



ORDINARY MEETING OF COUNCIL

Held on

Wednesday, 26 October 2022
4pm

at

Armidale Council Chambers

PRESENT: Councillor Sam Coupland (Mayor), Councillor Todd Redwood (Deputy Mayor), Councillor Paul Gaddes, Councillor Jon Galletly, Councillor Susan McMichael, Councillor Steven Mephram, Councillor Debra O'Brien, Councillor Margaret O'Connor, Councillor Paul Packham, Councillor Dorothy Robinson and Councillor Bradley Widders.

IN ATTENDANCE: Mr James Roncon (General Manager), Mr Darren Schaefer (Chief Officer Corporate and Community), Mr Daniel Boyce (Chief Officer Planning and Activation), Mr Alex Manners (Chief Officer Assets and Services), Ms Ann Newsome (Chief Financial Officer), Ms Jessica Bower (Executive Officer) and Ms Melissa Houlton (Executive Officer).

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1. **CIVIC AFFIRMATION AND ACKNOWLEDGEMENT OF COUNTRY**
Cr Mepham delivered the Civic Affirmation and Cr Widders delivered the Acknowledgement of Country.
2. **STATEMENT IN RELATION TO LIVE STREAMING OF COUNCIL MEETINGS**
The General Manager delivered the statement.
3. **APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE BY COUNCILLORS**
Nil.
4. **DISCLOSURES OF INTEREST**
Nil.
5. **CONFIRMATION OF MINUTES**

5.1 Minutes of Previous Meeting held 28 September 2022

Ref: AINT/2022/40940 (ARC16/0001-7)

197/22

RESOLVED

That the Minutes of the Ordinary Council meeting held on 28 September 2022 be taken as read and accepted as a true record of the meeting.

Moved Cr McMichael Seconded Cr Widders

The Motion on being put to the vote was CARRIED unanimously.

6. **MAYORAL MINUTE**
Nil.
7. **NOTICES OF MOTION**
Nil.

8. LEADERSHIP FOR THE REGION

8.1 Tabling of Disclosure of Pecuniary Interest

Ref: AINT/2022/35290 (ARC22/4999)

198/22

RESOLVED

That Council note the tabling of Disclosures of Pecuniary Interest and Other Matters by designated persons lodged for the 12 months ending 30 June 2022.

Moved Cr Gaddes Seconded Cr Widders

The Motion on being put to the vote was CARRIED unanimously.

8.2 Government Information Public Access Act (GIPA) Annual Report 21-22

Ref: AINT/2022/35915 (ARC16/0698)

199/22

RESOLVED

That Council:

- a. Endorse the attached GIPA Annual report for 2021/2022.
- b. Submit Armidale Regional Council's 2021/2022 Annual GIPA report to the Information Privacy Commissioner as required by legislation.

Moved Cr Mepham

Seconded Cr McMichael

The Motion on being put to the vote was CARRIED unanimously.

8.3 Code of Conduct Complaint Statistics

Ref: AINT/2022/35925 (ARC16/1155)

200/22

RESOLVED

That Council:

- a. Receive and note the annual Code of Conduct Statistics.
- b. Forward a copy of the annual report on the Code of Conduct Statistics to the Office of Local Government.

Moved Cr McMichael

Seconded Cr Widders

The Motion on being put to the vote was CARRIED unanimously.

8.4 Ordinary Council Meeting Cycle for 2023

Ref: AINT/2022/38672 (ARC16/0001-7)

201/22

RESOLVED

- a. That the Ordinary Council Meeting cycle for the 2023 calendar year be scheduled for the fourth Wednesday of each month as follows:
- Wednesday 22 February 2023, in Armidale
 - Wednesday 22 March 2023, in Armidale
 - Wednesday 26 April 2023 in Armidale
 - Wednesday 24 May 2023 in Armidale
 - Wednesday 28 June 2023 in Armidale
 - Wednesday 26 July 2023 in Armidale
 - Wednesday 23 August 2023 in Armidale
 - Wednesday 27 September 2023 in Armidale
 - Wednesday 25 October 2023 in Armidale
 - Wednesday 22 November 2023 in Armidale
 - Wednesday 13 December 2023 in Armidale.
- b. That the time for the Ordinary Council meetings to commence is 4pm.

Moved Cr O'Connor

Seconded Cr Widders

The Motion on being put to the vote was CARRIED unanimously.

8.5 Armidale Regional Council Code of Conduct

Ref: AINT/2022/40664 (ARC16/0617-2)

202/22

RESOLVED

That Council endorse the Armidale Regional Council Code of Conduct to be placed on public exhibition for a period of 28 days commencing 27 October 2022, noting there are no proposed amendments to the Code of Conduct as currently adopted (attached).

Moved Cr O'Connor

Seconded Cr Robinson

The Motion on being put to the vote was CARRIED unanimously.

8.6 Council Actions Report January - September 2022 *Ref: AINT/2022/40889 (ARC16/0001-7)*

203/22

RESOLVED

That Council notes the report summarising the actions taken on the resolutions of Council.

Moved Cr Widders

Seconded Cr McMichael

The Motion on being put to the vote was CARRIED unanimously.

9. GROWTH, PROSPERITY AND ECONOMIC DEVELOPMENT

9.1 Adjustment and Sale of Minor Council Access Denial Strip Lots 14 & 15 DP 263611

Ref: AINT/2022/39201 (P/4156-2)

204/22

RESOLVED

That Council approve:

- a. The sale of sections of Lots 14 and 15 DP 263611 to the value of \$1480.
- b. The adjustment of residual access denial strips and road reserve sections.
- c. That all costs associated with the transaction be borne by the applicant.

Moved Cr Robinson

Seconded Cr Widders

The Motion on being put to the vote was CARRIED unanimously.

9.2 Cash and Investment Report 30 September 2022

Ref: AINT/2022/41061 (ARC20/4311)

205/22

RESOLVED

That Council note the Cash and Investment Report for September 2022.

Moved Cr Gaddes

Seconded Cr Redwood

The Motion on being put to the vote was CARRIED unanimously.

9.3 Endorsement to Engage a Public Process for a Road Reserve Closure

Ref: AINT/2022/41069 (ARC16/0606)

206/22

RESOLVED

That Council endorse the application:

- a. To undertake a public process for the purpose of a road reserve closure.
- b. Prepare the lands survey and application to the regional Crown Lands Office.
- c. Post closure prepare a subdivision development application for two residential lots.

Moved Cr Galletly

Seconded Cr O'Connor

The Motion on being put to the vote was CARRIED unanimously.

9.4 Planning Agreement relating to developments on Faulkner Street, Armidale

Ref: AINT/2021/43574 (DA-147-2019/B)

207/22

MOTION

That Council:

- a. Enter into a Planning Agreement (PA) for payment of a \$50,000 contribution towards the master planning and design of improvements for the East Mall, Beardy Street, Armidale as determined by Council, in lieu of providing five (5) car parking spaces in conjunction with the modification of DA-147-2019 and for DA-604-1986 relating to 91 Faulkner Street and 97- 101 Faulkner Street.
- b. That subject to the above, the General Manager be authorised to place the Draft PA on exhibition for a minimum period of 28 days.
- c. That following the public exhibition period, a report be presented to Council for further consideration, if any submissions are received.
- d. That if no submissions are received during the public exhibition period, that the General Manager be provided the delegations to enter into the PA on behalf of Council.

Moved Cr Redwood

Seconded Cr Galletly

AMENDMENT

- e. Council staff discuss with the developer whether the potential uses of the money could be widened to include:
master planning and design of improvements in central Armidale, or an app to alert drivers to vacant parking spaces in the CBD or planning relating to the provision of affordable housing
- f. If the developer objects to this proposal, then the public exhibition will be of the current draft PA, which states that the intended use of the money is for master planning and design of improvements for the East Mall, Beardy Street, Armidale.

Moved Cr Robinson

Seconded Cr McMichael

DIVISION The result being:-

FOR: Crs S McMichael and D Robinson

AGAINST: Crs S Coupland, P Gaddes, J Galletly, S Mepham, D O'Brien, M O'Connor, P Packham, T Redwood and B Widders

The Amendment on being put to the vote was LOST.

RESOLVED

That Council:

- a. Enter into a Planning Agreement (PA) for payment of a \$50,000 contribution towards the master planning and design of improvements for the East Mall, Beardy Street, Armidale as determined by Council, in lieu of providing five (5) car parking spaces in conjunction with the modification of DA-147-2019 and for DA-604-1986 relating to 91 Faulkner Street and 97- 101 Faulkner Street.

- b. That subject to the above, the General Manager be authorised to place the Draft PA on exhibition for a minimum period of 28 days.
- c. That following the public exhibition period, a report be presented to Council for further consideration, if any submissions are received.
- d. That if no submissions are received during the public exhibition period, that the General Manager be provided the delegations to enter into the PA on behalf of Council.

Moved Cr Redwood

Seconded Cr Galletly

The Motion on being put to the vote was CARRIED unanimously.

9.5 Updated Draft Annual Financial Statements for the year ended 30 June 2022

Ref: AINT/2022/42554 (ARC16/0001-7)

208/22

RESOLVED

That Council:

- a. Adopt the final draft Annual Financial Statements for the year ended 30 June 2022, as presented;
- b. Authorise the Mayor, Deputy Mayor, General Manager and Responsible Accounting Officer to sign the Statements by Councillors and Management on the preparation of the General Purpose and Special Purpose Financial Statements for the year ended 30 June 2022 as prescribed by Section 413(2)(c) of the *Local Government Act 1993*; and
- c. Authorise the General Manager to issue the audited Financial Statements for the Year Ended 30 June 2022 immediately upon receipt of the Auditor's Reports subject to there being no material audit changes or audit issues.

Moved Cr Robinson

Seconded Cr McMichael

The Motion on being put to the vote was CARRIED unanimously.

9.6 Review of Local Approval Policy Street Trading

Ref: AINT/2022/42710 (ARC16/1132)

209/22

RESOLVED

That Council:

- a. Endorse the Local Approvals Policy Street Trading for public notice and exhibition in accordance with the *Local Government Act 1993*;
- b. Receive a further report to consider any submissions received;
- c. Endorse the Local Approvals Policy Street Trading for submission to the Departmental Chief Executive of the Office of Local Government.

Moved Cr Widders

Seconded Cr Mephram

The Motion on being put to the vote was CARRIED unanimously.

10. ENVIRONMENT AND INFRASTRUCTURE

10.1 Dumaresq Dam Safety Upgrade Project - Progress Update & Request to Increase Contract Purchase Order

Ref: AINT/2022/39542 (ARC19/3458)

210/22

RESOLVED

That Council:

- a. Note the status report for the Dumaresq Dam Safety Upgrade Project up to September 2022;
- b. Delegate authority to the General Manager to approve the increase in the Purchase Order for the construction contractor, Leed Engineering and Construction Pty Ltd to \$8,135,252 (excl. GST) to complete the project with variations to date and construction costs to completion; and
- c. Approve the transfer from Reserves of \$698,523 (excl. GST) to cover the variation to the project.

Moved Cr O'Connor

Seconded Cr Packham

The Motion on being put to the vote was CARRIED unanimously.

10.2 Armidale Regional Council Section 7.12 Contributions Plan Review

Ref: AINT/2022/28390 (ARC22/5272)

211/22

RESOLVED

That Council:

- a. Endorse the revised Armidale Regional Council Section 7.12 Contributions Plan for public exhibition for a period of 28 days.
- b. Receive a further report once the public exhibition period closes to consider any submissions received.

Moved Cr Widders

Seconded Cr Galletly

The Motion on being put to the vote was CARRIED unanimously.

10.3 Finalisation of Planning Proposal for 242 Rusden Street, Armidale

Ref: AINT/2022/41327 (ARC22/5270)

212/22

RESOLVED

That Council:

- a. Endorse the Planning Proposal to amend the *Armidale Dumaresq Local Environmental Plan 2012* or *Armidale Regional Local Environmental Plan* (as applicable) to regularise the permissibility of the retail premises land uses that have historically and continually been carried out at 242 Rusden Street, Armidale (Lot A, DP 329168).
- b. Exercise the functions of the local plan-making authority under section 3.36(2) of the EP&A Act to make the Local Environmental Plan.

Moved Cr O'Brien

Seconded Cr Widders

The Motion on being put to the vote was CARRIED unanimously.

11. OUR PEOPLE AND COMMUNITY

11.1 Establishment of Leash-Free Areas in Guyra

Ref: AINT/2022/41510 (ARC22/5018)

213/22

RESOLVED

That Council:

- a. Endorse the two (2) preferred sites, being Lot 7002 DP 94125 and Lot 701 DP 94244, as proposed leash-free areas for public exhibition for a period of 28 days.
- b. Receive a further report once the submission period closes to consider any submissions received.

Moved Cr McMichael

Seconded Cr Widders

The Motion on being put to the vote was CARRIED unanimously.

11.2 Appointment of Councillor representatives to the Aboriginal Advisory and Access Advisory Committees.

Ref: AINT/2022/42469 (ARC16/0568-3)

214/22

RESOLVED

That Council:

- a. Formally recognise the Aboriginal Advisory Committee and the Access Advisory Committees as advisory committees of Council.
- b. Formalise the appointment of Councillor representatives to the committees as follows:
 - Aboriginal Advisory Committee – Crs O'Brien and Widders
 - Access Advisory Committee – Crs O'Brien, McMichael and Widders.

Moved Cr Gaddes

Seconded Cr Redwood

The Motion on being put to the vote was CARRIED unanimously.

12. COMMITTEE REPORTS

12.1 Sports Council - Minutes of the Meeting held on 15 September 2022

Ref: AINT/2022/40320 (ARC16/0330)

215/22

RESOLVED

That Council note the Minutes of the Sports Council Committee meeting held on 15 September 2022.

Moved Cr Galletly

Seconded Cr Widders

The Motion on being put to the vote was CARRIED unanimously.

12.2 Audit Risk and Improvement Committee - Minutes of 20 September 2022 Meeting

Ref: AINT/2022/41195 (ARC22/5007)

216/22

RESOLVED

That the Minutes of the Audit Risk and Improvement Committee meeting held on 20 September 2022 be noted.

Moved Cr Widders

Seconded Cr Redwood

The Motion on being put to the vote was CARRIED unanimously.

12.3 Traffic Advisory Committee - Minutes of the meeting held 13th September 2022.

Ref: AINT/2022/41415 (ARC16/0168-7)

217/22

RESOLVED

That in relation to the report "Armidale Regional Council Traffic Advisory Committee Minutes – 13 September 2022", that Council:

- a. Endorse the proposed advertising run to be held by the New England Antique Machinery Club on 11 November 2022 on local Armidale Roads;
- b. Endorse the requested road closures for the New England Sporting Car Club (NESCC) Mets Gorge Rally sprint for 2022 to take place on Chinaman's and Old Hillgrove road, Hillgrove;
- c. Endorse the installation of central median islands with supplementary Give Way sign in O'Dell St at the intersection of Beardy St, Armidale;
- d. Endorse the requested temporary work zone at St Mays School Armidale during the school holidays commencing Monday 26 September to 7 October 2022 for the replacement of window at the School;
- e. Endorse the change of the change to the Armidale 1/4 Hour parking zones in the CBD Heart, Core and Frame to 1/2 Hour in line with the Parking and Mobility Study;
- f. Endorse the recommendations for DA-29-2022 - 340 Heathersleigh Road - Depot - Road Upgrades including;
 - i. Within 60 days of the issue of the development consent a request TfNSW consider reducing the speed limit on Heathersleigh Road to 60km/h for safety

- reasons;
- ii. Within 60 days of the issue of the development consent, detailed construction plans must be submitted to Council demonstrating that the following matters have been met:
 - o The correction of curves;
 - o The correction of crests;
 - o The widening of the road pavement;
 - o The provision of road shoulders.
 - iii. Heathersleigh Road is required to be upgraded so that the provisions of *Section 4 & 5 of Austroads Guide to Road Design Part 3* are met;
 - iv. Note: should any tree removal or vegetation clearing be required to achieve the requirements of this condition, the appropriate ecological studies are to be prepared in accordance with the Biodiversity Conservation Act 2016 by a suitably qualified person with demonstrated experience in completing such studies;
 - v. Within 60 days of the issue of the development consent the road surface on Heathersleigh Road is to be bitumen sealed from the existing seal extending just south of the intersection with Knobs Road, to the driveway at 340 Heathersleigh Road to ensure dust nuisance does not occur.

Officers Note: While the recommendation still stands, the DA-29-2022 - 340 Heathersleigh Road was refused.

- g. Endorse the recommendations for DA-95-2022 - 32A Crest Road - Proposed 1 into 23 Lot Residential Subdivision including:
 - i. That footpaths be included as a condition of consent for the Crest Road subdivision Armidale;
 - ii. The relocation of the existing Hail & Ride bus stop (comprising sign and seat) approx. 20m further north along Crest Road Armidale and in consultation with Edwards Coaches;
 - iii. All regularity signs and markings associated with a 40kmh school zone, within the new Crest Road subdivision and be installed by the developer if required;
 - iv. The installation of full time No stopping zones along Road 1 for the length of 20m Crest Road subdivision Armidale; and
 - v. The installation of No stopping during school zones times, be installed from the end of the full time No stopping zone to the intersection of Road 2 of the new Crest Road subdivision Armidale.

Moved Cr McMichael

Seconded Cr Widders

The Motion on being put to the vote was CARRIED unanimously.

13. MATTERS OF AN URGENT NATURE

Nil.

14. QUESTIONS ON NOTICE

Nil.

PROCEDURAL MOTION

218/22 **RESOLVED**

- a) That Council move into closed Session to receive and consider the following items:
- 15.1 Water Security Project - Funding commitment for pre-construction works with Department of Planning and Environment (DPE) through Safe and Secure Water Program (SSWP). (AINT/2022/38224) - ***(General Manager's Note: The report considers a funding commitment with DPE through SSWP and is deemed confidential under Section 10A(2)(d) of the Local Government Act 1993, as it deals with commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the Council; or (iii) reveal a trade secret).***
- 15.2 Armidale Sewerage Treatment Plant Upgrade - Funding commitment for pre-construction works with Department of Planning and Environment (DPE) through Safe and Secure Water Program (SSWP). (AINT/2022/38541) - ***(General Manager's Note: The report considers a funding agreement with DPE through SSWP and is deemed confidential under Section 10A(2)(c) of the Local Government Act 1993, as it deals with commercial information of a confidential nature which, if disclosed, confers a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business).***
- 15.3 ARC Large Site Electricity and Street Lighting Tender Process for General Manager Authorisation to be given by Council. (AINT/2022/24174) - ***(General Manager's Note: The report considers section 10(2)(d) of the Local Government Act and is deemed confidential under Section 10A(2)(d) of the Local Government Act 1993, as it deals with commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the Council; or (iii) reveal a trade secret).***
- b) That Council exclude the press and public from the proceedings of the Council in Confidential Session pursuant to Section 10A, subsections 2 & 3 and section 10B of the Local Government Act 1993, on the basis that the items to be considered are of a confidential nature.
- c) That Council make the resolutions made in Confidential Session public as soon as practicable.

Moved Cr Robinson

Seconded Cr O'Brien

The Motion on being put to the vote was CARRIED unanimously.

Council entered Closed Session at 4:47pm.

Council returned to Open Session at 5:11pm.

RESUMPTION OF MEETING

219/22 **RESOLVED**

That Council move back into open Session and that the resolutions of the closed Session be made public.

Moved Cr Mepham Seconded Cr O'Connor

The Motion on being put to the vote was CARRIED unanimously.

15. CLOSED SESSION

15.1 Water Security Project - Funding commitment for pre-construction works with Department of Planning and Environment (DPE) through Safe and Secure Water Program (SSWP)

Ref: AINT/2022/38224 (ARC18/2622)

220/22 **RESOLVED**

That Council;

- a. Approve an in-principle commitment to bring a project proposal forward for funding assessment consideration to Department of Planning and Environment (DPE) through the Safe & Secure Water Program (SSWP) from Council to co-fund the Water Security project pre-construction works in accordance with the program subsidy levels by 10 November 2022.
- b. Approve the release of \$1,729,173 from the Water Reserve to co-fund the Water Security project pre-construction works as per the in-principle commitment to DPE if SSWP funding is secured.
- c. Delegate authority to the General Manager to approve expenditure for the project up to the upper limit of \$3,458,347.
- d. Delegate authority to the General Manager to execute all documents in relation to the project and funding agreement.

Moved Cr Galletly Seconded Cr Redwood

The Motion on being put to the vote was CARRIED unanimously.

15.2 Armidale Sewerage Treatment Plant Upgrade - Funding commitment for pre-construction works with Department of Planning and Environment (DPE) through Safe and Secure Water Program (SSWP) *Ref: AINT/2022/38541 (ARC18/2622)*

221/22 **RESOLVED**

That Council;

- a. Approve an in-principle commitment to bring a project proposal forward for funding assessment consideration by Department of Planning and Environment (DPE) through the Safe & Secure Water Program (SSWP) from Council to co-fund the Armidale Sewerage Treatment Plant Upgrade project pre-construction works in accordance with the program subsidy levels by 10 November 2022.

- b. Approve the release of an additional \$476,806 from the sewer reserve to co-fund the Armidale Sewerage Treatment Plant Upgrade project pre-construction works as per the in-principle commitment to DPE if SSWP funding is secured.
- c. Delegate authority to the General Manager to approve expenditure for the project up to the upper limit of \$1,353,612 excl. GST.
- d. Delegate authority to the General Manager to execute all documents in relation to the project and funding agreement.

Moved Cr Robinson

Seconded Cr McMichael

The Motion on being put to the vote was CARRIED unanimously.

15.3 ARC Large Site Electricity and Street Lighting Tender Process for General

Manager Authorisation to be given by Council

Ref: AINT/2022/24174 (ARC19/3328)

222/22

RESOLVED

That Council:

- a. Notes the Content of this report which includes a narrow window of time in the near future where the General Manager on behalf of Council will need to commit to the preferred supplier of Local Government Procurement (LPG). This will be based on an upper level figure presented at the time and subject to further negotiation with the preferred supplier.
- b. Endorses the General Manager, at a future time, to sign an agreement on Council's behalf for a two (2) year agreement for 'black electricity' only, should the proposal be advantageous to Council in contracts rates, terms and conditions. As per the recommendation of LPG for a period of two years to 31 December 2024, to which Armidale Regional Council may then be in a position to consider renewable options available.
- c. Endorses final details including final contract rates and details will be presented to Council at the soonest opportunity by Council Staff on behalf of the General Manager, including before and after financial scenarios, and a direct comparison of the current market for analysis of financial impact to Council.
- d. Notes that current indications and a volatility in the market may mean a best-case scenario of a 10-20% increase on current electricity retail pricing. A figure on or around a 10% increase on current contract rates is seen as a favourable financial outcome.

Moved Cr Widders

Seconded Cr Robinson

The Motion on being put to the vote was CARRIED unanimously.

There being no further business the Mayor declared the meeting closed at 5:15pm.