

Snowy Valleys Council



SNOWY VALLEYS EXTRAORDINARY COUNCIL MEETING BUSINESS PAPER 25 JANUARY 2018

THE MEETING WILL BE HELD AT 2.00PM
IN THE SNOWY VALLEYS COUNCIL CHAMBERS, 76 CAPPER STREET, TUMUT

Disclosure of Pecuniary Interests at meetings

- Item from Bluett Local Government Handbook

[14.125] A Councillor or a Council Committee member who has a pecuniary interest in any matter with which the council is concerned, and who is present at a meeting of the council or committee at which the matter is being considered, must disclose the nature of the interest to the meeting as soon as practicable. The person must not be present at, or in the sight of, the meeting either at any time during which the matter is being considered or discussed or at any time during which a vote is being taken on any question relating to the matter (s 451). A Councillor who has declared a pecuniary interest in a matter before the council but has withdrawn from the meeting because of that declaration is not counted in considering whether the meeting is quorate for that matter.

Disclosure of Political Donations and Gifts

The Environmental Planning and Assessment Act 1979 places obligations on Councillors, staff, applicants and any person who makes a public submission, to disclose information relating to political donations and gifts during the environmental plan making or development assessment process.

Furthermore, for each planning decision made at a Council or Committee Meeting, the names of Councillors who supported the decision and those that oppose the decision must be recorded.

The fact that political donations or gifts have been made by applicants / proponents of a planning application should not affect whether an application is approved or refused. Political donations or gifts should not be relevant in making a determination. The matter should be determined on its merits. Nor do they provide grounds for challenging the determination of any applications.

For further information, visit www.planning.nsw.gov.au/donations

Public Recording of Meetings prohibited without Council authority

A person may use any recording device, including audio and visual recording and any device capable of recording speech, to record the proceedings of a meeting of a council or a committee of a council only by the resolution of the council or committee.

A person may, be expelled from a meeting of a council or a committee of a council or using or having used a tape recorder without consent.

Photography

Flash photography is not permitted at a meeting of the Council or a Committee of the council without the consent of the General Manager.

Public Forum (extract from the Code of Meeting Practice)

a) All prospective public forum speakers must advise the General Manager of their wish to address Council by the Monday prior to a Council meeting.

They must also provide a verbal or written précis of the subject matter at that time.

b) The public forum section shall only operate for a period of thirty (30) minutes immediately after apologies have been formally received.

c) Preference shall be given to addressees who wish to speak to any item before Council at that particular meeting.

d) The maximum time allowed for each speaker will be 5 minutes.

e) Not more than two members of a group may speak.

f) All persons addressing the meeting shall speak to the Chair.

g) The Chairperson may curtail the public participation where the information being presented is considered repetitive or irrelevant.

h) Councillors may ask questions of the person/s addressing Council only if so approved by the Chair.

i) Councillors will not enter into general debate with the speakers.

j) The Mayor is to approve of variations to this procedure in urgent / compelling circumstances.

k) All people / organisations who wish to address Council be made aware of the above condition.



Thursday 25 January 2018
Snowy Valleys Council Chambers
76 Capper Street, Tumut
2.00pm

EXTRAORDINARY AGENDA

1. OPENING OF MEETING

2. APOLOGIES AND LEAVE OF ABSENCE

3. DECLARATIONS OF PECUNIARY INTEREST

Pursuant to Section 451 of the Local Government Act (1993), Councillors are required to declare any direct or indirect pecuniary interest in any matters being considered by Council.

4. ADMISSION OF LATE REPORTS

5. GOVERNANCE AND FINANCIAL REPORTS

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8. MEETING CLOSURE

5. GOVERNANCE AND FINANCIAL REPORTS

5.1 STATEMENT OF INVESTMENTS AS AT 31 DECEMBER 2017

Author: SARAH PENTLAND

Responsible Manager: ROBYN HARVEY

Purpose of Report:

Following is the Statement of Investments held as at 31 December 2017. The investments listed have been made in accordance with the Local Government Act (1993), the regulations and Council's policy.

Recommendation:

That Council receive the Statement of Investments as at 31 December 2017.

Report:

In accordance with Clause 212 of the Local Government (General) Regulation 2005, a monthly report is required to be submitted to Council detailing all investments of Council.

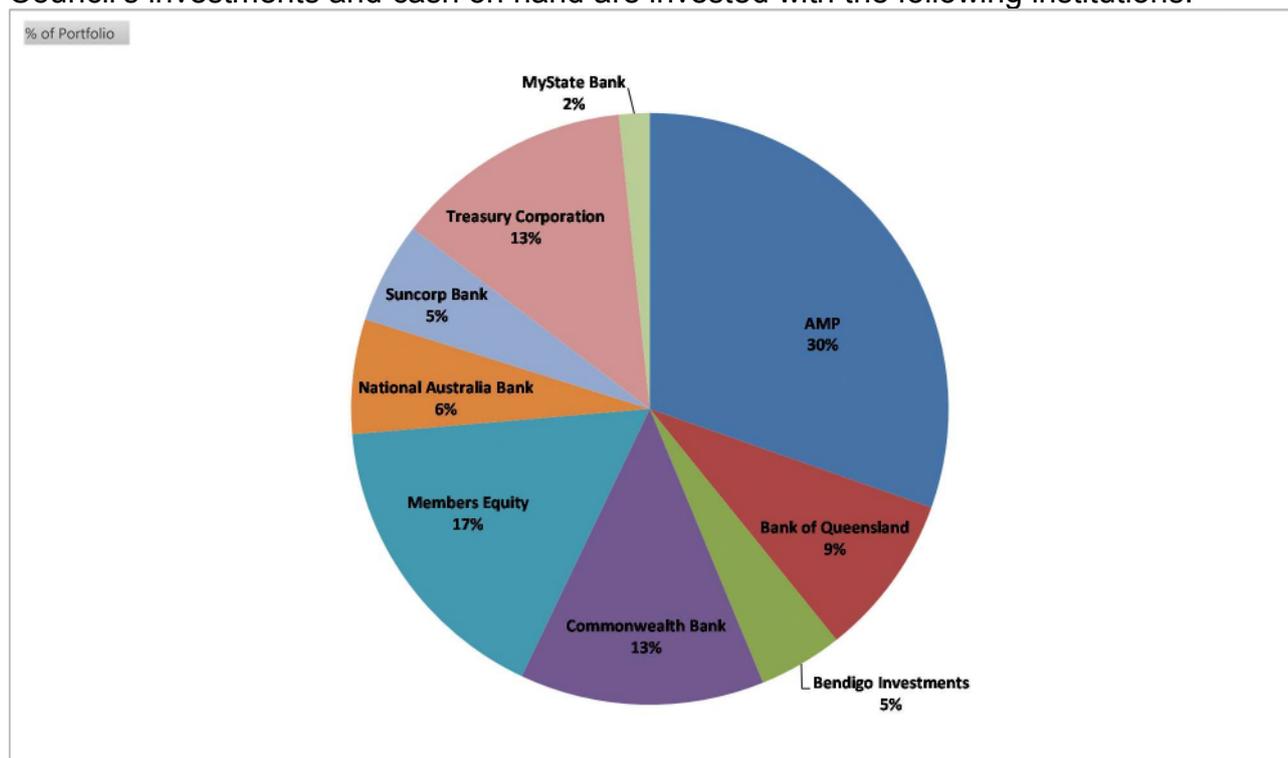
Cash & 11am at call Accounts	Branch	Balance Invested \$	Investment Date	Interest Rate%	% of Total Portfolio	% of Category	Rating
Treasury Corporation	SCF - CF	515,694	At Call	1.40%	1.1%	4.5%	Treas
Commonwealth Bank	IWD	1,386,041	IWD Gen	1.40%	3.1%	12.1%	A-1+
AMP	IWD	1,506,325	IWD BSA	2.05%	3.3%	13.1%	A-1+
Commonwealth Bank	IWD	1,194	IWD BOS	1.50%	0.0%	0.0%	A-1+
AMP	IWD	2,000,000	At Call	2.20%	4.4%	17.4%	A-1
National Australia Bank	Tumbarumba	933,961	W/Acct	2.05%	2.1%	8.1%	A-1+
Treasury Corporation	SCF - SCF	1,033,136	At Call	2.20%	2.3%	9.0%	Treas
Commonwealth Bank	Tumut	1,541,302	W/Acct	1.40%	3.4%	13.4%	A-1+
Commonwealth Bank	IF- 3 & 4	122,324	At Call (BOS)	1.50%	0.3%	1.1%	A-1+
Commonwealth Bank	SCF-6	572,453	At Call (BOS)	1.50%	1.3%	5.0%	A-1+
Commonwealth Bank	Tumut	1,867,513	At Call (BOS)	1.50%	4.1%	16.3%	A-1+
Sub Total Cash & Call Accounts		11,479,942			25.4%	100.0%	

Term Deposits & Commercial Bills	Balance Invested \$	Investment Date	Interest Rate%	Maturity Date	% of Portfolio	% of Category	Rating
Members Equity	2,500,000	29/06/2017	2.95%	9/01/2018	5.5%	7.4%	A-2
AMP	2,000,000	5/04/2017	2.95%	9/01/2018	4.4%	5.9%	A-1
AMP	1,000,000	17/07/2017	2.50%	19/01/2018	2.2%	3.0%	A-1
AMP	750,000	28/08/2017	2.60%	25/02/2018	1.7%	2.2%	A-1
Bank of Queensland	500,000	8/03/2017	2.65%	8/03/2018	1.1%	1.5%	A-2
Bank of Queensland	500,000	29/09/2017	2.60%	29/03/2018	1.1%	1.5%	A-2
Suncorp Bank	2,500,000	19/04/2017	2.60%	19/04/2018	5.5%	7.4%	A-1
AMP	1,000,000	20/07/2017	2.80%	20/04/2018	2.2%	3.0%	A-1
Bank of Queensland	2,000,000	23/11/2017	2.60%	23/05/2018	4.4%	5.9%	A-2
Members Equity	1,000,000	24/11/2017	2.60%	23/05/2018	2.2%	3.0%	A-2
AMP	750,000	24/05/2017	2.60%	24/05/2018	1.7%	2.2%	A-1
National Australia Bank	401,022	28/06/2017	2.40%	28/06/2018	0.9%	1.2%	A-1+
Bendigo Investments	1,029,500	12/07/2017	2.75%	12/07/2018	2.3%	3.1%	A-2
Bendigo Investments	1,029,500	12/07/2017	2.75%	12/07/2018	2.3%	3.1%	A-2
Members Equity	1,500,000	18/07/2017	2.65%	15/01/2018	3.3%	4.4%	A-2
National Australia Bank	750,000	20/09/2017	2.64%	20/08/2018	1.7%	2.2%	A-1+
Members Equity	750,000	29/08/2017	2.60%	29/08/2018	1.7%	2.2%	A-2
Members Equity	750,000	29/08/2017	2.60%	29/08/2018	1.7%	2.2%	A-2
National Australia Bank	750,000	4/10/2017	2.63%	4/09/2018	1.7%	2.2%	A-1+
Bank of Queensland	1,000,000	5/12/2017	2.60%	5/09/2018	2.2%	3.0%	A-2
MyState Bank	750,000	13/12/2017	2.65%	10/09/2018	1.7%	2.2%	A-2
AMP	1,000,000	18/12/2017	2.40%	18/09/2018	2.2%	3.0%	A-1
AMP	2,000,000	19/09/2017	2.60%	19/09/2018	4.4%	5.9%	A-1
AMP	500,000	25/09/2017	2.60%	25/09/2018	1.1%	1.5%	A-1
AMP	750,000	27/09/2017	2.60%	27/09/2018	1.7%	2.2%	A-1
AMP	500,000	3/10/2017	2.60%	3/10/2018	1.1%	1.5%	A-1
Members Equity	1,000,000	28/11/2017	2.61%	28/05/2018	2.2%	3.0%	A-2
Treasury Corporation	2,194,817	30/09/2016	1.19%	At Call LT	4.9%	6.5%	Treas
Treasury Corporation	2,098,080	30/09/2016	0.56%	At Call MT	4.6%	6.2%	Treas
Sub Total Term Deposits & Bills	33,252,919		2.51%		73.5%	98.5%	
Floating Rate Notes	Balance Invested \$	Investment Date	Interest Rate%	Maturity Date	% of Portfolio	% of Category	
Commonwealth Bank	500,000	1/08/15	2.74%	1/08/18	1.1%	1.5%	A-1+
Sub Total Term Deposits & Bills	500,000		2.74%		1.1%	1.5%	
Total Cash & Invested Funds	45,232,861		2.52%		100%	100%	

During the month of December, several investments reached maturity.

- Bank of Queensland investment of \$1 million, was reinvested for a further 9 months @ 2.60%.
- AMP investment of \$750,000, was closed due to low interest rate offered.
- New investment with MyState Bank of \$750,000, was opened for 9 months @ 2.65%.
- AMP investment of \$1 million, was reinvested for a further 9 months @ 2.40%
- Defence Bank investment of \$1 million, was closed due to cash flow purposes.

Council's investments and cash on hand are invested with the following institutions.



Due to the higher interest rate provided by AMP, investments have exceeded the limit by 30% exposure to one particular financial institution as per our investment policy by 0.4%. This has been rectified in January.

It is hereby certified that the above investments have been made in accordance with Section 625 of the Local Government Act 1993 and the regulations thereunder, and in accordance with the Snowy Valleys Council Investment Policy.

Options

Nil

Budget Implications:

Nil

Legal/Statutory Implications:

Clause 212 of the Local Government (General) Regulations 2005.

Risk Management - Business Risk:

Nil

Risk Management - WHS and Public Risk:

Nil

Council Seal:

Nil

Attachments

Nil

6. MANAGEMENT REPORTS

6.1 LOCAL GOVERNMENT NSW ANNUAL CONFERENCE 2017

Author: MATTHEW HYDE

Responsible Manager: MATTHEW HYDE

Purpose of Report:

This report provides brief information on the information received at the Local Government Shires annual conference as required under Section 8 of the Payment of Expense.

Recommendation:

That Council receive the information from the Councillors and General Manager on the 2017 NSW Local Government Conference.

Report:

The writers have attached the conference agenda and the conference resolutions. The attendees would be happy to provide further clarification on any details not covered in this report.

The conference was definitely a success in providing Councillors and the General Manager with up to date information on funding programs, infrastructure options, business systems and case studies. Information from the Minister for Local Government The Hon Gabrielle Upton and the Minister for Roads, Maritime and Freight The Hon Melinda Pavey gave insight into their portfolios and how they would like to continue to work with Local Government. The unofficial business of networking with other Councils and learning from their successes and difficulties was most beneficial, especially some of the inspirational success stories. The writers cover several of the presentations of interest briefly as follows:

Coming together post-amalgamation

This was an interesting account of the successes and learnings of the amalgamation process from a large regional Council to a small Council. The accounts came from Cr Dave West - Mayor of MidCoast Council, Peter Tegart – CEO Queanbeyan Palerang Regional Council, Gail Connolly – General Manager of Georges River Council and Mike Eden – former Administrator of Federation Council. It was interesting to see the difference between the successes of a higher risk “big bang” approach to a conservative “gentle as we go” approach.

Elected life and good governance – building your capabilities

A presentation on the Local Government Capability Framework was very important and gave some ideas worthy of consideration by Snowy Valleys Council. The framework provides a mechanism to assist individuals and teams working together and outlines a possible individual development program following a questionnaire response. The framework covers personal attributes, relationships, results, resources and civic

leadership. Councillors should have all received a login to the portal for PD in a box which provides further information.

Consideration of Conference Business – motions for consideration

A full list of the resolutions of the conference are attached however some of the topics noteworthy for Snowy Valleys includes:

- Private Certification – greater scrutiny over registration, penalties, compensation for building owners incorrectly advised;
- Contributions from logging operations towards maintenance of roads in areas they are currently operating;
- Review of the Natural Disaster Relief and Recovery arrangements to ensure NSW local governments have a guideline that maximizes their ability to support community recovery;
- Review of the scope and cost of annual audits for Local Government;
- That the insurance industry setup a mechanism to ensure a portion of funds is protected to ensure the demolition of burnt out houses;
- That the State Government advocate for a more equitable methodology for distribution of the Financial Assistance Grants;
- That the State Government increase the rate peg to a minimum of 3% per annum;
- That the NSW Public Libraries association develop a strategic partnership to increase awareness about the role public libraries play in outcomes in local communities and improve funding to Libraries;
- That the state appoint a dedicated Minister for Youth Affairs;
- That the state increase weed control funding to weed authorities;
- That the state effectively manage the issue of kangaroo numbers near road and water networks particularly where communities interface with National Parks;
- That the NSW Minister for Environment act on banning the use of single use plastic bags in NSW;
- That the NSW government address the current failures in the recycled products market;
- That a submission be made to the NSW Electoral Commission to address the issues experienced leading up to and experience in the September 2017 local government elections;
- That the NSW Government be requested to reform the procedures in relation to the Code of Conduct complaints against a Councillor by the creation of an independent watchdog;
- That a dedicated Minister for Local Government be appointed without the distraction of any other portfolio issues;
- That NSW government stop charging local councils commercial rates for Crown Land for Council purposes where there is a significant benefit to the community

Address from The Hon Gabrielle Upton MP – Minister for Local Government

Minister Upton spoke about strengthening local government to collectively serve communities better and providing for partnerships in quality services and infrastructure provision. The Minister focused on the integrity reforms implemented recently such as those regarding disclosures, draft model code of conduct, code of meeting practice, guidelines for induction of Councillors, dealing with the infrastructure backlog, financial sustainability and collaboration being strengthened through “return and earn” scheme and Joint Organisations.

Keynote speaker Dr Jonathan Carr-West – Chief Executive, Local Government Information Unit UK – Transforming Local Government

Dr Carr-West provided an inspirational outlook on local government working as a network rather than an institution. He indicated that this was important due to a collapse of trust against institutions where mostly the truth can be controlled by emotions rather than facts. Transformational change to reform trust can be delivered by reforming the narrative, prioritising aspirations, incentivising behavioural change, and participation and dialogue with communities. Reform in Local Government in the UK has demonstrated savings by rationalising assets, smarter commissioning of projects, devolving upwards, and rethinking how to deliver services.

Address from The Hon Peter Primrose MLC – Shadow Minister Local Government

The Shadow Minister provided information that may be useful in assessing the impact of current changes in Local Government. In particular his focus was on Joint Organisations, IPART rating review, Library Funding, Constitutional recognition, and cost shifting. Unfortunately the Minister was unavailable for questions however the Mayor and General Manager had the opportunity to meet with the Minister later in the day and discussed issues of concern.

Address from The Hon Melinda Pavey – Minister for Roads, Maritime and Freight

Minister Pavey's address was an informed and direct message to Local Government that she wanted to form partnerships to deliver to our communities. She requested Local Governments to pay particular attention to the Draft Future Transport Strategy, and the Draft Freight Strategy. She indicated that 2 out of 3 fatalities were on local government roads where only 1/3 of the population lives and a collaborative effort was needed to improve the statistics. The Mayor and Deputy Mayor were able to meet with the Minister who is interested in a submission from Snowy Valleys Council regarding rail alternatives to reduce Heavy Vehicles movements on our busy road network.

Address from Stuart Reeve – Managing Director, Micromex Research and Consulting on Community Perceptions in Local Government

Mr Reeve presented information from his research and noted communities assess success on performance, vision and values. He indicated that 75% of respondents had trust in local government noting the following:

- 75% people feel local government is best placed to make local decisions;
- 82% of residents are satisfied with their Local Governments performance
- 6% were not satisfied with Local Governments Performance;
- The importance of Local Government Service provision is growing over time;
- Younger people are more prepared to pay for services
 - 73% for infrastructure
 - 74 % for services and facilities
- Local Government can improve community satisfaction through improved communication and engagement, responsiveness and participation in decision making;

People and Communications Session

Councillors Cate Cross and Cor Smit attended this session which was very informative. A presentation from Red Cross by Jody Broun, Director NSW/ACT, on Disaster Preparedness highlighted the need for Councils to be prepared and resilient in the event of natural disasters occurring. The importance of communication throughout the organisation and out to the community is key.

Shabnam Bhana, Community Development Worker, Liverpool City Council, eloquently described strategies in use to bring refugees into the services provided by Council and community services through outreach programs, and providing a safe and welcoming environment in which to air concerns and obtain assistance.

Mayor Greg Conkey from Wagga City Council spoke passionately of the successes they have had with refugee resettlement for over 20 years. Community involvement was a key factor through service clubs and churches etc. There are currently over 2000 refugees resettled in the Wagga Community and the Fusion Festival, designed to showcase the vibrant diversity of refugee communities, held last October was a huge success with over 15000 people attending.

Mary Barry, Chief Executive Officer of Our Watch on the national framework for preventing violence against women and families highlighted the issue of violence against women and the need for everyone in the community to be proactive in prevention strategies, and the place of local councils of promoting awareness in this campaign.

Mary Barry is the CEO of Victoria's approach to DV, Our Watch. Information about this program is available on their website www.ourwatch.org.au. She highlighted the statistics that police are called out every 2 minutes to a DV situation and that 95% of violent crime is committed by men. She commented that such programs as slip, slop, slap and drink driving have been very successful in changing behaviours and that the same process could be adopted for tackling DV. Their organisation has developed a framework to stop violence and they have also developed a DVD. Copy – Attachment #3.

Options

Council may wish to make some action resolutions from some of the information gained and the General Manager will look into providing reports that provide specific details that make the information relevant to the Snowy Valleys Council should this be of interest. Many issues are currently underway from the information gained at the conference.

Budget Implications:

The budget sufficiently covers the cost of attendance at the conference.

Legal/Statutory Implications:

N/A

Risk Management - Business Risk:

Information provided at sessions and discussions with other Council enabled better evaluation of real life implementation and issues faced by others and how they were able to mitigate against risks.

Risk Management - WHS and Public Risk:

N/A

Council Seal:

No

Attachments

- 1 Agenda and Resolutions LGNSW 2017 Conference (under separate cover)
- 2 Our Watch - Ten actions to prevent violence against Women (under separate cover)

6. MANAGEMENT REPORTS

6.2 JOINT ORGANISATION OF COUNCILS

Author: MATTHEW HYDE

Responsible Manager: MATTHEW HYDE

Purpose of Report:

The State requires Councils to consider the new legislation about Joint Organisations (JO) of Council's and advise the state if and who Snowy Valleys Council wishes to join by February 2018 (Riverina Eastern Regional [REROC] Councils have been granted one month extension to March 2018). Councillors have attended information sessions run by the REROC, have consulted with other surrounding Councils and have had further discussions on the options available.

Recommendation:**That Council:**

- 1. consult with the Local Governments in the Riverina Murray planning areas about membership of the Joint Organisations on the basis of Snowy Valleys Council being included with a Joint Organisation including membership of the following Councils on the basis of communities of interest:**
 - a) Temora,
 - b) Coolamon,
 - c) Junee,
 - d) Wagga Wagga City,
 - e) Lockhart,
 - f) Greater Hume,
 - g) Cootamundra-Gundagai,
 - h) Goldenfields Water County Council, and
 - i) Riverina Water County Council.
- 2. Receive a report to the February or March 2018 meeting advising the outcomes of that consultation with an intention to make a final resolution on the matter.**

Report:

Joint Organisations are a new entity under the Local Government Act comprising member councils in regional NSW to provide a stronger voice for the communities they represent. Each Joint Organisation will comprise at least three member councils and align with one of the State's strategic growth planning regions. One of the member council's mayors will be elected chairperson and an Executive Officer may be appointed.

Snowy Valleys Council is currently in the Riverina Murray Planning Area with 19 other Councils as can be seen in Attachment 1. Should Council wish to participate outside of the planning area it may be permitted as an associate member.

Joint Organisations will provide a forum for councils, agencies and others to come together and focus on their regional priorities – the things that matter for that region. Joint Organisations will help drive the delivery of important regional projects – the infrastructure and services for local communities so it is important that Council can demonstrate the other members have a community of interest in common.

Joint Organisations may also provide councils with a more efficient way to deliver shared services for members and the region. Where member councils agree, they can choose to share a common approach to services such as information technology, water management services and community strategic planning. The NSW Government will provide \$3.3 million to support councils to establish Joint Organisations. This amount will be shared across all the JO's with a preference being given to those JO's that are the same as the planning areas.

The State believes the Joint Organisation model provides for greater certainty and continuity as well as recognising the unique differences in the many regions of NSW. While some ROCs have been effective, they have varied functions, membership, and governance structures which can make collaboration more difficult.

For Snowy Valleys Council and the former entities, REROC has served its purpose well and there may be some duplication of effort or need to determine the roles and responsibilities of each entity once the legislation has been further developed about the role of the JO. The writer believes it is important in the interim to continue with the good work currently being completed by REROC and re-evaluate this at a later date. The writer believes it makes sense to run with an existing organization to save time with the transition and also to join the most likely proposal of most of the Council's in the REROC area.

Council also resolved at the 23 November 2017 meeting:

M227/17 **RESOLVED** that the Snowy Valleys Council request to join the Canberra Region of Councils as an associate member.

Cr G Pritchard/Cr C Smit

Council has written to the Canberra Joint Organisation and each of the Council's included in the region to advise of this resolution. The writer expects to hear back from these Council's and the Canberra Joint Organisation prior to the future report to Council in February or March 2018.

Options

A few other options have been proposed by REROC and they are included as Attachment

1. In brief these are:

1. Expanded REROC JO – REROC Councils plus Albury City and Federation Councils.
2. REROC JO – including the current REROC Councils of Temora, Coolamon, Junee, Wagga Wagga, Lockhart, Greater Hume, Cootamundra-Gundagai, Goldenfields Water County Council, Riverina Water County Council & Snowy Valleys Council.
3. Riverina Murray JO – REROC and RAMROC Councils to form a single JO. RAMROC includes Councils of Albury, Balranald, Berrigan, Carrathool, Edward River, Federation, Greater Hume, Griffith, Hay, Leeton, Murray, Murrumbidgee, Narrandera, and Wentworth Councils.
4. North West Community Interest Corridor of Councils including:

- a) Wagga Wagga City
- b) Albury City
- c) Junee Shire
- d) Lockhart Shire
- e) Greater Hume Shire
- f) Cootamundra – Gundagai Regional

There are many alternative variations to the above groupings and it is likely that other Local Governments may request a differing group of Council's for a JO and the state may have to find a suitable methodology for final selection and implementation.

Discussions with some other Councils in the REROC area indicates a variety of options are likely to be selected by their Council. The only Council having already made a resolution that the writer is aware of is Greater Hume Shire Council and their resolution states:

“That Greater Hume Council advise REROC that it is supportive of a Joint Organisation based on the current REROC membership with the addition of Albury and Federation if it is the desire of those Councils or alternatively a REROC Joint Organisation based on the current REROC membership.”

The writer believes that an “In Principle” resolution on the current thoughts of Council that enables the Mayor and General Manager to go and have conversations with other Council's would assist in providing a more consistent and considered outcome for the Office of Local Government to implement. The final information received from this could then be considered at the February meeting and the following resolution with the relevant Council areas being inserted:

In accordance with Part 7 of Chapter 12 of the *Local Government Act 1993 (Act)*, the Snowy Valleys Council (Council) resolves:

1. 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.
2. To approve the inclusion of the Council's area in the Joint Organisation's area.
3. That the Joint Organisation be established to cover the Council's area and any one or more of the following council areas:
 - a) Wagga Wagga City
 - b) Albury City
 - c) Junee Shire
 - d) Lockhart Shire
 - e) Greater Hume Shire
 - f) Cootamundra-Gundagai Regional
4. That, on the expiry of a period of 28 days from the making of this resolution, the General Manager provide the Minister:
 - g) with a copy of this resolution including the date on which Council made this resolution, and
 - h) 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.

5. To also request to be an associate member of the JO that includes at least the Queanbeyan- Palarang Regional Council and Snowy Monaro Council.

Budget Implications:

The State will provide seed funding for the establishment of JO's that meet their requirements with the funding preferentially allocated to those that form a JO over all the Councils in the Planning Region. There has been no information about the ongoing funding of the Joint Organisations.

Legal/Statutory Implications:

The state are discouraging future changes to the membership of JO's by requiring the whole JO to disband and a new JO to be formed if one or more Council's want to leave or join another JO.

The state have provided wording for a resolution that has been assessed by the Crown lawyers and the writer has only made one variation to this and that is the point regarding associate membership.

Risk Management - Business Risk:

The risk of not participating in a JO is that funding opportunities will be lost without the support of a strategic planning and advocacy group.

There are opportunities to reduce risk through sharing strategies and knowledge and increasing economies of scale and commercial buying power. In particular, there will be productive synergies in economic development and tourism with neighbouring Councils through both the closer regional JO scenario and the associate membership to the Canberra JO.

Protocols will need to be established within the JO's about how the business considerations are assessed and resolved.

Risk Management - WHS and Public Risk:

N/A

Council Seal:

Nil

Attachments

- 1 Distribution of Councils and REROC Options paper for JO's (under separate cover)

6. MANAGEMENT REPORTS**6.3 POOL UPGRADE FEASIBILITY AND MULTI-PURPOSE SPORTS CENTRE**

Author: MATT CHRISTENSEN

Responsible Manager: MATTHEW HYDE

Purpose of Report:

To report to Council a feasibility study with regards to options to upgrade the Tumut and Adelong Pools with heating and enclosed structures.

Recommendation:**That Council:**

- 1. Receives the RMP & Associates report; RMP & Associates Feasibility Study for Snowy Valleys Council (revised December 2017)**
- 2. Advertise the RMP & Associates Feasibility Study for Snowy Valleys Council seeking public comment for a period of 28 Days**
- 3. Advertise and seek comment on the Facility and Design Group Architects Concept Plan of the Tumut Aquatic Centre for a period of 28 Days**
- 4. Following conclusion of the 28 Day public comment period, a report be brought back to Council detailing the public comment received**
- 5. Engage a suitably experienced consultancy firm to provide a feasibility study into the development of a Multi-Sports Centre facility in Tumut, including development of a scope of works and conceptual plans for public consultation**

Report:

There has been identified a need for Council to consider its future direction with regards to public swimming pools, particularly in regard to the previous consideration with regards to enclosing and heating the swimming pools of Tumut and Adelong.

RMP & Associates were engaged in mid-2017 to provide a feasibility study on the possibility of extending pools seasons across the council area, specifically:

- Modification of the current 50m pool at Tumut to extend the season;
- Capital cost of enclosing and heating Adelong Pool;
- Projection or recurrent costs of heating 25m enclosed and heated pools; and
- Analysis of population that may support indoor heated swimming pool at Tumut and Adelong

The following report provides a summary of the report findings:

Levels of Service – Pool Water Temperature

Temperature of the pool is a critical factor with regards to patronage, particularly the breadth of diversity of potential users to the facility. The recommended temperatures for differing uses are:

Lap Swimmers	23 - 24°C
Learn to Swim	26 - 30°C
General Recreation	26°C

Generally it can be expected that at the peak of the season that approximately 26°C can be achieved, being late December, January and early February. However the reliability of this temperature relies on atmospheric conditions for the weeks leading up to the peak. The shoulders of the season struggle to achieve 23°C and thus do not encourage a great diversity of patronage.

The feasibility report encourages Council to look at options to extend the season of all pools by investing in heating measures to bring about reliability to the water temperature to that of general recreation (26°C). In addition, this heating may allow the extension of swimming pool seasons for a further shoulder period at a somewhat lower temperature for lap swimming. It is reasonable to consider a new shoulder season of September and April as being possible, although the report notes it may be challenging to achieve due to atmospheric temperatures of these months.

In addition, it is recommended to investigate similar heating arrangements at the all other Council pools to achieve this level of service for the “core” pool season.

Tumut Pool

Amenities

The report notes the current amenities are no longer “fit-for-purpose” and recommends that any design of the amenities should be undertaken in conjunction with an overall masterplan to enable construction in the future for heating the existing 50m pool and construction of a 25m indoor pool and program pool with splash pad/pool.

Strong Community grant funding has been directed to the construction of the new amenities building to the value of \$1,008,000. It is prudent at this stage that the master plan in its entirety is both subject to community consultation, and subject to full engineering design, to ensure that future construction will not be compromised due to the construction of the amenities building alone.

Existing 50m Pool

The report recommends, if nothing else, that Council should investigate the heating of the 50m pool at Tumut to improve swimmer comfort during the current shoulder and peak season, with the potential to extend the season further. Gas boilers are suggested, and will come at a capital cost of approximately \$150,000 according to the report. Recurrent costs have not been indicated, and will need to be reviewed prior to a decision being made. It has been indicated in the report that whilst there will be an increase in patronage, there will not be an offset from revenue to cover the recurrent costs of the gas boiler operations.

Reducing the depth of the pool has been indicated as an expensive and not warranted exercise in the report; however consideration should be given if Council were to not pursue an indoor heated facility at the complex.

Enclosed and Heated Facility

To assist in the report, the consultant has undertaken a review of the previous concept plans for the amenities and heated pool complex, and has provided a new concept plan which is believed to be more amenable to future commercial opportunities with regards to the amenities building café and operationally more cost effective with regards to combining the splash pad, program pool and 25m pool together. This concept has been attached to this report for reference, and it should be noted, has not been to public consultation at this stage.

The estimated capital cost for the development of the facility has been estimated by the consultant to be \$5.95M. In considering this cost, it should be noted that the cost of the new amenities block is considered to be approximately \$1.2M excluding contingencies.

Ongoing operational costs of running an enclosed and heated facility have been estimated within the report. Projected operational costs have been indicated to increase by approximately \$518,000 per annum directly, with a further increase in depreciation and overheads estimated of \$101,000.

This is a substantial increase to the current operating budget of Council's pool, which is currently in excess of \$1.0M per annum.

Modelling provided in the report suggests that an expected increase in revenue would be expected, approximately \$553,000 per annum. This modelling is on the basis of paid entry into the pool and Council is currently in a trial period of free pool entry.

Adelong Pool

Enclosed and Heated Facility

Consideration of Adelong Pool has involved a review of the possibility to enclose and heat the pool as an alternative to Tumut Pool. It has been noted in the report that the costs of enclosing and heating the pool are likely to be significant. An opinion of capital costs with regards to the proposal is estimated to be \$3.64M to complete.

Whilst the estimate of construction cost is substantially cheaper than that of the Tumut indoor facility option, the report's author has indicated that there is not sufficient "core" population within the Adelong township for viability of an enclosed and heated complex at Adelong.

Existing Pool Complex

Similar to all pools within the Council area, the report recommends that consideration be given to provision of heating infrastructure to increase the temperature reliability and extend the shoulder of the swimming season. The report specifically references solar heating, but it should be recognised that to be effective, the solar panels in area, must equate to 1.5 times the total area of the pool to provide adequate heating to meet service levels of 26°C. This indicates that Council should investigate also the provision of gas heating to increase the reliability of the pool temperature across the peak season, and with a mind to extending the season in September and also April.

Khancoban Pool Complex

Whilst not addressed in depth, the report does note that there is a need to increase the water temperature of the newly constructed pool at Khancoban. Climatic conditions in Khancoban are a lot less favourable to maintain a consistent 26°C temperature and extending the season will be difficult to achieve.

Furthermore, completion of the new pool will require monitoring and analysis of the temperature readings which exist now to determine the extent of heating required.

Tumbarumba Pool Complex

The reliability of solar alone is subject to climate conditions, and therefore review of possible increase to the solar panel area, or offsetting requirements with a heat pump to increase comfort to users. Climatic conditions in Tumbarumba are a lot less favourable to maintain a consistent 26°C temperature and extending the season will be difficult to achieve.

The pool has suggested that at these smaller pool sites, it may be more cost effective to build a small heated program pool that is easier to heat than the existing pool. This is a genuine alternative to Tumbarumba, with some feedback (community consultation 2016) received regarding the need for a smaller, more kid friendly pool.

Batlow Pool Complex

Batlow pool currently has solar collectors on the nearby Forestry Building, but it has been indicated that some review should be undertaken as to increase the area of solar collectors servicing the pool to ensure reliability for the pool season. Climatic conditions in Batlow are a lot less favourable to maintain a consistent 26°C temperature and extending the season will be difficult to achieve.

Operational Matters

Extending further than the capital upgrade considerations of the Council's pools, the report has detailed a number of considerations with regards to the pool's management generally. These are summarised as follows:

1. Look at possibility of management committees of the pools with regard to volunteer lifeguarding
2. Considering not "winterising" the pools, super chlorinating over winter, in an effort to maintain higher ambient temperatures in the pools earlier
3. Extensive use of pool blankets to reduce heat loss during close times

These are important elements to consider, and will be considered in greater detail following the end of the pool season, and consideration of the free pool entry, is reported to Council in April.

Pool Feasibility Summary – Tumut Aquatic Centre

The potential for the Tumut Aquatic Centre as a key place making project for Tumut is considered very high. With the proposed amenities building overlooking Rotary Pioneer Park, there exists an opportunity to incorporate the park into a pool facility which accommodates a diverse demographic within the region. The area ties in well with other recreational activities with the Riverwalk, sporting fields, race course and the Central Business District. This area is an attraction for tourists, and a pool facility catering for all year round swimming opportunities will provide an additional attraction to the visitors of the area.

Financial viability of the pool is shown to be reasonable with respect to the current subsidisation that Council contributes to the operations of the Tumut Pool. The feasibility study indicates with the expected increase patronage, with potential for income from a tenant relationship at the park, the additional costs of operations will be offset with this income. With this comment, it should be noted a current resolution is in place for a review

on the trial period for free pool entry, to be provided to Council's April 2018 Ordinary Meeting.

Conceptually, the project is ready to progress to public consultation and following the finalisation of the concept, detailed design and specification can be undertaken.

Multi-Sports Centre Considerations

Councillors have raised the possibility of a Multi-Sports Centre as an option to pursue, given the limited space and popularity of sports such as Basketball and Netball within the Tumut township and surrounds. As an option, this has not been investigated in depth to a detail of which the upgrade of Tumut pool has. Limited information can be provided at this stage that would allow a comparison between a pool and a multi-purpose sports stadium, apart from the capital cost.

Informal discussions with the same consultant whom authored the Pools feasibility report, has indicated that a cost of \$4.5M would be reasonable approximation to construct a 3 court basketball/netball stadium with adjoining boxing gym, administrative facilities, outdoor courts and parking area. However this has not been conceptualised to a point where a reliable degree of scope has been developed to determine costs.

In conjunction with the scope of the centre, a suitable site will need to be determined for the facility, which will affect cost on the basis of land tenure and topography of the site.

To progress this project, it is recommended that Council refer the matter to a consulting sport and recreation firm develop a feasibility study for a Multi-Sports Centre at Tumut. Such feasibility will include consultation (with Council involvement) with sporting and interest groups to ascertain the scope of the project, and provide a financial model of viability of the project going forward.

One major risk with the multi-purpose sports centre is a lack of locations to site such a complex in a location that links with the recreational precinct. There is one site being the Boys Club and neighbouring netball courts, however this will require onsite parking to facilitate, and will be dependent on the size of the facility (number of courts and the ancillary facilities).

Comparison of the two options of pool heated facility and multi-sports centre can then be undertaken with a mind to delivering the best value for money to the community.

Timeline for Delivery – Both Options

An indicative timeframe for project delivery

Tumut Aquatic Centre - Amenities Building and Enclosed Pool Complex		
Public Consultation	Early March 2018	
Report to Council	Late March 2018	Adopting Concept
Tender for Design	June 2018	
Report to Council	July 2018	Acceptance of Tender
Design and Specification	December 2018	
Tender for Construction	March 2019	Acceptance of Tender
Construction of Centre	November 2019	

Tumut Multi-Purpose Sports Centre		
Feasibility and Concept	March 2018	

Tumut Multi-Purpose Sports Centre		
Report to Council	April 2018	
Public Consultation	May 2018	
Report to Council	June 2018	Adopting Concept
Land Matters	March 2019	Allow 8-9 Months if purchase or acquisition require.
Tender for Design	April 2018	
Report to Council	May 2018	Acceptance of Tender
Design and Specification	June 2019	
Tender for Construction	October 2019	Acceptance of Tender
Construction of Centre	May 2020	

NB. The unknown factor of the Sports Stadium is the land matters around the siting of the facility. If it can be sited on Council land, the timeframe can be substantially reduced, however negotiation and transaction of purchasing land can take significant time to facilitate.

Options

Council may consider to not accept the Pools Feasibility Study and not go to public comment on the report, or the concept plan for the Tumut Pool Facility. To progress the Tumut Pool Amenities building project, there must be a concept plan agreed to by Council to allow for design and construction, and subsequent delivery of the Strong Communities project.

Council may express an alternative to development of the Multi-Sports Centre project.

Budget Implications:

Consultancy fees for feasibility of the Multi-Sports Centre project will be approximately \$25,000. This amount can be funded through the Asset Planning and Design consultancy budget.

Legal/Statutory Implications:

Nil with recommendation.

Risk Management - Business Risk:

VISY Cares have indicated they wish to partner with Snowy Valleys Council to deliver a community project. There is a risk should Council delay a decision on such a project that any financial contribution on offer may be withdrawn and the opportunity for partnering no longer available.

Risk Management - WHS and Public Risk:

Nil

Council Seal:

Not Required

Attachments

- 1 Feasibility Study - Snowy Valleys Council Swimming Pools - RMP & Associates (under separate cover)
- 2 Opinion of Cost - Adelong Aquatic Centre - Facility Design Group
- 3 Concept Plan - Tumut Aquatic Centre - Facility Design Group
- 4 Opinion of Cost - Tumut Aquatic Centre - Facility Design Group

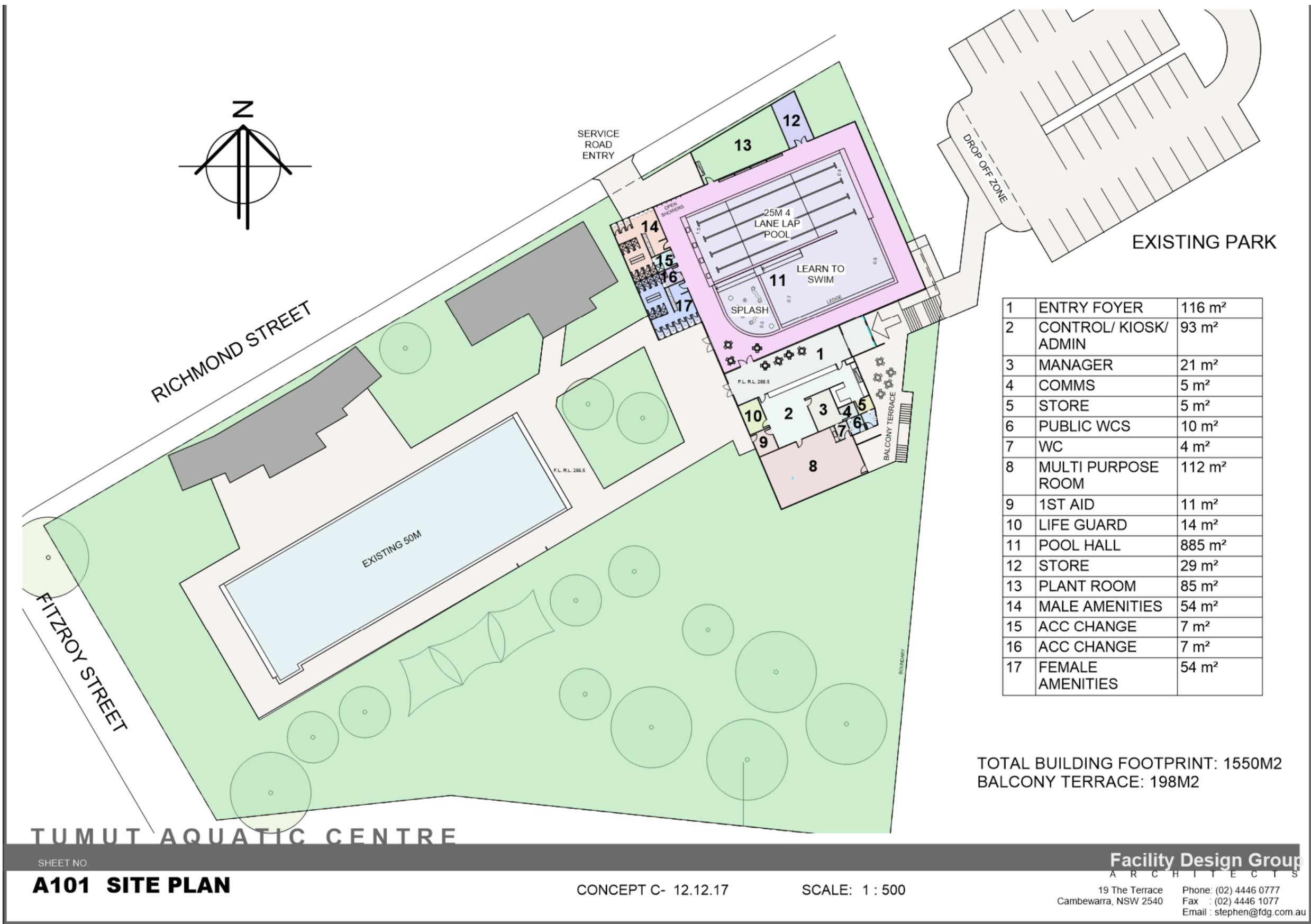
ADELONG AQUATIC CENTRE – POOL ENCLOSURE
OPINION OF PROBABLE COST - 12.12.2017

COMPONENT	M2/ITEM	COST/M2	TOTAL
1. Services augmentation – sewer, electricity, water, fire	Item		\$ 60,000
2. Existing services relocation to cater for new portal frame footings	Item		\$ 75,000
3. Demolition and removal of existing concourse slabs – extra care required to protect tiled pools, removal of stainless steel handrails for re use	Item		\$ 40,000
4. New Pool Hall - Allowance to be made for non ability for heavy equipment to access under roof due to existing pools	965 m2	\$ 1,650 m2	\$ 1,593,000
5. Air handling including plant platform and internal access	Item		\$ 380,000
6. Interface of new pool hall to existing entry/amenities block	Item		\$ 30,000
7. New concourses with drainage to sewer – allowance for 170mm slab + insulation + hydronic heating	390 m2	\$ 200 m2	\$ 117,000
8. Hydronic heating in slab + heating equipment	Item		\$ 135,000
9. Pool filtration upgrade and plant room reconfiguration including UV filter.	Item		\$ 150,000
10. Pool water heating – heat pumps on roof top platform including internal service access	Item		\$ 150,000
11. Pool Equipment – Wall Hung Blanket Mechanisms	Item		\$ 35,000
12. General Landscaping & Fencing	Item		\$ 10,000
22. SUB TOTAL			\$ 2,775,000
23. Preliminaries - on \$ 2.8 million	15%	\$ 768,000	\$ 420,000
24. Contingency – over \$ 2.8 million	8%	\$ 384,000	\$ 224,000
25. Professional Fees - over \$ 2.8 million	8%	\$ 560,000	\$ 224,000
26. GRAND TOTAL			\$ 3,643,000

ASSUMPTIONS

1. New concourses required with drainage to sewer
2. Protection of existing tiled pools is required for the build – scaffolded plywood able to take scissor lifts for internal fitout – this leads to a less efficient construction program than normally expected.
3. Upgrade of filter plant required due to increased flow requirements for indoor pools – possibly able to be placed in existing plant space. We are assuming pipe sizes will carry the increased flow rates.
4. New pool heating required – solar will not cater during cold months – heat pumps required. These will have to be located on roof top platforms due to site constraints.
5. New air handling system required – large roof top plant room structures to be incorporated in the design with internal service access – safe design requirements. Again site constraints will not allow this equipment on ground and near plant room.
6. Interface of new pool hall to existing amenities is a problematic design issue due to current roof shape – this is due to the fact that this facility was not designed to be extended into an indoor year round facility. Box gutter scenarios will have to be carefully planned.

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TUMUT AQUATIC CENTRE

SHEET NO.
A101 SITE PLAN

CONCEPT C- 12.12.17

SCALE: 1 : 500

Facility Design Group
ARCHITECTS

19 The Terrace
Cambewarra, NSW 2540
Phone: (02) 4446 0777
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TUMUT INDOOR AQUATIC CENTRE

OPINION OF PROBABLE COST - CONCEPT B - 11.08.2017

COMPONENT	M2/ITEM	COST/M2	TOTAL
1. Services augmentation – electricity, sewer, water, fire	Item		\$ 30,000
2. Earthworks & Excavation	Item		\$ 75,000
3. Pool Hall - 1070m2	885 m2	\$ 1,800 m2	\$ 1,593,000
4. 4 lane x 25m/LTS/splash Pool including tiling, balance tank + water features, lane ropes, start blocks, stainless steel handrails. including filtration & heating	Item		\$ 1,400,000
5. Backwash detention - under multi purpose room.	Item		\$ 30,000
6. Plant Room + Store Room	114 m2	\$ 1,200 m2	\$ 136,800
7. Amenities	122 m2	\$ 2,400 m2	\$ 292,800
8. Entry/foyer & Viewing Area	116 m2	\$ 1,800 m2	\$ 208,800
9. Control/Kiosk/Kiosk Store/Administration/Manager/Comms Room.	119 m2	\$ 1,900 m2	\$ 226,100
10. Kiosk fitout	Item		\$ 45,000
11. Life Guard + First Aid	25 m2	\$ 1,750	\$ 43,750
12. Public Toilets	10 m2	\$ 2,000 m2	\$ 20,000
13. Multi Purpose Room + Access WC + store + kitchenette including air conditioning	116 m2	\$ 2,000 m2	\$ 232,000
14. Balcony Terrace including stairs + ramp + roof canopy over.	198 m2	\$ 700 m2	\$ 138,600
15. Under Balcony Maintenance Equipment Storage	40 m2	\$ 600	\$ 24,000
16. Office/Control Joinery Fitout, Computers etc	Item		\$ 35,000
17. Carparking & External pavements	\$ 1600 m2	\$ 150 M2	EXCLUDED
18. Service Entry Pavement	80 m2	\$ 150 m2	\$ 12,000
19. Hydronic Floor Systems & Heating Unit - Heat Pump + Solar Photovoltaic to pool hall + amenities.	Item		\$ 140,000
20. Pool Equipment, Blankets etc	Item		\$ 35,000
21. General Landscaping & Fencing	Item		\$ 10,000
22. SUB TOTAL			\$ 4,727,850
23. Preliminaries- over \$ 4.7 million	12%	\$ 768,000	\$ 564,000
24. Contingency – over \$ 4.7 million	6%	\$ 384,000	\$ 282,000
25. Professional Fees - over \$ 4.7 million	8%	\$ 560,000	\$ 376,000
26. GRAND TOTAL			\$ 5,949,850

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6. MANAGEMENT REPORTS**6.4 REVIEW OF SECTION 94 CONTRIBUTION PLAN- CARPARKING**

Author: GUS COX

Responsible
Manager: GUS COXPurpose of Report:

Council at its October 2017 resolved that:

A report be prepared at the earliest convenience highlighting parking issues in the Snowy Valleys Council with particular emphasis on the parking contribution required for developments in the former Tumut Shire Council.

Recommendation:**That Council**

- 1. Repeal the Section 94 Contribution Plan- Car Parking as a review of the plan has revealed that it has not yielded substantial funds to improve parking in the Tumut town centre.**
- 2. Advertise the repealing the plan in accordance with Clause 33 Environmental Planning Regulation 2000.**
- 3. Allocate the carparking levy to the purchase of land to increase carparking in the town centre**
- 4. Endorse change of use of existing approved buildings be exempt to car parking requirement to increase the use of existing vacant buildings in the Tumut town centre**

Report:

Council has engaged the services of GLN Planning to review all existing Section 94 Contribution Plans consisting of Parks and Recreation, Public Roads and Carparking. Further assessment is required on the Parks and Recreation and Public Roads Contribution Plans, however due to the October resolution the Carparking Contribution Plans (CCP) has been brought forward.

The CCP applies to the Business zoned land in the Tumut town centre was adopted on December 5 1997. The plan was created to provide provisions for developer to contribute to parking if their development was unable to provide offstreet parking. The contribution is calculated by multiplying the number of deficient spaces by the estimated land and construction cost of a single space in the town centre. In 1997 the per space contribution was \$5,571 this has increased by CPI and is currently \$9,710. Between the period of 2007 to 2018 the CCP has only yielded two contribution totalling \$16,000 in 2013.

Unfortunately there is no way of determining how many developments have not proceeded due to the requirement of the CCP and what impact this has had on the economic development of the Tumut town centre.

Given these factors the Council should consider the following questions:

Are the car parking provision rates for various land uses that are contained in the Development Control Plan (DCP) reasonable? A Snowy Valleys Council DCP is currently being created. This will include a comprehensive review of the car parking rates to determine if they are reasonable for a business district of the size of Tumut.

Where only a change of use of existing approved floor space is proposed (i.e. the tenant is the only change), should the Council impose any extra parking requirement at all? Currently if a developer wants to change the use of an existing building and that use has an increase demand of parking. The parking must be supplied onsite or the contribution paid for the shortfall of parking. This has reduced the reuse of some vacant buildings that don't have off street parking. Council could endorse this approach it may increase the reuse of vacant buildings in the town centre.

Is there a parking problem in the Tumut town centre, or is it that the parking spaces that are there are not properly managed? For example, are the time restrictions achieving a good turnover of spaces throughout the day; and are the restrictions being adequately policed? The Tumut Parking Strategy 2012 adopted by Council in July 23, 2013 has identified that there are 1154 carparks in the Tumut town centre (bounded Capper, Richmond, Fitzroy and Merivale Streets), 805 of the parks are unrestricted (268 on-street and 537 off-street). The off street unrestricted parks equate to approximately 46% of all parking and cannot be managed or controlled. This is due to these areas been under private control. Council is currently looking at purchasing the privately owned parking to rectify this issue.

Can Council make better use of its public land? For instance, there appears to be the opportunity on Tumut's wide streets to reconfigure the parking spaces from parallel to angled format, thus increasing the amount of parking. A further review of would have to be undertaken to determine the overall impacts, including capital costs that amending parking from parallel to angled. Other ways to increase on street parking and improve pedestrian access would be to endorse a program to remove driveways entering or exiting onto Wynyard and Russell Streets.

Options

1. Repeal the CCP. This is the preferable option.
2. Amend the CCP. Council may wish to retain the CCP and amend the CCP. However it is very difficult to predict when, if any, contributions will be paid and is not the preferable option.
3. Not repeal the CCP, this is not the preferable option as it is evident that the current CCP has impacted negatively on development in the town centre

Budget Implications:

Given the CCP has only yielded \$16,000, the budget implication would be deemed as minimum.

Legal/Statutory Implications:

The Environmental Planning and Assessment Act and Regulation outline requirement of contribution plans including the procedure under Clause 33 of the Regulation which states:

(1) Before repealing a contributions plan by public notice, the council must give public notice in a local newspaper:

(a) of its intention to repeal the contributions plan, and

(b) of its reasons for doing so.

(2) Publication of the notice of intention must take place at least 14 days before publication of the notice of repeal.

(3) The repeal of a contributions plan by public notice in a local newspaper takes effect on the date of publication of the notice.

Risk Management - Business Risk:

Ultimately, there are a number of strategies the Council could consider to improve parking availability without adding business costs and hindering economic activity in Tumut by mandatorily imposing car parking section 94 contributions. These could include Council entering into a planning agreement with the developer under section 93F to require the developer to pay cash, dedicate land or undertake works that ameliorate the development's parking or traffic impacts.

Risk Management - WHS and Public Risk:

Nil.

Council Seal:

Not required.

Attachments

Nil

7. COMMITTEE OF THE WHOLE

The Local Government Act provides that Council may close to the public that part of the meeting that deals with matters of a confidential nature. Section 10(2) lists such matters.

The grounds on which a meeting is closed to the public must be specified in the decision to close the meeting and recorded in the minutes of the meeting.

Recommendation:

That Council move into Committee of the Whole to consider the matters listed in the confidential section of the agenda (Committee of the Whole) in accordance with Section 10(2) of the Local Government Act 1993 for the reasons specified.

7.1 PURCHASE OF KHANCOBAN GENERAL STORE

Item 7.1 is confidential under the Local Government Act 1993 Section 10A 2 (d) as it relates to commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and Council considers that discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

7.2 GILMORE INDUSTRIAL ESTATE - LAND ACQUISITION

Item 7.2 is confidential under the Local Government Act 1993 Section 10A 2 (c) as it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and Council considers that discussion of the matter in an open meeting would be, on balance, contrary to the public interest.