



MINUTES PUBLIC INFRASTRUCTURE COMMITTEE

GWYDIR SHIRE COUNCIL

THURSDAY 8 OCTOBER 2020

COMMENCING AT 9.01AM

ROXY MEETING ROOM, BINGARA

Present:

Members: Cr. John Coulton (Mayor), Cr. Catherine Egan (Deputy Mayor), Cr. Jim Moore, Cr. Geoff Smith, Cr. David Coulton, Cr Stuart Dick, Cr Tiffany Galvin, Cr Frances Young and Alex Eddy (Manager, Engineering Services)

Staff: Max Eastcott (General Manager), Leeah Daley (Deputy General Manager), Helen Thomas (Manager, Finance), and Tim Greensill (Manager, Information Services)

Public: Nil

Visitor: Nil

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Chairman

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<http://www.gwydirshire.com/>

OFFICIAL OPENING AND WELCOME – MAYOR

APOLOGIES Cr Marilyn Dixon OAM

THAT the apology of Cr Marilyn Dixon OAM is accepted.

(Moved Cr Egan, seconded Cr Galvin)

CONFIRMATION OF THE MINUTES

THAT the Minutes of the previous Public Infrastructure Committee Meeting held on Thursday 10 September 2020 as circulated be taken as read and CONFIRMED.

(Moved Cr Dick, seconded Cr Smith)

PRESENTATION See Item 1

CALL FOR THE DECLARATIONS OF INTERESTS AND CONFLICTS OF INTEREST Nil

Item 1 Contaminated Lands' Presentation

FILE REFERENCE 20/24303

DELIVERY PROGRAM

GOAL: 3. An Environmentally Responsible Shire

OUTCOME: 3.2 WE USE AND MANAGE OUR NATURAL RESOURCES
WISELY

STRATEGY: 3.2.4 Identify and make best use of our resource land - ED
- external

AUTHOR General Manager

STAFF DISCLOSURE OF INTEREST Nil

IN BRIEF/ SUMMARY RECOMMENDATION

Ms. Shonelle Gleeson-Willey from Moss Environment and Ms. Rebel Thomson will be making a presentation regarding the management of contaminated land.

OFFICER RECOMMENDATION

For Information only

ATTACHMENTS

AT- Presentation Slides



About Contamination

Land and groundwater contamination is something we have lived with since industrial activity began. It is present in cities, rural and regional areas and on agricultural land, a legacy of an industrial time where safe waste disposal methods were not understood, and potential human health and environmental risks not yet known. From the late 1880's through to the early 1900s, it was common practice in inner urban areas to level new sites and limit potential floods by importing soils. Sometimes from industrial sites. Accepted household activities, such as emptying fireplaces, coals and ash directly into backyards, have also added to the mixture of contaminants found in soil and gardens. Then there's the potential for more recent contamination – from things like agricultural chemicals to landfills, fuel stations and mining activities.

Discovering contaminants in soil does not automatically mean a site is dangerous to health. Soils naturally contain minerals and levels may be above what is normally expected, without necessarily meaning the soil is dangerous to health.

The key question to ask is: **Based on an investigation of the degree (level) and extent (spread) of soil contamination, is the site suitable for its intended use?**

Children spend considerable time at a range of facilities owned or operated by Council, so it is important that they are not unnecessarily exposed to soil contaminants. Young children can become exposed when playing outside, particularly by putting dirty hands in their mouths. A small number of children will actively eat soil.

Today, previously unknown contaminated land is often found when there is a change of land use for a particular property or area – for example, from industrial to residential use – and the state's planning system triggers a type of site investigation.

In most cases, land and groundwater found to be contaminated can be cleaned up as part of a development for a change of land use.

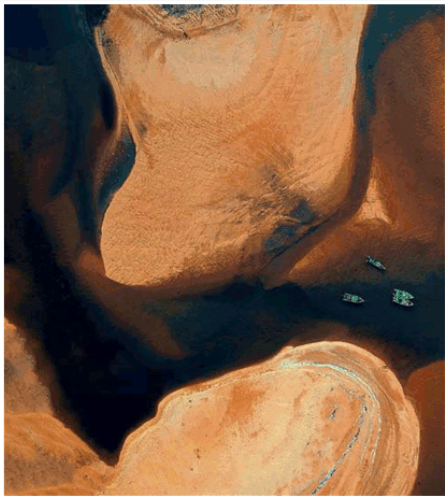
MOSS ENVIRONMENTAL

2

Regulatory Framework for Contaminated Land


				
<p>National Environment Protection (Assessment of Contaminated Sites) Measure 1999 (Amended 2013)</p> <p>Sets the National Framework for the assessment of contaminated sites</p>	<p>Contaminated Land Management Act 1997</p> <p>Contaminated sites where intervention by the EPA is warranted</p>	<p>Protection of the Environment Operations Act 1997</p> <p>Pollution events, scheduled activities, UPSS regulation. Creates rules/licenses for protection of the public and environment during remediation</p>	<p>Environmental Planning and Assessment Act 1979</p> <p>Including Remediation of Land SEPP & Planning Guidelines – contaminated sites where remedial actions can wait for development control processes- rezoning/redevelopment.</p>	<p>Council Contaminated Land Policy and Procedures</p> <p>Recently developed as part of the JO CLM Capacity Building Program</p>


3



Significance of contaminated site assessment in decision making

The goal of contaminated land management and site auditing is to ensure the protection of human health and the environment.


4



Contaminated Site Management

What role does Council play




Role of Planning Authorities

NSW planning authorities regulate contaminated land that is not 'significantly contaminated' through the planning and development process. These lands do not pose an unacceptable risk to human health or the environment under the current, approved use of the land.




Contaminated Site Ground Rules

The goal of contaminated land management and site auditing is to ensure the protection of human health and the environment. In NSW, the responsibility for CLM is shared by the Environment Protection Authority (EPA), the Department of Planning, Industry and the Environment (DPIE) and planning consent authorities, such as Local Councils (LGCs).




Environment

In some situations, the use of land can result in contamination by chemicals





Human Health

Contamination of land and water can pose a risk to human health



Assessment

May preclude future development if not investigated and managed

Council Requirements

Councils regulate land that is not 'significantly contaminated' through the planning and development process. The planning and development process ensures that;

 Rezoning and Development Planning authorities consider contamination when making rezoning and development decisions	 Planning Certificates Local council provide information about land contamination on planning certificates issued under section 10.7 of the EP&A Act	 Remediation Remediation is enabled and controlled through SEPP55
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Responding to contamination issues

Under the Capacity Building program some Councils have investigated or are in the process of investigating their community facilities for soil contamination, as part of ongoing due diligence.
Soil investigations carried out by Councils can also be triggered by;

 Planning Requirements For example developing a site for sensitive use	 Children's service requirements For example, renovations to an outdoor playground involving deep excavation of soil	 Specific Issue Such as a complaint or awareness of a potential problem
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The Planning Tool Kit

The Planning and development process is subject to;

State Environmental Planning Policy 55 – Remediation of Land

Planning authorities must consider if the land is suitable for its intended use. If contamination makes it unsuitable, the land must be remediated before it can be developed.

- Makes remediation permissible;
- Defines when consent is required;
- Requires all remediation to comply with standards;
- Ensures land going through the development consent process is investigated if contamination is suspected;
- Requires councils to be notified of all remediation proposals.

SEPP 55 Guidelines


Aim to manage land contamination through the planning and development process. They provide advice to planning authorities on

- Early identification of contaminated sites;
- Consideration of contamination in reasoning and development applications;
- Recording and use of information;
- Ways to prevent contamination and reduce the environmental impact of remediation activities.

Section 10.7 certificates

The SEPP 55 Guidelines contain information on the use of section 10.7 certificates under the EP&IA Act. Section 10.7(2) planning certificates must record that the land is:

- Declared significantly contaminated by the EPA under the CLM Act;
- Subject to an approved voluntary management proposal;
- Subject to an ongoing maintenance order;
- Subject of a site audit statement;
- Any other information about contamination which council deems appropriate.



Risk and Opportunities



RISK

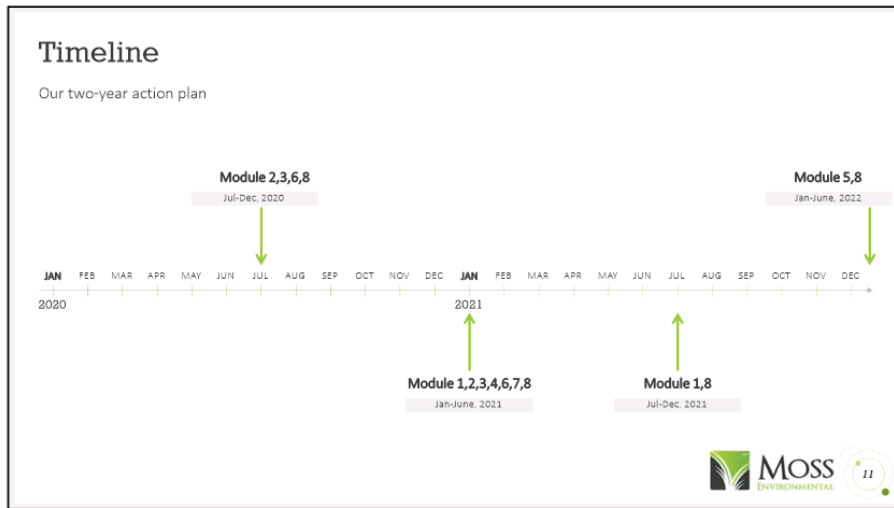
- Councils being unable to carry out this function with existing staff;
- Community concern.



OPPORTUNITIES

- Closer management of legacy contamination sites, or clean-up notices issued by Council;
- Closer management of operating sites likely to cause contamination;
- Capacity building / up-skilling of council staff
- Risk mitigation due to increased knowledge of contamination potential;
- Improve public image around environmental stewardship;
- Greater level of compliance.

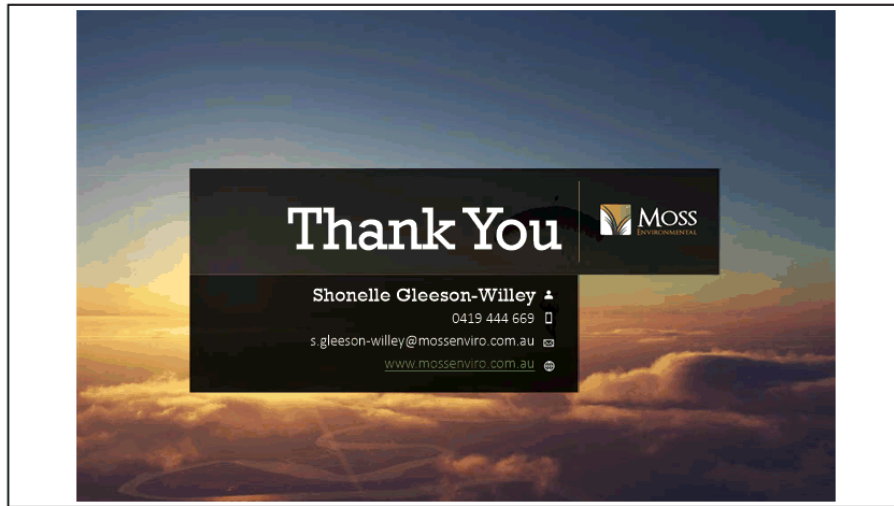




Team

Shonelle Gleeson-Willey
Principal Consultant

Moss Environmental logo with number 12.



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Chairman



RR7705 North Star Road 'Flaggy' construction



RR7705 North Star Road 'Flaggy' base course

MR063 Fossickers Way Segment 5255 'Beaufort' Rehabilitation

Work is well underway on a 980m section of MR63 Fossickers Way, with the sub-base layer currently being trimmed and compacted ready for testing.

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MR63 Fossickers Way 'Beaufort' construction

Big River Dreaming Rest Stops - Two Mile Hill & Sheep Station Creek

Works are continuing at the two Big River Dreaming rest stops, Two Mile Hill (intersection of Delungra Rd and Allan Cunningham Way) and Sheep Station Creek (intersection of Delungra Rd and Sheep Station Creek Rd). These projects are funded through the Restart NSW Program and will form a part of the overall Big River Dreaming Project.



Two Mile Hill site

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Sheep Station Creek site

SR257 Kirkton Rd

Works have begun on SR257 Kirkton Rd to remove an unformed floodway and install a triple cell 600 pipe culvert. These works were undertaken, in part, as self-help from the local property owners.



SR257 Kirkton Rd culvert.

SR003 Elcombe Rd

Staff have recently removed a cattle grid on SR003 Elcombe Rd between the 'Yellow Dam' and 'Horseshoe Bend' travelling stock route (TSR).



SR003 Elcombe Rd cattle grid removal

The Living Classroom

Work has been temporarily placed on hold at The Living Classroom until after works at the Bingara Pool have been completed.

Gravel Resheeting

SR017 Back Creek Rd

Work has been completed on a 2.5km section of Back Creek Rd between the properties 'Glenidle' and 'Llangoland'.



SR17 Back Creek Road gravel resheeting

SR016 Trevallyn Rd

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Work has commenced on a 1.5km section of Trevallyn Rd , west of Bereen Rd over the Horton River. Another 2.8km section of Trevallyn Rd is to be resheeted west of the property 'Billandry'.



SR16 Trevallyn Rd 'Billandry' gravel resheeting

SR014 Mosquito Creek Rd

Gravel resheeting has commenced on a 5.0km section along the Mosquito Creek Rd.

Maintenance

During September, staff have been undertaking vegetation control works (weed spraying and sucker bashing) along the following roads:

SR018 Gineroi Rd, SR019 Whitlow Rd, SR012 Upper Whitlow Rd, SR023 Wearnes Rd, SR003 Elcombe Rd, MR063 Fossickers Way, MR133 Killarney Gap Rd, MR132 McIntyre Rd, MR134 Delungra and other various regional and local roads.

The bobcat has been used to spread gravel at Myall Creek and sweep local streets. Maintenance crews have been at Warialda, Gravesend and Croppa Creek tips undertaking general maintenance and pushing up the rubbish. In addition, staff have replaced a 4m section of hazardous foot path near the doctor's surgery in Warialda, as well as grinding dangerous tips off foot paths around Warialda. Maintenance crews have cleaned and slashed at the old works depot in Warialda.

Maintenance Grading

Maintenance grading has been carried out on SR016 Trevallyn Rd, SR057 Currangandi Rd, SR091 Cracknells Rd, SR056 Glenelg Rd, SR031 Eulourie Rd, SR055 Boundary Crk Rd, SR023 Wearnes Rd, SR006 Getta Getta Rd and SR072 Scotts Rd.

Seal Maintenance

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Seal maintenance is ongoing on all State, Regional and Local roads.

Slashing

Roadside slashing was carried out on the following roads during September:

MR134 Delungra Rd, SR019 Whitlow Rd, Bingara Airstrip, Bingara Showground, MR063 Fossickers Way, SR003 Elcombe Rd and various regional roads in the northern section of the Gwydir Shire.

DESIGN AND ASSETS

Bingara Pool – Footpath and Entrance

The footpath design has been completed, with quotes currently being sought for this work.

Horton Road

A design has been completed for this project, with plan sets to be completed during October.

Warialda High Productivity Vehicle Route

The alternate route design has been completed, currently out for peer review by LGES. The route has been staked onsite so investigations into the requirements for the route can be determined.

Inland Rail – North Star to the QLD Border

The Engineering Services team has been assessing the Environmental Impact Statement for this project to provide feedback to Major Projects NSW. Technical Services has had meetings with Inland Rail to discuss route options, potential public and private level crossings and what impacts these will have on Council’s road network and rate payers.

Roads Maintenance Council Contract (RMCC) – Work Orders issued by TfNSW

All Work Orders issued by TfNSW are quality assurance schedule of rates projects carried out by Council staff under the RMCC with Transport for NSW.

Design reviews are still in the hands of TfNSW for the remaining two segments programmed for rehabilitation this financial year. These segments include 5150 on MR63 Fossickers Way and 8270 on HW12 Gwydir Highway. Segment 5255 Beaufort Rehabilitation works are well underway, with the sub-base layer currently being trimmed and compacted, ready for testing. A 150mm base layer overlay and 7mm primer seal will remain after this layer is conformed. This project is expected to take a further 2-3 weeks to complete. An additional safety upgrade project has now been scoped out, west of Gravesend on the Gwydir Highway within segment 8265, that will include shoulder widening, safety barrier upgrades and sign upgrades. Survey has now been completed for this project and is currently in the design stage. This financial year will see our usual RMCC maintenance program completed, the resealing of approximately 13 segments throughout the Shire, approximately four weeks of heavy patching and a further four weeks of reseal preparation.

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This will all be in addition to the previously mentioned rehabilitation projects throughout MR63 Fossickers Way and HW12 Gwydir Highway. Resealing is still in the tender stage and heavy patching is yet to be scoped out.

Routine maintenance continues each week undertaking inspections, rest area services, vegetation control and bitumen repairs.

BUILDING SERVICES

DEVELOPMENT

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

- Minor structure construction e.g. sheds
- Commercial opportunities and construction
- Basix (Building Sustainability Index)
- Bushfire requirements
- Building construction standards and requirements
- Stormwater
- Licensing and owner builder requirements
- Fees and charges

The following Construction Certificate (C/C), Building Information Certificate (BIC) and S68 applications have been approved for the month.

No.	Property Description	Development/Work	\$	C/C	BIC	S68
21/2019	92 Burundah Drive WARIALDA NSW 2402	Single Dwelling and detached barn style shed	\$150,000	✓		
22/2020	2274 Warialda Road WARIALDA NSW 2402	Additions and alterations to the existing dwelling	\$155,000	✓		
26/2020	95 High Street WARIALDA NSW 2402	2 Bay Garage/Storage Shed	\$18,000	✓		
11/2020	92 Burundah Drive WARIALDA NSW 2402	Install new OSSM				✓
12/2020	2274 Warialda Road WARIALDA NSW 2402	Minor water supply work and alterations to existing OSSM				✓
13/2020	Whitlow Road MYALL CREEK NSW 2404	Install new OSSM and carry out water supply works at Myall Creek Cultural Centre				✓
14/2020	2 Copeton Dam Road BINGARA NSW 2404	Carry out water supply works, stormwater drainage work and sewerage work including connection to mains sewer				✓

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15/2020	24 Holden Street WARIALDA NSW 2402	Minor water supply work, sewer connection works and stormwater drainage works				✓
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The following Construction Certificate (C/C) applications were approved by a Private Certifier and lodged with Council during the month.

No.	Property Description	Development/ Work	\$	C/C
Nil				

ILLEGAL ACTIVITY

ACTIVITY	No	ACTION TAKEN					
		Inspected	Letter Sent	Application/ Certificate Lodged	Penalty Notice	Legal Action	Refer to Council
Nil							

NO. OF COMPLAINTS/INSPECTIONS

Type	No.	Yr. to Date	Actioned	Pending
Building	37	267	263	4

BUILDING MAINTENANCE

The Department continues to receive requests to carry out minor maintenance and these are generally dealt with in a timely manner. Otherwise the works are scheduled into maintenance staff building activities including new works for attention.

Projects Worked on during September 2020:

- Refurbishment of Aged Unit 7 Plunkett Street Warialda – in progress
- Painting of Aged Unit 6 Holden Street Warialda – in progress
- Construction of Administration Building and Kiosk at the Bingara Pool Complex – commenced
- Construction of the “Meat Shed” at the Living Classroom - commenced



Laying of the slab for the administration building and kiosk at the Bingara Pool



Laying of the slab for the "Meat Shed" at the Living Class

CONCLUSION

The activities carried out by the Technical Services Department are in line with the 2020/21 Management Plan and otherwise directed.

CONSULTATION

Consultation is carried out within the Technical Services Department during the monthly Technical Services team meetings and other relevant persons.

OFFICER RECOMMENDATION

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Chairman

THAT the monthly Technical Services report for September 2020 be received

ATTACHMENTS

There are no attachments for this report.

COMMITTEE RECOMMENDATION TO COUNCIL:

THAT the monthly Technical Services report for September 2020 be received.

(Moved Cr Egan, seconded Cr D Coulton)

The respective ownership of County Boundary Road between Moree Plains Shire and Gwydir Shire Councils was discussed – see attached plan. There was support within Council for the lodgement of a joint funding application for the sealing of County Boundary Road with Moree Plains Shire Council.



Meeting closed 10.17 am

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