digital transformation, as well as,
- facilitating collaboration between state and territory associations in Local Government's role in Indigenous policy issues, scale and capacity; women in Local Government; and diversity in representation.

Criteria for Motions

Motions must meet the following criteria:

- ✓ be **relevant** to the work of local government **nationally**
- ✓ be **consistent with the theme** of the NGA
- ✓ **complement or build** on the policy objectives of your state and territory local government association
- ✓ be submitted by a council which is a **financial member** of their state or territory local government association
- ✓ propose a **clear action and outcome**
- ✓ **not be advanced** on behalf of external third parties that may seek to use the NGA to apply pressure to Board members or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.

Your Opportunity

The primary focus of all Motions should be to strengthen the capacity of local government to provide services and infrastructure in Australia. Providing clear actions within areas that are still emerging provides councils with an opportunity to influence the development of ALGA policy and advocacy by ALGA on federal election commitments.

Emerging Issues

Councils across Australia are constantly being asked to do more with less. Changing community needs, including ageing populations, technological advancements and changing economic circumstances, are a challenge for all communities.

Analysis suggests that a Commonwealth election may well be called between August 2018 and May 2019. The 2018 NGA therefore provides an important opportunity to progress Local Government issues in the Federal agenda. Below are some critical areas in which Local Government needs to consider the role it can in local communities on the national stage. In particular, the 2018 NGA is calling for Motions that provide clear policy advice and/or policy initiatives that will help Local Government to address the following policy challenges:

Housing Affordability

Housing affability is a major challenge in many communities. The Commonwealth frequently asserts that housing affordability is a problem because of the supply of housing. As such there has been a focus on planning reform.

Motions are called for on ways to improve housing supply and improve land use planning and associated local government infrastructure to support increased housing supply.

Financial Sustainability – Oppose Cost Shifting

In 2005 The House of Representatives Inquiry into Cost Shifting from States onto Local Government estimated that cost shifting amounted to between $500m - 1.4b annually. This includes regulatory and other services that Local Government provided on behalf of states without adequate compensation.

Motions are called for on ways to reduce cost shifting from states and the Commonwealth on to Local Government and on areas of regulatory reform and services that Local Government could provide efficiently and effectively on behalf of states or the Commonwealth if appropriately funded.

Innovation and Digital Transformation – Smart Communities

Technological advancements are changing the way councils communicate with citizens and deliver services and infrastructure.

Motions are called for on ways to improve the ability of councils to support their community to understand and benefit from digital transformation, ways to improve data, protect privacy and increase security of council-held data.

Harmonising Local Government Data

National Local Government data is held in a variety of places and is often of variable quality. National advocacy on behalf of Local Government needs a strong evidence base. ALGA has been working with JRA on the State of the Assets project which collects data on the quality and condition of all local government assets. Increasingly, councils are being required to provide data to third parties.

Motions are called for on ways to improve the collection of local government data, how data could be better linked across the sector, and ways to improve the quality of data.

Cyber Security

Recent malware attacks have highlighted the vulnerability of business and government computer systems. Strong measurers are required to ensure that all Australians and Australian businesses and governments are aware of the risks and take appropriate measures to ensure cyber security.

Motions are called for on ways to improve local government cyber security.

Environment

Local Government plays a critical role in environmental management, with actions often embedded into other day to day operations as well as included in economic management considerations

Motions are called for on what should be national priorities and on ways to improve environmental management systems, waste management, product stewardship and biodiversity.

Regional Development

Local Government plays a critical role in regional development, with an active role working with neighbouring councils, industry, state government agencies, community and other key stakeholders to set and achieve regional goals.

Motions are called for on ways to improve regional policy approaches, funding ideas on regional sustainability and equity.

Motions should be lodged electronically using the online form available on the NGA webpage at: alga.asn.au. All Motions require, among other things, a contact officer, a clear national objective, a summary of the key arguments in support of the motion, and the endorsement of your Council.

Motions should be received by ALGA no later than **11:59pm on Friday 30 March 2018**.

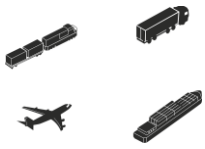
Established ALGA Policy Areas

Financial Assistance Grants



Adequate and appropriate Local Government services and infrastructure are critical to all communities. The Commonwealth Financial Assistance Grants are important to all councils. Success has been achieved in the last 12 months by restoration of the indexation of the Financial Assistance Grants (FAGs). ALGA's priority in this area is to continue advocating for FAGs funding to be increased to a level equal to at least one per cent of commonwealth taxation revenue.

Freight Strategy



Local government manages around 75 per cent of Australia's local roads network. These roads were generally built decades ago and today are required to carry increasing amounts of freight, including higher productivity vehicles. Poor and unsafe roads are a barrier to increased productivity. ALGA's priority is the promotion and development of a freight strategy with funding of $200m per year for five years to address first and last mile access issues, leading to an increase in local, regional and national productivity.

Roads to Recovery



The Roads to Recovery Program provides councils with essential additional funding to help address the backlog of maintenance and renewal of local roads. Success was achieved with Roads to Recovery by having the expiration date removed and essentially creating an ongoing program. Further work in this area is being undertaken to ensure Roads to Recovery funding is permanently doubled.

Additional Local Roads Funding for South Australia



Additional funding for South Australian local roads to address an anomaly in FAGs ceased in 2014. It was reinstated in 2017– 18 but only for two years. The focus is now on securing ongoing additional funding for South Australian local roads, indexed annually in line with FAGs.

Climate Change Plans



Many councils are addressing or wish to address climate change. With the important role Local Government can play helping the Australian Government to achieve internationally agreed climate change targets, a priority has been placed on supporting councils to work with local businesses and communities to implement local and regional Climate Change Adaptation Plans.

Indigenous



Addressing Indigenous disadvantage across Australia is a priority for all Australian governments. Advocacy is about closing the gap between Indigenous and non-Indigenous Australians in the areas of housing, health, early childhood development, education, economic participation and remote service delivery.

Community Infrastructure



Funding support for community infrastructure will enable all local councils to plan and deliver adequate and appropriate community infrastructure. ALGA is urging political parties to commit to specific local government community infrastructure funding at the level of $300 million per annum over the next four years.



HOME (index.html) SPONSORSHIP & EXHIBITION (Exhibition.html)

PROGRAM ▾ MOTIONS (Motions.html) REGISTRATIONS ▾

2018 NGA PROGRAM

Sunday 17 June 2018

8.00am Registration Opens

5.00pm Service NSW Welcome Reception

Service NSW

(https://www.service.nsw.gov.au/)

Monday 18 June 2018

8.00am Registration Opens

9.00am **Opening Ceremony**

9.20am ALGA President's Opening

9.30am **Government Address**

The Hon Malcolm Turnbull MP, Prime Minister (invited)

10.00am MORNING TEA

10.30am **Keynote Address: The Australian Political Landscape**

David Speers, Political Editor, SKY NEWS

11.00am **Keynote Address: The Case of Gender Diversity in Local Government**

Virginia Haussegger, Australian Journalist, Media Commentator and Television Presenter

Tuesday 19 June 2018

8.00am Registration Opens

9.00am **Keynote Address: Population and the Policy Imperative**

Bernard Salt, Author and Columnist

9.45am **Panel Session - Building Tomorrow's Communities: Livability**

10.30am MORNING TEA

11.00am Debate on Motions

12.30pm LUNCH - Sponsored by BMW

BMW

(https://www.bmw.com.au/)

1.30pm **Concurrent Sessions**

Energy and climate Change

Arts and Culture

Digital Technology

Recycling and Waste

3.00pm AFTERNOON TEA

3.30pm The Hon Bill Shorten MP, Leader of the Opposition

4.00pm Debate on Motions

11.30am **Panel Session - Changing Political Culture**

12.30pm LUNCH - Sponsored by JLT



(http://www.au.jlt.com/)

1.30pm **Panel Session - Balancing Innovation and the Public Interest**

3.00pm AFTERNOON TEA

3.30pm Debate on Motions

4.30pm Stephen Jones MP, Shadow Minister for Shadow Minister for Regional Services, Territories and Local Government (invited)

5.00pm Close Day 1

7.00pm NETWORKING DINNER, National Arboretum



(https://greenfrogsystems.com.au/)

5.00pm Close Day 2

7.00pm NGA DINNER, Australian Intistute of Sport

Wednesday 20 June 2018

9.00am **Setting ALGA's Election Priorities**

9.30am Panel of Mayors - Local Government and the Federal Election

10.30am MORNING TEA

11.00am Panel Session - How to Create Resilient Local Communities

12.30pm ALGA President's Close

LUNCH

About ALGA

The Australian Local Government Association is the national voice of local government, representing 560 councils across the country. In structure, ALGA is a federation of state and territory local government associations.

more

(http://alga.asn.au/?ID=42&Menu=41,81)

Registration, accommodation and exhibition contact

Conference Secretariat:
Conference Co-ordinators

Postal address: PO Box 4994, CHISHOLM ACT 2905

Phone: 02 6292 9000
02 6292 9002

Sponsorship contact

Limited sponsorship opportunities for the conference are still available. For more information, please contact Jill Brown, Director of Government Relations and National Events, ALGA

Phone: 02 6122 9436

Email:
jill.brown@alga.asn.au
(mailto:jill.brown@alga.asn.au)

AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION

25 August 2017

Albury City
29 AUG 2017

Mayor Kevin Mack
Albury City Council
PO Box 323
Albury NSW 2640

Dear Mayor Mack

RE: NGA Resolution

Thank you for submitting a motion for consideration at the 2017 National General Assembly (NGA). The Australian Local Government Association (ALGA) Board has considered all motions that were passed and I am writing to inform you of the action being taken regarding your resolution.

Your resolution was adopted by the NGA as Resolution Number 62, with final wording below:
That the NGA calls for urgent action by the Australian Government to maintain equity between pricing and market supply for domestic energy on the basis of clear market failure in terms of energy supply and competition under the current open market conditions.

This motion was considered by the ALGA Board at its meeting in July. The matter raised in your resolution is an important one and the Board agreed to refer your resolution to the Hon Josh Frydenberg MP Minister for the Environment and Energy for consideration and response. I have written to the Minister referring your resolution and will send you a copy of the Ministers response. All responses from the Government relating to NGA resolutions will be published on the ALGA website.

I would like to personally thank you for your continued support for the NGA. I understand the processes required and time taken by councils to be part of the Debate on Motions sessions at the NGA. It is a valuable contribution to the national debate and important input into ALGA's policy and agenda.

Yours sincerely,

Mayor David O'Loughlin
President

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DOC17/131450

AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION

25 August 2017

City
29 AUG 2017

Mayor Kevin Mack
Albury City Council
PO Box 323
Albury NSW 2640

Dear Mayor Mack

RE: NGA Resolution

Thank you for submitting a motion for consideration at the 2017 National General Assembly (NGA). The Australian Local Government Association (ALGA) Board has considered all motions that were passed and I am writing to inform you of the action being taken regarding your resolution.

Your resolution was adopted by the NGA as Resolution Number 82, with final wording below:
That the NGA calls for more specific and effective state cross border planning legislation including integrated strategic planning for transport and infrastructure to unlock productivity in cross border communities.

This motion was considered by the ALGA Board at its meeting in July. The matter raised in your resolution is an important one and the Board agreed to refer your resolution to the Hon Darren Chester MP Minister for Infrastructure and Transport for consideration and response. I have written to the Minister referring your resolution and will send you a copy of the Ministers response. All responses from the Government relating to NGA resolutions will be published on the ALGA website.

I would like to personally thank you for your continued support for the NGA. I understand the processes required and time taken by councils to be part of the Debate on Motions sessions at the NGA. It is a valuable contribution to the national debate and important input into ALGA's policy and agenda.

Yours sincerely,

Mayor David O'Loughlin
President

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DOC17/131447

CM15. OFFICERS REPORTS FOR NOTING

CM15.1. Lavington Sports Ground Redevelopment Update

DATE	13 March 2018	**FIL REFERENCE**	FIL18/01483
CONFIDENTIAL	No		
FURTHER ENQUIRIES	James Jenkins Community & Recreation	**PHONE**	6023 8145
AUTHOR	Michael Stanton		

Purpose of Report

The purpose of this report is to provide Council with an update on the progress of the Lavington Sports Ground Redevelopment (Project), including updated budget projections and proposed timelines and scheduling for the remaining components of the Project.

In addition, Council resolved at its 26 February 2018 meeting amongst other things that a report to the March meeting of Council be provided specifically to address a number of issues. This report also specifically answers the issues raised in that resolution.

Background

The Lavington Sports Ground (LSG) was purchased from the Panthers Group in 2009. Following the purchase, a number of upgrades and refurbishments were considered which led to the development of concept plans for an extended sporting facility. Council has continued to invest in the facility since 2009 including the purchase of the 4.6ha of land to the east of the facility for the development of additional multi-purpose playing fields.

Council identified the LSG redevelopment as a priority project for the city allocating funding accordingly and seeking matching external funds. In December 2015, Council was successful in receiving $4.025M in funding through Round 2 of the Federal Government's National Stronger Region Fund (NSRF).

The redevelopment of the major elements of the facility commenced in late 2016, after the Master Plan was endorsed by Council in April that year. Further funding is still to be sought to enable other elements of the Master Plan to be completed.

Following a Request for Tender (RFT) process, Council resolved at it October 2016 Council Meeting to award the contract to oversee and provide professional services for the detailed design, estimate of costs and development of construction documentation and specifications for the delivery of the LSG redevelopment to Teilion Architects. This was the first of several tenders planned in a staged process in order to deliver the entire redevelopment project within the scheduled completion date of March/April 2019.

Council staff have been working with Teilion Architects and their sub consultants since that time to progress the various elements of the Project and prepare tender documentation for the Project components.

The development of the new sporting fields was the first construction stage of the redevelopment and the contract for these works was awarded to Depan Group Pty Ltd in June 2017 with works

commencing in August 2017. Work on this component was unfortunately impacted due to the discovery of a large quantity of unsuitable soil on site resulting in approximately $3.2M in variations as at the end of February 2018, noting that the base earthworks are now complete and delaying this stage of the redevelopment by at least six months. The unsuitable soil issue makes up approximately $3.1M of this variation whilst design variations and modifications to development applications and construction certificates variations make up a further $59,000.

The next stage of the Project was for the construction of the new amenities building, ground keeper and cricket store rooms and electrical upgrades and installations for various facilities and structures in the LSG precinct. Tenders for these works were submitted in November 2017 and a report with the recommended tenderer was presented to Council for its consideration at its December 2017 meeting. Council resolved at this meeting the following:

"That Council does not accept any of the tenders for Contract No. 17/01805 - Lavington Sportsground Redevelopment Amenities Pavilion and redesign the Lavington Sportsground Redevelopment to reflect the original concept designs".

Staff have recently presented the concept plans for the grandstand at the existing main oval and redeveloped plans for the amenities building to the March Councillor workshop for information.

Issues

Latent conditions and subsequent variations

The intention for the civil design of the new sporting field was a balanced cut-to-fill operation whereby the sloping site would be modified to accommodate a level playing field of 23,335m^2. This balanced cut-to-fill operation consisted of moving 34,900m^3 (excluding topsoil) of suitable clay material from one side of the site to the other.

Works commenced on site on 14 August 2017. As the topsoil stripping progressed, it became evident that a substantial part of the site was underlain by a layer of grey silt which was unsuitable for use as fill material. The area of unsuitable material covered an area of approximately 16,000m^2 and varied in depth from 500mm to 1,500mm. It was confirmed that this grey silt did not meet the technical specification for fill material and need to be removed. This meant that the cut-to-fill earthworks balance would be left with a deficit of a significant amount of fill material.

The additional fill material was sought to be recovered from an expansion to the development area (requiring a modification to the original Development Application (DA)). However, subsequent investigations showed that only a limited volume of suitable fill material was available at a prohibitively expensive cost. The design of the sporting field was then modified by lowering the finished surface level by approximately 500mm to reduce the fill volume needed to balance the cut volume available. This redesign, requiring a further modification to the DA.

In removing the unsuitable grey silt material, it was initially stockpiled on site until a suitable disposal option could be determined. This disposal option was ultimately identified at the Albury Waste Management Centre (AWMC) and a price negotiated with contractors. The grey silt material could not be disposed of onsite because the volume involved would have limited the future use of the Lavington Sports Ground site.

In addition to the unsuitable grey silt material, the other significant latent condition associated with the bulk earthworks operations was the discovery of rippable rock in the deeper areas of cut. The additional work and construction resources to break it down to a smaller particle size could not be avoided.

The latent conditions associated with the bulk earthworks operations for the Lavington Sports Ground development can be summarised as follows:

- only 38% of the cut material recovered onsite was suitable for use as fill material;
- an additional 19% of the cut material recovered onsite was suitable for use only after additional work and construction resources were utilised to modify it; and
- the remaining 43% of the cut material recovered on site was unsuitable for use.

It is clear that the scope of the bulk earthworks as designed did not take into account the significant volume of unsuitable material encountered and as such this part of the Project could not be constructed as originally intended. The extra earthworks activities required to remove and dispose of the unsuitable grey silt (and the rejected fill) was clearly outside the scope of works under the construction contract and so a substantial variation to the works had to be negotiated by Council to account for this.

Given that at the time of discovery of the unsuitable fill material:

- construction contractors had a full complement of earthmoving resources working onsite;
- the true extent of the unsuitable grey silt material was unknown;
- the existence of rock within the cut area was unknown;
- the volume of extra cut material required was unknown; and
- the suitability of the material in the expanded area of cut (the subject of the first application to modify the DA whilst works were underway) was unknown.

The only reasonable option to undertake the excavation of the unsuitable material was to proceed on a cost-plus basis and once the volume of unsuitable material stockpiled onsite was known the subsequent disposal to the AWMC was negotiated with the construction company on a volume rate basis. The only other option available would have been to cease works until the site was reinvestigated and redesigned which would have involved substantial contractual penalties to Council in terms of both cost and delay on top of the existing costs.

Budget Update

The budget for the LSG redevelopment project as listed in the 2017/18 four-year delivery program was $9.203M (excluding GST), inclusive of $4.025M funding through the Federal Government's National Stronger Regions Funding (NSRF) program, $250,000 from the AFL and $20,000 from the Lavington Panthers Football/Netball Club. Expenditure prior to 2017/18 was $657,000 inclusive of progress design fees, DA fees, Pearsall Street Upgrade and project management fees.

The following table provides the budget detailing:

- a column with the current four-year delivery program against the remaining project elements;
- a column with proposed revised budget based on expenditure from 2017/18 against the proposed element increases;
- an additional $500,000 has been proposed in the 2018/19 draft budget to be allocated towards construction of the amenities building based on a different design. The tendered amount for the amenities building in November 2017 was $1.08M, the additional $500,000 allows for construction of a design more aligned with the original concept plan. The current concept proceeding to detailed design has been estimated at $1.3M.
- an additional $500,000 proposed to be allocated for the grandstand upgrades, based on cost estimates at this stage of up to $4M.

Project Component	Budget '000 $	Proposed Revised Budget '000 $	Change '000 $	Comments
Design, DA and contributions fees	849	1,087	238	Inclusive of design variations, allowance for additional design costs for amenities re-design and investigation and legal fees. Those costs specifically identified which relate to the unsuitable soil issue include additional design variations, DA and CC modifications and contractor fees($59,000).
Pearsall Street Upgrade	290	290	0	Project element completed
Excavation and Sporting field Development	2,464	5,700	3,236	Note additional $2.5M allocated in the December Review for 2017/18 financial year.
Amenities, Public toilet, Greenkeepers shed and electrical upgrade	1,630	2,130	500	Inclusive of $200,000 public toilet upgrade funds and an additional $500,000 for construction of the re-designed amenities building.
Grandstand Upgrades	3,470	3,970	500	Proposed additional $500,000 allowed for construction
Other (upgrades to existing, fencing etc)	340	340	0	
Project Management	160	160	0	
Totals	**9,203**	**13,677**	**4,474M**	

In addition to the above it is proposed in the Draft New Initiatives that $490,000 be included for the construction of the new Centaur Road car park, which will be the main access and car park for the new playing fields.

AlburyCity submitted an Expressions of Interest funding application for $3.6M to the NSW Regional Sports Infrastructure program in December 2017 for Stage 3 of the LSG Redevelopment which includes approximately $500,000 for part of the grandstand upgrades. Council were notified on the 14 March that their application has proceeded to the second stage of the application process which requires the submission of a full application. Should this application be successful, AlburyCity's financial contribution to the grandstand upgrade component would be reduced by $500,000. Aside from current committed funds, AlburyCity is not required to commit any further funding for this Stage 3 application. Notification of progression to short listing was provided on the 14 March 2018 and staff will proceed to completing a full application by the 4 May 2018.

Timelines and Scheduling

The unsuitable soil issue has delayed the construction of the additional sporting field and critically the timing of planting the couch grass surface which was originally planned to commence from December 2017.

The delays mean the drainage, irrigation and sporting field base will be completed ready for the planting of the grass surface in May 2018. Based on achieving the best couch grass surface, line planting of couch grass will occur in November 2018 ready for use in mid-January 2019.

The sporting field lighting and electrical upgrade works previously included in the Amenities Pavilion & Stores tender is to be separately tendered along with additional electrical upgrade items once approved by Essential Energy. It is anticipated that these works will be awarded post the Council meeting of 25 June 2018.

Current advice provided by Teilion Architects with regards to the status of tender documentation for the current remaining building elements of the Project are:

- Final tender documentation for the Grandstand – Options A & B (as currently documented) - 1 July 2018;
- Final tender documentation for revised Amenities Pavilion & Stores – Option A (as currently documented) - 1 July 2018; and
- Centaur Road car park – 1 July 2018.

These current commitment dates allow Council to apply for Construction Certificates and to proceed with a combined tender for the Amenities Pavilion & Stores and Grandstand with an anticipated awarded contract at the end of October 2018, post the Council meeting of 22 October 2018.

It is projected that the construction timeframe for this proposed combined tender would be approximately 12 months.

Events and usage

With the anticipated commencement of the grandstand extension not commencing until October, there will be little impact to user groups and bookings at the main oval for the 2018 winter season.

The full impact to user groups will be finalised when construction tenders are awarded, however expected impacts are:

- 2018/19 cricket season - with the removal of the existing cricket training nets in November 2018 and the new cricket nets on the No. 2 ground not being available until at least mid-January 2019 once the couch grass coverage has established, there will be some disruption to cricket training. Alternate cricket training nets can be provided off-site for this period.
- 2019 football season - the full extent of the impact on the main ground and facilities is to be ascertained at or around the awarding of the grandstand construction contract, however it is expected that during construction the majority of the existing grandstand and facilities will still be available and temporary coach’s boxes and interchange benches can be established on the southern side of the ground to minimise the impact. It is not planned to bid for any major events during 2018 and until the end of 2019. However, staff will continue to work towards a calendar of events from 2020 onwards.

Funding Agreement

As part of AlburyCity's Funding Agreement with the Federal Government's Department of Infrastructure for its $4.025M contribution to the Project, 11 progress reports need to be made during the project timeframe to March 2019, with the last seven of these reports including funding payment claims.

In the last two progress claims submitted to the Department of Infrastructure the issues associated with the unsuitable soil, subsequent budget overruns and project delays have been reported with exact details to be confirmed when available. As a result, further discussion has taken place with the Department and subsequently AlburyCity has submitted a variation request form. A revised funding agreement is being re-negotiated based on the proposed new project schedules. The last report and funding payment claim can only be made if the Project is fully operational and complete by December 2019.

Business Plan Update

A business plan for the Lavington Sports Ground precinct Business Plan is being developed and it is proposed a draft plan will be presented to Council in the coming months. The Business Plan will cover but not be limited to the following:

- management and operations, including management, hiring and use of the function facility;
- maintenance levels and coordination;
- usage, bookings and hiring of the facility;
- detail on potential further events;
- lease and licence agreements;
- fees and charges;
- food and beverage operations; and
- commercial opportunities.

In addition to the above, $30,000 has been identified as a strategic project in the 2018/19 Draft New Initiatives for the development of a branding and marketing strategy.

Council Resolution - Lavington Sports Ground Redevelopment

The Council resolution from Council's meeting of 26 February, 2018, and specific answers to the resolution questions are as follows:

That Council notes with concern the unforeseen increase in the budget for the Lavington Sports Oval redevelopment project;

1. *That the General Manager is to present a report to the March meeting of Council which is to address the following issues:*

    a) What event or events have led to the unforeseen increase in the budget for this project?

    Predominantly the event that has led to the unforeseen increase in the budget for this project has been the discovery of; the stockpiling of; the movement on site and the removal off site of unsuitable soil on the site in the area of the new sporting field. There has also been additional design costs and excavation works in lowering the construction site as well as endeavouring to locate and obtain suitable fill material.

The extra cost for the excavation and new sporting field development contract is in excess of $3.2M of which approximately $3.1M is directly attributed to the unsuitable soil and management of it, whilst a further $59,000 has been paid for additional design work to lower the additional playing fields and the obtaining of Construction Certificate variations for extending the excavation area as well as seeking further expert advice.

b) Who was responsible for the events or events occurring?

A full investigation is taking place into the events associated with the budget increase for this project. Further detail in regards to this investigation is included in a confidential report which forms part of the agenda for this Council meeting.

c) Were contractual arrangements deficient in any way?

Contractual arrangements are being reviewed as part of the above investigation. Further detail in regards to this investigation is included in a confidential report which forms part of the agenda for this Council meeting.

d) When did Council staff first become aware of the event or events with the project which have led to these unforeseen increases in the budget?

Council staff were first made aware of some unsuitable material being on site in late August 2017. Initial contract variations of approximately $260,000 related to the unsuitable soil were approved in mid-September 2017. The requirement for DA modifications and approval for such, combined with stockpiling of unsuitable material onsite meant that full excavation works did not commence again until late October 2017. It became apparent in November 2017 that large amounts of unsuitable material existed throughout the entire site. Variations costs associated with this issue were projected to be over $1M at the time of the October 2017 variation claim, and potentially closer to $2M by the end of November 2017. Following investigation of the options available the issue was reported to an open Councillor workshop on 20 November with a follow up media release on 22 November.

e) What processes have been put in place to ensure that such an event or events cannot reoccur on other projects?

For major projects a range of processes are in place to ensure appropriate project management is practised. These processes (including procurement practices) are constantly being analysed and improved by Council staff. There are ongoing investigations into all aspects of this Project and the actions which should be undertaken in the future to ensure that these (or similar) events do not reoccur on other projects.

f) Is there any scope for Council to pursue any party to attempt to recoup any part of the additional money which will have to be expended on this project?

A full investigation has been ongoing since November 2017 into the events associated with the budget increase for this Project. Further detail in regards to this investigation is included in a confidential report which forms part of the agenda for this Council meeting.

2. The report is to be presented in open Council and each point above addressed separately. If the answers raise confidential details these may be redacted and reported on in a separate

confidential annex but as far as is possible the points raised are to be reported on in open Council.

Risk

Business Risk – The financial impact of the variations to this project will be offset with other identified savings in projects across the organisation at the quarterly reviews.

Corporate Risk – Significant cost variations in a major project need to be well communicated to the community and other stakeholders, ensuring that clarity is provided regarding the causes and actions taken to address the issue. It is also important that all stakeholders are provided updates in relation to the progress of this project to assist with their own planning in relation to the facility.

Delivery Program Risk – As a result of the latent conditions associated with the excavation of the site for the additional sportsfield, the timelines for the delivery of this project has been extended by at least six months.

Community Engagement

Two separate media releases (22 November 2017 and 8 February 2018) have been issued with details of the unsuitable soil issues and subsequent construction budget variations.

Consultation on the progress of the project has taken place with stakeholders, with further detail to be provided to stakeholders once the project scheduling and timeframes have been confirmed. This consultation will include the continued coordination of alternative arrangements for any user groups impacted by the development.

Options

The options available to Council include that Council:

1. Receive and note the report; or
2. Seek further information in relation to the Lavington Sports Ground redevelopment.

Conclusion

At the October 2016 meeting, Council resolved to award the contract for the provision of professional services for the detailed design, estimate of costs and development of construction documentation and specifications for the delivery of the LSG redevelopment to Teilion Architects. This was the first of several tenders planned in a staged process in order to deliver the entire redevelopment project within the scheduled completion date of March/April 2019.

The construction of the new sporting fields was awarded to Depan Group Pty Ltd with works commencing in August 2017. Work on this component has unfortunately been impacted due to the discovery of a large quantity of unsuitable soil on site resulting in $3.2M in variations through the excavation stage and delaying this stage of the redevelopment by at least six months.

The next stage of the project is the construction of the new amenities building, public toilets, groundskeeper shed, cricket store room, electrical upgrades and main grandstand upgrade. These works are now progressing to the detailed design phase followed by a Request for Tender process.

Council also resolved at its 26 February 2018 meeting, amongst other things, that a report to the March meeting of Council be provided specifically to address a number of issues.

This report has provided updates into the LSG Redevelopment budget, timing, construction scheduling, the subsequent re-negotiating of the funding agreement, impact on usage and events of the facility and business plan development. In addition, this report also specifically answers to the extent possible the issues raised in the February resolution of Council.

Recommendation

That Council:

a. Receive and note the contents of this report.

CM16. DELEGATES REPORTS FOR NOTING

CM16.1. NSW Water Reform Report

DATE 13 March 2018

CONFIDENTIAL No

FURTHER ENQUIRIES TO Cr David Thurley **PHONE** 0419 510 274

On Tuesday 13th March I attended a four-hour presentation for the launch of the Water Reform Action Plan. The NSW Minister for Water Niall Blair launched the proceedings acknowledging that the Matthews Report had highlighted fundamental failures in the public administration of water management in NSW. Nothing short of a total rebuild of the compliance and enforcement functions was required if community trust and social licence were to be restored.

The first step in this action plan commenced in November 2017 when the NSW Parliament passed the Natural Resources Access Regulator Act 2017 which set in place the legislative framework for a new independent regulator. Earlier this year the Hon. Craig Knowles was appointed Chair of this body which will have a Board of 3 independent members. NRAR has signed an MOU with the MDBA to enable them to work together to deal with the multi-jurisdictional issues that will arise.

The action plan was introduced by Charlie Dowsett Executive Director Water in the Department of Industry and 4 papers were presented.

1. Water take measurement and metering
   The default position will be no meter, no pumping, however the discussion paper looks at the practicality and usefulness of such a blanket rule. At present 95% of the water used is taken by 50% of the licensed users. It is likely that the metering requirements will be based on volumes and the risk to the river/stream. But where meters are required they will have to be accurate, properly maintained and have data logging and telemetry capability. Log books will be phased out.

2. Better management of environmental water
   An inter-agency working group was formed in February 2018 to advise on better ways to manage environmental water. This has been the subject of improper and perhaps illegal behaviour and will be the focus of strong enforcement. At times, environmental water has been left in or released upstream and a downstream user has taken the water because the river flow has triggered a threshold at which water could be taken. Individual daily extraction limits will be strictly enforced.
   This measure is seeking to achieve four major outcomes:

   a. breaking extended cease-to-flow periods of 50 days at Bourke and 100 days at Wilcannia which are critical ecological thresholds
   b. whole-of-river connectivity – low flow connectivity is important for fish and invertebrate populations and maintaining water quality;

c. flushing flows – pulses of approximately 2,000 ML/d are important for spawning and migration of fish and the movement of salt out of the system;
d. protection of environmental water – to achieve ecological outcomes between river systems and in unregulated rivers such as the Barwon-Darling.

3. Transparency measures
There will be a public register of water information (who has licenses, for what quantity, etc), public notification of when it is permissible to take water and the publication of all compliance and enforcement measures except in cases where this may jeopardise a successful prosecution.

4. Implementing the NSW floodplain harvesting policy
This is probably the major area where the public has lost confidence and the aim here is to develop better rules. One option is that rainfall run-off will be recorded and offset against the user's allocations rather than being free extra water. This would be done using hydrologic models and calculations and would probably have to be location specific to take account of unique features of each small catchment. There are a number of technical challenges including the measurement of storage volumes. It has been trialled on the Gwydir and Border rivers

In my opinion, this was the best piece of government consultation I have been involved in. The final paper and decisions following the consultation meetings across the Basin will show how well they have achieved the aims of the review.

Submissions are invited until 15th April 2018 via the following mechanisms:

www.haveyoursay.nsw.gov.au

water.reform@industry.nsw.gov.au

www.industry.nsw.gov.au/water-reform/consultation

Water Renewal Task Force, Department of Industry, GPO Box 5477, Sydney NSW 2001

Recommendation

That Council receive and note the contents of this report.

CM17. NOTICE OF URGENT BUSINESS

CM18. CONFIDENTIAL MATTERS

CM18.1. Lavington Sports Ground Unsuitable Soil Update

CONFIDENTIAL MATTERS

ITEM NO.	NAME OF REPORT & REASON FOR CONFIDENTIALITY
CM18.1	**Lavington Sports Ground Unsuitable Soil Update** *Local Government Act 1993 No. 30 Section 10A (2) (g)* *Confidential Item, exclusive of press or public on the grounds that the matter relates to advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.*
CM18.2	**Strategic Land Acquisition – Part Lot 27 DP1014850** *Local Government Act 1993 No. 30 Section 10A (2) (d) (i) (ii)* *Commercial information of a confidential nature that would, if disclosed:* *(i) Prejudice the commercial position of the person who supplied it, or* *(ii) confer a commercial advantage on a competitor of the council.*

CM18.1 Lavington Sports Ground Unsuitable Soil Update

Confidential Item, exclusive of press or public on the grounds that the matter relates to advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

Local Government Act 1993 No. 30 Section 10A (2) (g)

CM18.2. Strategic Land Acquisition – Part Lot 27 DP1014850

Confidential Item, exclusive of press or public on the grounds that the matter relates to:

Commercial information of a confidential nature that would, if disclosed:

(i) Prejudice the commercial position of the person who supplied it, or
(ii) confer a commercial advantage on a competitor of the council

Local Government Act 1993 No. 30 Section 10A (2) (d) (i) (ii)