
GENERAL MANAGER'S REPORT.

Council Chambers
COROWA 2646
13 August 2009

Mayor and Councillors
Corowa Shire Council.

Councillors,

I submit for your information and instructions where necessary the following report for the period ending 18 August 2009.

1. NURSING HOME BEDS

It was reported to Council in June that 17 Expressions of Interest had been received for the transfer of State owned nursing home beds to the non-government sector.

Of the 17 expressions received 13 aged care providers have been invited to submit detailed proposals for the transfer of the beds.

There are 11 State run facilities with the 13 providers tendering across all these facilities. Corowa's 31 beds received only one Expression of Interest that being the Moran Group.

As Corowa has only one short-listed proponent the request for a developed proposal from Moran will still be the same as other State Nursing Homes.

In valuating the Corowa proposal, NSW Health will take account of proposals submitted for other smaller State Nursing Homes as a comparison, service performance against industry benchmarks and value for money.

Moran's proposal is to take into account Corowa being a single transfer option and the transfer and the operation of the beds is to be carried out in the Carroll Wing.

The detailed proposals are to be received by the 21st September and it is expected the evaluation process will be completed by the end of November with the final decisions on successful proponents being made in February 2010. Contracts and transition is to be completed by 30th June 2010.

For Council's information.

2. CROSS BORDER ISSUES

The NSW and Victorian Chief Executives have been holding joint meetings on cross border issues.

To date three meetings have been held and a progress report has been prepared for the information of local stakeholders. A copy of the report is included with the agenda.

On Thursday 3 September next a Local Representative Consultation Forum is to be held in Albury.

This forum will provide an opportunity for local representatives to receive an update on cross border progress, and for stakeholders to offer input into the agenda for the forthcoming 2009 Chief Executive Officers meeting.

GENERAL MANAGER'S REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 18 AUGUST 2009.

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GENERAL MANAGER _____

Council is invited to either individually or through RAMROC attend the Consultation Forum and provide through a template, any issues of concern Council may wish discussed at the forum for consideration by the joint Chief Executive Officers meeting. A copy of the template is included with the agenda.

For Council's consideration.

3. IPART – REVIEW OF THE REVENUE FRAMEWORK FOR LOCAL GOVERNMENT

IPART is currently conducting a review of the Revenue Framework for Local Government. As part of the Review IPART has recently released a draft report and is holding a number of public workshops on the draft report.

A media release providing information on the following has been included with the agenda.

- the terms of reference,
- IPART assessment of rate pegging,
- recommendations to improve the current revenue framework,
- a revised framework for regulating local government rate increases with two options being suggested,
- timetable for implementation of the framework, and
- details of consultation on the draft report.

Submissions on the draft report will be received up to the 18 September 2009.

RECOMMENDED that Council attend the workshop to be held in Wagga on 8 September 2009.

4. LGMA 2009 ANNUAL CONFERENCE

The 2009 LGMA Annual Conference is to be held on 16 – 18 September next. Registration for this conference has been made in accordance with Council's Corporate Plan.

For Council's information.

5. MEETING DAY

12 noon Mr Neil Druce, Junee Licorice and Chocolate Factory will be making a presentation on the Corowa Flour Mill.

6. RAFFLES.

Corowa Rescue Squad	08.08.09.
Friends in Common	10.08.09.
Daysdale Hall Committee	13.08.09.
Corowa Federation Arts	14.08.09, 15.08.09.

7. STREET STALLS.

Howlong Forum	18.07.09.
Howlong Flower Show	25.07.09.
Howlong Anglers	01.08.09.
Howlong Football Club	08.08.09.
St. Andrew's Uniting Church	15.08.09.

BJ CORCORAN
GENERAL MANAGER

GENERAL MANAGER'S REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 18 AUGUST 2009.

MAYOR _____

GENERAL MANAGER _____

CORPORATE AND COMMUNITY SERVICES REPORT.

Council Chambers
COROWA 2646
13 August 2009

General Manager
Corowa Shire Council

Dear Sir

I submit for your information and instructions where necessary the following report for the period ending 18 August 2009.

1. COROWA FLOUR MILL - ADAPTIVE REUSE PROPOSALS

Further to last month meeting I again provide the background information with respect to the Corowa Flour Mill.

Since March 2001 Corowa Shire Council has owned the Corowa Flour Mill which was obtained as a result of a negotiated land deal for the establishment of the Water Treatment Plant.

Council has, since that day, been seeking opportunities for an adaptive reuse of the site. At one stage Expressions of Interest were sought through advertising in the newspapers. From time to time interested parties have approached Council seeking to further examine the opportunity however despite numerous enquiries until now no firm proposals have been lodged.

The Corowa Flour Mill is listed on the State Heritage Register and as such has certain restrictions placed on what can and cannot be done to the building and surrounds.

It was fortunate that through a chance phone call I was able to arrange a meeting on 18 June with Dr Bronwyn Hanna, Heritage Branch, NSW Department of Planning, representatives of Ground Revolution and myself to meet on site at the mill to discuss this proposal and establish a contact point for future negotiation between ourselves, Ground Revolution and NSW Planning.

Concerns have been raised by Dr Hanna as to the level of preservation and maintenance which has been afforded the building over the past 30 years since its decommissioning as a flour mill.

Dr Hanna is hoping to obtain authority to have a Heritage Engineer appointed by NSW Planning to assess the site and provide a plan of action for restoration.

Council's website currently features the following advert seeking expressions of interest.

"Old Corowa Flour Mill

DIRECTOR CORPORATE AND COMMUNITY SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 18 AUGUST 2009.

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The Old Corowa Flour Mill is acknowledged as a landmark in the district and is classified to be of State heritage significance.

Due to the historical and iconic importance of the site, Corowa Shire Council wish to provide the opportunity of development to a suitably qualified or experienced person/business, who wish to utilise and own the building and its site for a purpose which would bring long term economic benefit to the community.



Commercial terms of ownership would be negotiated based on the extent of community and economic benefit to the region.

Property Details:

Old Corowa Flour Mill

20 – 24 Steel Street, Corowa NSW 2646

Area: 6,268 sq m

Zone: 4(a) Industrial

For further information, to arrange a site inspection or to discuss your proposal, contact Corowa Shire Council (02) 6033 8999

Additional information can be provided from the Heritage NSW website at the following link: http://www.heritage.nsw.gov.au/07_subnav_02_2.cfm?itemid=5045431

Photographs kindly supplied by Mr Chris Nevins"

Council has two proposals before it for the adaptive reuse of the Corowa Flour Mill.

The proposers being :

- Ground Revolution, who presented their proposal to Council at the July meeting, and
- Junee Licorice and Chocolate Factory

Representatives from Junee Licorice and Chocolate Factory will be presenting their proposal to the meeting at 12 noon.

RECOMMENDED that Council agree to the sale of the Corowa Flour Mill site Lot 12 DP 1022737 for the sum of \$1.00 to [insert the chosen proposer] contingent of the following:-

1. That restoration works are undertaken generally accordance with the proposal presented.
2. That a surety in the form of a Bank Guarantee or Deposit be provided to Council by [Insert the chosen proposer] the value of \$100,000 with the Corowa Shire Council as beneficiary.

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3. That the surety be surrendered by the Council upon accomplishment of the roof and gutter repairs and window and door refurbishment/replacement within three years of the sale date and to the satisfaction of Council.
4. In the event the proposed roof and gutter repairs and window and door refurbishment /replacement are not completed as outlined, within 3 years of the sale date then the said Bank Guarantee/deposit of \$100,000 will be paid to/retained by the Corowa Shire Council.
5. That a proper legal contract of sale be prepared by Council's solicitor incorporating the above terms and that Council pay our costs associated with preparation of the Contract of Sale and conveyancing (estimate \$800).

2. SEALING OF RATE BOOK AND ABANDONMENTS 2008/2009

As part of the audit/accounting procedures of Council it is necessary to approve the final sealing of the rate book for 2008/2009 and accept rates arrears and overpayments as at 30 June 2009. The documentation relating to this adoption will be tabled at the meeting.

The following rates and charges totalling \$5,111.93 have been abandoned during the 2008/2009 rating year:-

RATES & CHARGES ABANDONED - 2008/2009				
DATE	ASSESS NO	NAME	REASON FOR ABANDONMENT	AMOUNT
12/08/2008	40820.62200.	Brunnemeyer	Vacant Land - DWM service not available	\$ 170.00
27/08/2008	32818.23400.0	Harmer & Gregory	Water Supply not available to this land	\$ 125.00
27/08/2008	32967.39300.	Leahy	Vacant Land - DWM service not available	\$ 645.00
23/09/2008	2566.01000.1	Lorne Nominees	Re-levy after Val Change due to Objection	\$ 236.11
25/11/2008	1364.00000.8	Unknown Owner - Sanger St	As per Council Minute 1994/140	\$ 2,617.49
5/12/2008	1198.00000.0	Castle	No bin when purchased & house demolished Oct 2007	\$ 106.80
10/02/2009	38990.00000.2	Lions Club of Howlong	Write off Water & Sewer under Section 558	\$ 552.49
20/02/2009	841.19110.	Presti: M, JA, A & JE	Re-levy after Val Change due to Objection	\$ 217.77
12/08/2009	335.12000.2	S Brown	DWM - service not required or used	\$ 171.59
30/06/2009		Miscellaneous Ratepayers	Abandon Odd Cents	\$ 269.68
Total:				\$ 5,111.93

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5. INVESTMENTS HELD 31 JULY 2009

The attached list of investment securities is held as at 31 July 2009. Investment of funds on behalf of Council has been undertaken in accordance with the Local Government Act and Regulations.

ID RICH
DIRECTOR CORPORATE AND COMMUNITY SERVICES

DIRECTOR CORPORATE AND COMMUNITY SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 18 AUGUST 2009.

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INVESTMENTS

Institution	Initial Lodgement Date for CDOs	Last Roll/Date Lodged	Amount Lodged	Investment Type	Interest Rate	Next Roll / Maturity Date	Final Maturity (if different than next Roll)
ASX Computershare	20-Jun-05	20-May-09	\$500,000.00	Nexus 4 Notes (Capital Protected)	0.96	20-Nov-09	23-Jun-15
ANZ	10-Feb-05	22-Jun-09	\$1,500,000.00	CDO Flinders AA	4.51	21-Sep-09	20-Mar-12
ANZ	29-Jul-05	30-Jun-09	\$500,000.00	CDO Bishopgate	4.69	30-Sep-09	30-Sep-10
ANZ	01-Dec-04	01-Jun-09	\$1,000,000.00	FRN Adelaide Bank Sub Debt	4.07	01-Sep-09	01-Dec-14
FIG	Switch May 2007	30-May-09	\$500,000.00	CDO Trident (Capital Protected)	0.06	30-Nov-09	30-May-11
LGFS		21-May-09	\$785,000.00	Term Deposit	3.57	21-Aug-09	
Westpac	22-Mar-05	06-Jul-09	\$1,000,000.00	CDO Wollemi 2005-1 Trust	4.12	06-Oct-09	04-Jan-10
Westpac		11-Jun-09	\$1,048,171.80	Term Deposit	4.30	09-Oct-09	
Westpac		10-Jun-09	\$1,000,000.00	Term Deposit	4.50	10-Feb-10	
Westpac	23-Apr-09	23-Jul-09	\$1,010,356.16	Term Deposit	4.30	23-Nov-09	
CBA			\$ 3,496,914.93	Online Saver Account	3.50	At Call	
Total			\$12,340,442.89				

DIRECTOR CORPORATE AND COMMUNITY SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 18 AUGUST 2009.

MAYOR _____

GENERAL MANAGER _____

ENGINEERING SERVICES REPORT.

Council Chambers
COROWA 2646
13 August 2009

The General Manager
Corowa Shire Council

Dear Sir

I submit for your information and instructions where necessary the following report for the period ending 18 August 2009.

1. MATTERS REFERRED FROM THE PREVIOUS MEETING

- (a) Corowa Nursery has been advised of Council's resolution regarding the submission on purchase of nursery products.
- (b) RTA has been advised of Council concurrence with proposals for gazettal of State Roads.

For Council's information.

2. WORKS IN PROGRESS

(a) Mulwala Sewerage Treatment Plant.

No advice has been received as yet from the Minister's office regarding an official opening date for this project.

(b) Water Loss Management Project.

Investigation work is currently underway in Howlong as part of a Shire wide investigation into water losses in the town reticulation systems. Council is being assisted in this by a project group of the LGSA. Some subsidy of remedial works is part of this joint project.

(c) Playground Equipment.

The new equipment for the Morris Park Corowa project has been delivered. The equipment for Apex Park Mulwala has been ordered now that the second grant of \$20,000 has been received (total of \$40,000 which includes \$20,000 from Prime Minister's office).

(d) Corowa Sewerage Treatment Plant Redevelopment.

The investigation and planning for this project has commenced with a planning meeting with the Department of Environment and Climate Change (EPA) and the Department of Commerce.

(e) Aerodrome Drag Racing.

The Autofest organiser Mr Les Adams is making plans to transport concrete crash barriers to the Aerodrome to trial prior to the 2010 Autofest event.

(f) Corowa Water Treatment Plant Reservoir.

The leaking reservoir is still causing a problem. The contractor is to undertake some further sealing work in late August in anticipation of winding up their contractual obligations.

(g) Mulwala Dirty Water.

Mulwala has been suffering mildly dirty water conditions for most of the duration of the lake being empty. This has been caused by manganese in the groundwater flowing out of the lake bed which eventually is precipitated as a sediment in the mains but after it has passed through the treatment plant. Future treatment plant modification will need to be undertaken to prevent this if lake emptying becomes a frequent occurrence. Water quality is now returning to normal with the lake less than a metre from full.

DIRECTOR ENGINEERING SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 18 AUGUST 2009.

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(h) Aerodrome.

The hangar entrance road and new fencing is progressing. Vehicle access can now be gained to the hangars without driving into the Airside secure area.

(i) Mulwala Boat Ramp.

The new boat ramp at the Pool Park (Inglis Street) is now complete.

(j) Dunmore Street Reconstruction – Mulwala.

Reconstruction of Dunmore between Melbourne and Hume Street is nearing completion; sealing is programmed for the 18th August.

(k) Bayly Street – Mulwala.

Replacement of the Bayly Street sewer rising main has commenced and should be complete within a couple of weeks.

(l) Pedestrian Bridge – Mulwala.

Construction of the pedestrian bridge across the canal in Melbourne Street Mulwala has commenced and is on track to be completed before the end of September.

(m) Toilets - Mulwala Cemetery and Balldale,

The prefabricated toilets have been delivered and construction will commence next week.

(n) Rowers Park Watermain – Corowa.

Construction is now complete.

For Council's information.

3. RURAL ADDRESSING

Most signs already purchased indicating road names and addresses have been installed. Advertisements for the purpose of gazettal of adopted names is hoped to be done in the next month. A further list of additional and altered road names will be presented to Council in the near future.

For Council's information.

4. PARKING PATROLS

The last of four visits by a parking patrol officer is due within the next week or so. The visits have had a marked impact on parking in Sanger Street and have been generally very well received by the public and shopkeepers. The officer has been extremely fair and issued few infringement notices, but has issued many warnings about the need to obey parking controls.

Council may wish to continue with random patrols, and possibly commence enforcement of other activities such as heavy vehicle parking in residential areas, illegal signs, footpath obstructions, and other areas of concern where law enforcement seems to be the only way to get public compliance.

IT IS RECOMMENDED that the Director Engineering Services investigate the appointment of a part-time enforcement officer and present a report to a future Policy and Resources meeting for consideration.

5. FEDERATION BRIDGE – ARTWORKS

Installation of the Federation Bridge Artworks will be carried out in the next couple of weeks. Site preparation will commence in the week of the meeting.

A site closer to Federation Bridge has been examined by the Sculptor and the Consultant and has been eliminated as less suitable than the adopted site on Sanger Street.

For Council's information.

6. STREET NAME - HOWLONG

Council has received an application from Consultants EDM Group to name a new street being developed off Russell Street as part of the Chestnut Rise Subdivision as SARAH COURT.

IT IS RECOMMENDED that Council adopt the name of the new street as SARAH COURT.

7. APEX PLAYGROUND – JOHN FOORD OVAL

The Corowa Apex Club has advised that the childrens' playground equipment that it proposes to install at John Foord Oval will be delivered in the near future. Council will assist the Club by providing the soft-fall under the play equipment.

The Club has a preferred location, but Council wishes to determine the location for the erection of the equipment.

IT IS RECOMMENDED that Council meet with the APEX Club to determine the site for the installation of children's playground equipment.

8. LANE CLOSURE - MULWALA

The Department of Lands has advised that it has received an application to close a Crown Public Road in Mulwala. The road is described as the Crown public road, 6 metres wide, described as the lane separating Lot 1 & 2 DP 857111 from Lot 1 DP526790 at Mulwala. This lane is between Melbourne Street and Hume Street, adjacent to the Mulwala Irrigation Canal.

On behalf of Council I have lodged an objection to this closure on the grounds that the lane contains important public infrastructure in the form of a Council sewer gravity main and a sewer rising main, and that any closure would require the establishment of an easement for rising main and a restriction as to use over the entire section road to be closed.

IT IS RECOMMENDED that Council confirm this objection and advise the Department of Lands accordingly.

9. STAFF MATTERS

(a) Following the resignation of Mr Ossie Costello, applications for the vacancy of Senior Overseer were invited. As it was likely that at least one Council staff member would apply for the vacancy, applications were also invited for the position of Assistant Overseer should this position become vacant.

From a total of 11 applications, five persons were interviewed including four present staff members.

The following persons were appointed:

SENIOR OVERSEER: Mr Trevor McLean (formally the Assistant Overseer)

ASSISTANT OVERSEER: Mr Matthew Goodsall

(b) On Wednesday 5 August 2009 Mr Leigh (Gus) Good tendered his resignation from Council. Gus has been employed with Council since 20 February 1981 and in the past years as Foreman of a Town Construction gang.

Gus has advised that his last day with Council will be on Friday 21 August 2009.

The vacancy caused by his resignation has been advertised internally.

For Council's information.

10. MULWALA SEWER TREATMENT PLANT

Council is advised that Mr Mark Moore has given Notice of Appeal against the decision of Justice Sheahan in the proceedings Mark Moore v. Corowa Shire Council in the Land and Environment Court, case number 407410of 2009. The appeal will be to the Supreme Court of New South Wales, Court of Appeal.

The notice of appeal is listed for directions at 10am on 17 September 2009.

For Council's information.

11. HOWLONG SEWERAGE TREATMENT PLANT LOAD AND CAPACITY REVIEW

The final report has been received from Council's consultant, the Department of Commerce, to determine the need for licensing of the Howlong Sewerage Treatment Plant.

The report concludes that the existing daily flow rate of 358 kL/day and the equivalent population of 2200 are both less than the criteria to require licencing, this criteria being 750 kL/day and 2500 (EP). It also notes that the plant does not discharge treated effluent to land or water (by virtue of being an evaporation basin discharge system) and therefore does not come under the usual provisions of the POEO Act for "Sewerage Treatment" activity.

The Department of Environment and Climate Change (EPA) has indicated their desire for Council to apply for a licence and further that they think there may be a groundwater problem associated with the plant. Council has provided funds in the budget for examination of the groundwater problem.

Council would prefer not to have a licence, if it was not a DECC requirement, because of the implied management and administration costs. Council will submit a copy of the report to DECC and request their formal advice on what further action is required.

For Council's information.

12. WAHGUNYAH BOAT RAMP PROPOSAL

Indigo Shire Council has advised the objectors to the boat ramp proposal, by letter, that it has resolved to withdraw from its 2009/10 budget the project to construct a \$380,000 boat ramp development at Wahgunyah. In lieu of this it has resolved to commit \$15,000 in the current budget to undertake a study of the Wahgunyah foreshore and its requirements.

For Council's information.

13. WATER RESTRICTIONS

The monthly DWE communiqué on the 1/8/09 advised that high security water allocations have been increased from 3% to 8%. It advised that although critical needs have been met

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for this water year that the system is basically running on empty and that there is no water available at this stage for anything other than essential needs. It advised that DWE will be recommending a move to Stage 3A water restrictions when high security allocations reach 20%.

At this point in time the need for outside watering (Level 4 restrictions) is quite low and not particularly crucial for most gardeners. This will start to change when spring weather arrives.

IT IS RECOMMENDED that at the September Council meeting that, depending on conditions, consideration be given to allowing some minimal outside usage of water.

14. DRINKING WATER QUALITY IMPROVEMENT PLAN

The Department of Commerce has submitted a proposal to Council to provide an independent review/audit of current compliance with Section 3 of the 2004 Australian Drinking Water Guidelines and develop a prioritised action plan for further consideration. The Department sees this as an effective due diligence measure and is recommending Council undertake this work.

The Department advises the benefits of preparing this quality improvement plan are:

- Raising awareness of the process and issues across Council.
- Preparedness of staff for detailed implementation of the framework elements if needed.
- Holistic planning to identify priorities and resourcing needs.
- Identification of possible synergies across Councils in any future alliance.
- Preparation of a preliminary quality improvement plan to be a template for future reviews.
- Potential to save on implementation costs through proactive planning.

Council has not previously been considering doing such work and is not required to do the said review/audit. Council has not budgeted any money to do same. Improvements to Council's water quality management system is obviously favoured but the opportunity for improvement lies in addressing known deficiencies.

The Department of Commerce fee for the work is \$18,000 + GST.

IT IS RECOMMENDED that Council not proceed with this proposal at this time and consider the proposal as part of the 2010/2011 Management Plan considerations.

JJ BABBS
DIRECTOR ENGINEERING SERVICES

ENVIRONMENTAL SERVICES REPORT.

Council Chambers
COROWA 2646
13 August 2009

The General Manager
Corowa Shire Council.

Dear Sir

I submit for your information and instructions where necessary the following report for the period ending 18 August 2009.

1. BUILDINGS.

The following construction certificates are listed for Council perusal.

2009/123	161-169 Larmer Street Howlong	Dwelling
2009/135	24 Clarke Street West Howlong	Fence
2009/136	53 Kennedy Street Howlong	Dwelling
2009/137	58 Pearce Street Howlong	Relocatable Dwelling
2009/138	45 Lang Street Mulwala	Garage
2009/140	27 Sanger Street Corowa	Signs
2009/141	Lot 106 Kingfisher Drive Mulwala	Dwelling
2009/143	"Lyndon" Riverina Highway Lowesdale	Swimming Pool
2009/144	39 Guy Street Corowa	Bathroom
2009/145	24 River Street Corowa	Shed
2009/147	25 Chisnall Street Corowa	Dwelling
2009/148	Lot 13 Redlands Road Corowa	Machinery Display Shed
2009/149	30 Gallipoli Street Corowa	Restumping
2009/151	52 Edward Street Corowa	Carport
2009/153	50 Pimpala Crescent Mulwala	Garage

TOTAL \$867,466.00

2. BUILDING STATISTICS - 2008/2009

A total of 302 Construction Certificates were recorded in the 2008/2009 financial year with a monetary value of \$319,614,268.00. Of this figure \$300 million is attributable to the redevelopment of the munitions factory at Thales Mulwala. This sum aside there was a marked reduction in the number of dwellings and the value of construction.

The approvals consisted of the following:

- 57 new dwellings - 24 in Mulwala, 14 in Corowa, 15 in Howlong and 4 within the rural area of the Shire. The average cost of these dwellings was \$253,492 with a total value of \$10,393,189
- 53 alterations and additions were approved with a range in valuation totalling \$1,142,502
- 128 outbuildings totalling \$1,438,636
- 25 commercial buildings with a range of values totalling \$3,570,214
- 23 industrial buildings with a range of values totalling \$301,607,777
- 21 other construction certificates such as retaining walls, fences, etc \$419,450
- 11 subdivisions. These certificates will result in the creation of an additional 59 allotments with development costs of \$1,042,500

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To compare the 2007/2008 year with 2008/2009 the following observations are offered:

- A decrease in the number of new dwellings from 77 to 57 (includes unit development).
- A decrease in the value of new dwellings from \$15.1 million to \$10.4 million.
- The average cost of a new dwelling increased from \$195,781 to \$253,492.
- A decrease in the number of alterations and additions from 59 to 53.
- The value of alterations and additions decreased from \$1.7 million to \$1.1 million.
- A decrease in the number of outbuildings from 135 to 128.
- A decrease in the value of outbuildings from \$1.7 million to \$1.4 million.
- A decrease in the number of subdivision allotments from 106 to 59.
- A decrease in the value of subdivision development from \$1.6 million to \$1.0 million.
- A decrease in the number of construction certificates issued from 331 to 302.
- An increase in the value of the construction certificates issued from \$37.4 million to \$319.6 million. However without the Thales redevelopment the figure is \$19.6 million.

For Council's information.

3. COUNCIL'S LOCAL ENVIRONMENTAL PLAN (LEP)

Council's were advised in 2005 the State Government was going to introduce a program of standard Local Environmental Plans in Councils across the State. One of the objectives of the standard LEPs was to reform planning to deliver a more effective, efficient and transparent system.

The new LEPs were to be based on a standard instrument and be introduced to all Councils on a priority basis within 5 years.

To have a high priority Councils had to meet a certain criteria. Corowa Council more than met the priority criteria which included being a Council that had been affected by amalgamation actions taken by the State Government at the time. Council however did not receive any funding for a new LEP in the first funding round.

Council did receive funding in March 2007 and signed a Memorandum of Understanding with the Department of Planning to have the new LEP introduced by September 2009.

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Council has now been advised by the Department of Planning that following their intentions to reprioritise the introduction of the standard LEP on 17 April 2009 a new priority list of Councils has been determined to enable the gazettal of these Councils LEPs over the next 2 years. Councils in the new priority listing will receive a proactive and focussed approach to the delivery of their standard LEP to meet this timetable.

The new priority list contains 67 Councils with Corowa Council not included despite Council progressing past stages 1 and 2 of the implementation process which provide the basis for stage 3.

The Department advises that if your Council is not in the new priority list, it is important to note the NSW Government will continue working with all other NSW Councils with a view to having standard instrument LEPs in place as soon as practicable.

It is not sure what impact this situation will have on the implementation of Councils new LEP, however any undue delay will certainly not benefit the Shire.

For Council's information.

4. DEVELOPMENT APPLICATIONS.

Since the last Council meeting the following development applications have been determined under delegated authority by the granting of consent subject to conditions.

DEVELOPMENT APPLICATION REGISTERED NO. 2009/131 COUNTRYWIDE POOLS AND SPAS FOR DAVID & CARLA HENMAN

Application to construct a swimming pool on township land being Lot 18 Section 60 DP 758528, 42 Kennedy Street Howlong.

B PARR
DIRECTOR ENVIRONMENTAL SERVICES

DIRECTOR ENVIRONMENTAL SERVICES' REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 18 AUGUST 2009.

MAYOR _____

GENERAL MANAGER _____

NOXIOUS WEEDS AND ANIMAL INSPECTORS REPORT.

Council Chambers
COROWA 2646
13 August 2009

The General Manager
Corowa Shire Council

Dear Sir

I submit for your information and instructions where necessary the following report for the period ending 18 August 2009.

The recent rainfall has seen a fresh growth of Horehound and St Barnaby's Thistle. Each of these weeds has been spot sprayed in the following locations including adjoining lanes:

Horehound:

- Lavis Road.
- Lilydale Road.
- Large amounts found in unnamed Lane between Lilydale Road and Carroll Lane.
- Balldale Township.
- Walbundrie Road.
- Mahonga Lane.
- Macartneys Road.
- Coreen Vale Road.
- South Mahonga Road.
- Hanrahans Road.
- Tom Robert's Road.
- Wells Road.
- Smiths Lane.
- Taylors Road.
- Browns Road.
- Jamiesons Road.
- Glenlea Road.

St Barnaby's Thistle:

- Riverina Highway from Corowa to the Corowa Shire boundary at Howlong. Due to fresh growth, new infestations of this weed have been identified.

The Weed Control Grant Program on Crown Land 2009/2010 was completed.

I attended a meeting at the Henty Field Days site on 11th August 2009 to discuss the coming Noxious Weeds display at this annual event.

I provided a map showing infestations of Chilean Needle Grass to Country Energy staff to assist with their installation of new power lines. To avoid the spread of this weed, continual liaison will continue with Country Energy.

Howlong and Corowa Commons, Redlands Hill Reserve and other reserves, NSW State Forests (Pine and Redgum) are continuously inspected for noxious weeds in the Corowa Shire. Updates are provided to NSW State Authorities regarding Noxious Weeds identified in State Forests.

NOXIOUS WEEDS REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 18 AUGUST 2009.

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Water, waste and sewer treatment plants located in Corowa, Mulwala and Howlong are regularly inspected for noxious weeds. Once weeds are identified in these locations they are treated appropriately.

PATRICK MINOGUE
SHIRE COUNCIL NOXIOUS WEEDS INSPECTOR

NOXIOUS WEEDS REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 18 AUGUST 2009.

MAYOR _____

GENERAL MANAGER _____

MINUTES AND REPORT OF A MEETING OF THE POLICY AND RESOURCE COMMITTEE HELD IN THE COUNCIL CHAMBERS, COROWA ON MONDAY, 3 AUGUST 2009 AT 3.00 PM.

PRESENT

The Mayor, Councillor GJ Poidevin (Chairperson), Councillors WB Bott AM, JE Doyle, FT Longmire, FM Schirmer, MS Shields and NW Wales APM.

ALSO PRESENT

Mr BJ Corcoran (General Manager), Mr B Parr (Director Environmental Services), Mr JJ Babbs (Director Engineering Services) and Mr ID Rich (Director Corporate and Community Services).

APOLOGIES

RECOMMENDED that the apologies received from Councillors GJ Law and DJ Davey be accepted.

COUNCILLORS LONGMIRE AND SHIELDS

1. TUNZAFUN

RECOMMENDED that Council form a Sub-committee consisting of Councillor Doyle, the Director Corporate and Community Services, Director Environmental Services and representatives from the Tunzafun Group to investigate the options available.

COUNCILLORS LONGMIRE AND SCHIRMER

2. COROWA BY-PASS

RECOMMENDED that the Director Engineering Services provide a report on the details and costings for 60 kmh and 80 kmh curve options.

COUNCILLORS BOTT AND LONGMIRE

5.00pm Councillors Shields and Doyle left the meeting.

3. SALEYARDS EFFLUENT MANAGEMENT

RECOMMENDED that subject to successful development consent approval Council proceed with clear title purchase under Option 1.

COUNCILLORS LONGMIRE AND BOTT

4. YARRAWONGA AND BORDER GOLF CLUB – SEWER EFFLUENT

RECOMMENDED that Council agree to the treated sewer effluent pipe concept to the Murray River and the Director Corporate and Community Services enter into negotiations with the Golf Club in respect to the funding arrangements.

COUNCILLORS BOTT AND WALES

5. PROPOSED DEVELOPMENT OF A COROWA WAHGUNYAH BOAT RAMP

RECOMMENDED that Council commence provision for the full development of the Ball Park Lagoon boat ramp, Council withdraw its support for the development of a boat ramp at the

POLICY AND RESOURCE COMMITTEE REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 18 AUGUST 2009.

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GENERAL MANAGER _____

Wahgunyah beach AND the Engineering Department provide plans and a report to Council incorporating:-

- An upgraded boat ramp in place of the existing single lane boat ramp;
- Reshaping the lagoon bed to improve low water river access;
- Parking areas for cars and trailers; and
- Erosion protection in the lagoon and around the sand spit.

COUNCILLORS BOTT AND LONGMIRE

There being no further business the meeting terminated at 6.40 pm.

POLICY AND RESOURCE COMMITTEE REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 18 AUGUST 2009.

MAYOR _____

GENERAL MANAGER _____

MINUTES OF THE COROWA SHIRE AND RUTHERGLEN DISTRICT HEALTH SOCIAL AND COMMUNITY SUPPORT COMMITTEE MEETING HELD IN THE COROWA HOSPITAL MEETING ROOM (OLD WILLETT WING) ON THURSDAY, 6 AUGUST 2009 AT 7.30 PM.

PRESENT.

Ms Rosemary Garthwaite	HSM Corowa Hospital
Mr Keith Barber	Local Health Advisory Committee
Mrs Barbara Robinson	Kalianna Community Transport
Mrs Gwynneth Handberg	Southern Cross Karinya Apartments
Mrs Marianne Vogel	Corowa Hospital Auxiliary
Ms Margaret McDonald	Home Care Service
Mrs Beth Tidd	Corowa Community
Mrs Lesley New	Wahgunyah Community
Mrs Ida Mensforth	Corowa CWA
Ms Wendy Thompson	Corowa Shire Council
Mr Bruce Corcoran	Corowa Shire Council

CHAIRPERSON

As the Chairperson was an apology to the meeting Rosemary Garthwaite took the chair and chaired the meeting.

APOLOGIES

RECOMMENDED that the apologies received from Peter Wortmann, May Houlihan and Julianne Whyte be accepted.

K BARBER AND W THOMPSON

MINUTES.

RECOMMENDED that the Minutes of the meeting held on 1 July 2009 be confirmed.

B ROBINSON AND I MENSFORTH

PRESENTATIONS BY LOCAL HEALTH SERVICE PROVIDERS.

Corowa Shire Council

Wendy Thompson advised the launch of the Corowa Social Enterprise Centre had been undertaken on the 13 July 2009. Corowa Shire had rejoined Murray Arts and Council was in the process of developing an action plan for the next 12 months. Fly a White Balloon Day in recognition of breaking the silence on child sexual abuse in the community is to be held on 8 September next. A Family Advocacy "After School What Then" Workshop was being held in Albury on 15 September next.

Ida Mensforth

Ida advised she was advised by a friend how delighted she was with the care and service provided in Carroll Wing.

HEALTH SUPPORT COMMITTEE REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 18 AUGUST 2009.

MAYOR _____

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Home Care

Home Care was providing an exhibition table at the Corowa Hospital Open Day on the 9 August next.

Hospital Auxiliary

Marianne Vogel advised the electric chairs had arrived and that the Auxiliary was assisting in purchasing a new ResusaAnny which was worth approximately \$11,000. The Auxiliary was also having a table at the Hospital Open Day.

Karinya Apartments

Gwynneth Handberg advised a new Care Manager had not been appointed and that they were trying to fill the position through a recruitment agency. The fete was to be held on 18 October, some landscaping was being undertaken and the village centre was receiving community use from the Men's group, Probus and Pony Club. Accreditation had been achieved for the next 3 years. Some problems were being experienced by youth making a nuisance of themselves on the site.

Kalianna / Community Transport

Barb Robinson advised the Corowa Social Enterprise Centre was being occupied by Community Transport and Kalianna was currently seeking Expressions of Interest from health and allied health providers to use the building. In July 900 services had been provided by Community Transport.

Nursing Home Beds

Keith Barber advised the Moran Group was the only private provider that expressed an interest in the nursing home beds at the Corowa Hospital.

Corowa Hospital

Rosemary Garthwaite advised an Open Day was to be held at the Hospital on 9 August from 10.30am to 1.30pm as part of the Corowa 150 Year Celebrations. The recruiting of 2 nurses was proving difficult. The air conditioner was currently being installed at Carroll Wing.

NEXT MEETING.

The next meeting of the Committee is to be held on Thursday, 3 September 2009 at 7.30 pm.

There being no further business the meeting terminated at 8:29pm.

MINUTES AND REPORT OF BUSINESS COROWA HOWLONG MULWALA STEERING COMMITTEE MEETING HELD AT THE COROWA SHIRE COUNCIL ON WEDNESDAY, 12 AUGUST 2009 AT 8.00 AM.

PRESENT

Mayor Councillor Gary Poidevin (Chairperson), Councillor Gail Law, Dario Prighel, David Potts, Erica Naughtin, Kristy Kay and Bruce Corcoran.

APOLOGIES

RECOMMENDED that the apologies received from Councillor Fiona Schirmer, Councillor Fred Longmire, Councillor Mark Shields, Councillor Daryl Davey, Gary Pysing and Craig Spencer be accepted.

CR LAW AND D PRIGEL

MINUTES

The minutes of the meeting held on 10 June 2009 were confirmed.

CR LAW AND E NAUGHTIN

MATTERS ARISING FROM THE MINUTES

The Bayly Street roundabout is to commence in October. The recommendation in regard to the Strategic Land Use Plan was not accepted by Council.

BUSINESS ADVICE IN COROWA SHIRE

Discussion took place on business development activities for businesses in the Shire. This included event opportunities that could be undertaken with the Chamber including Marketing on a Shoe String, Customer Service or other projects provided by the Business Enterprise Centre (BEC) for the development and enhancement of businesses within the Shire.

MEMBERS ITEMS

Mulwala Streetscape

The volunteers who undertook the tree planting in Mulwala were to be commended on the success of this project.

ECONOMIC DEVELOPMENT MANAGER'S REPORT

The Mayor provided information on Council's recommendations in regard to the boat ramp area at the Ball Park Caravan Park and a Regional Tourism project that was being promoted along the Murray River.

RECOMMENDED that the Economic Development Manager's report containing 77 items be adopted.

CR LAW AND E NAUGHTIN

NEXT MEETING

The next meeting of the Committee is to be held on Wednesday, 9 September 2009 in Howlong commencing at 8.00am.

There being no further business the meeting was terminated at 9.22 am.

BUSINESS COROWA HOWLONG MULWALA STEERING COMMITTEE REPORT AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 18 AUGUST 2009.

MAYOR _____

GENERAL MANAGER _____

PRECIS OF CORRESPONDENCE REQUIRING COUNCIL ACTION AND FOR INFORMATION1. SHIRES ASSOCIATION OF NSW

Requesting assistance with legal costs concerning Berrigan Shire Council Land and Environment Court Case whereby they refused a subdivision application which involved subdividing 2 existing rural lots to create 2 alternate lots resulting in the individual lots being separated by 8.5 kms. A copy of this letter is included with the agenda.

2. HEART FOUNDATION

Forwarding a resource kit on Smoke-free Outdoor Areas and requesting Council to introduce a policy that protects its residents from second-hand tobacco smoke in public areas such as playgrounds, sporting fields, reserves and alfresco dining areas.

3. HOWLONG TIDY TOWNS AND HOWLONG COMMUNITY OPPORTUNITY SHOP

Offering to provide \$9,000 towards a shade sail for the Lowe Square playground which was discussed on Council's tour to Howlong earlier in the year.

4. COROWA SERVICE STATION

Raising his objection to the median strip in Sanger Street due to the effects on his business. A copy of this letter is included with the agenda.

5. JUDY THOMAS

Forwarding her objections to a Nuisance Dog Order. A copy of this information is included with the agenda.

6. REROC

Forwarding the minutes of their meeting held on 1 July 2009.

7. LONSDALE RECREATION RESERVE COMMITTEE

Forwarding the minutes of their meeting held on 29 May 2009. A copy of these minutes are included with the agenda.

8. FEDERATION FESTIVAL COMMITTEE

Forwarding the minutes of their meetings held on 15 July 2009.

CORRESPONDENCE PROVIDED FOR COUNCIL'S ACTION AND INFORMATION AS SUBMITTED TO AN ORDINARY MEETING OF THE COROWA SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, COROWA ON 18 AUGUST 2009.

MAYOR _____

GENERAL MANAGER _____