

Engineering & Works Committee AGENDA



Members Crs H van de Ven (Chairperson), R Angus, D Betteridge, A Duncan-Strelec, A Glachan (Ex Officio), P Gould, N Hull and P Sawyer.

Apologies

In Attendance

Staff

Members are advised that the next **Engineering & Works Committee Meeting** will be held in the **Council Chambers**, AlburyCity Administration Building, 553 Kiewa Street, Albury, on **Tuesday 10 April 2012**, immediately following the Planning & Development Committee Meeting.

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1B Chairperson to advise that the meeting is being recorded	
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Note *A light meal will be served at 5.15pm, at “Charlies on Kiewa”, for Councillors and Council staff required to attend either of the committee meetings.*

Michael Keys
Acting General Manager

5 April 2012

AlburyCity – Engineering & Works Committee

AGENDA

EWC 3 – CONFIRMATION OF THE MINUTES OF THE PREVIOUS MEETING

3A Minutes of the Engineering & Works Committee Meeting held on Monday 12 March 2012 at 6.35pm

- Present** Crs H van de Ven (Chairperson), R Angus, D Betteridge, A Glachan (Ex Officio), P Gould, N Hull and P Sawyer.
- Apologies** Cr A Duncan-Strelec.
- Staff** Acting General Manager, Director Community & Recreation, Director Corporate Services, Director Economic Development & Tourism, Director Engineering, Acting Director Planning & Environment, Governance Team Leader, IT Officer and Governance Officer.

EWC 1 CONFLICT OF INTEREST DECLARATIONS RECEIVED BY THE CHAIR

1A Conflict of Interest Declarations

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

1B Recording of Meeting

The Chairperson advised those present that the meeting is being recorded.

EWC 2 APOLOGIES

2A Apologies of Committee Members

There were no Apologies of Committee Members received by the Chair.

2B Apologies of Non-Committee Members

There were no Apologies of Non-Committee Members received by the Chair.

EWC 3 CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING

3A Minutes of the Engineering & Works Committee Meeting held on Monday 20 February 2012 at 6.11pm

Cr Sawyer Moved, Cr Gould Seconded

That the Committee recommends to Council that the Minutes of the Engineering & Works Committee Meeting held on Monday 20 February 2012, at 6.11pm, be adopted.

CARRIED

AlburyCity – Engineering & Works Committee

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EWC 4 MATTERS ARISING FROM PREVIOUS MINUTES

There were no Matters Arising from Previous Minutes.

EWC 5 MINUTES OF ADVISORY COMMITTEES AND WORKING PARTIES

5A Minutes of Local Traffic Committee Meeting held on Thursday 9 February 2012 at 10.07am

Cr Gould Moved, Cr Sawyer Seconded

That the Committee recommends to Council that the Minutes of the following Advisory Committees and Working Parties be received, noted and accepted:

- A. Minutes of Local Traffic Committee Meeting held on Thursday 9 February 2012 at 10.07am.

CARRIED

EWC 6 REPORTS FOR DISCUSSION

6A Eight Mile Creek Flood Study (FIL11/00086)

Cr Angus Moved, Cr Glachan Seconded

That the Committee recommends to Council that Council:

- a. endorse the Eight Mile Creek Flood Study Report; and
b. include this study in the AlburyCity Strategic Plan Register.

CARRIED

6B Albury to Greater Hume Murray River Flood Study (FIL10/01923)

Cr Angus Moved, Cr Gould Seconded

That the Committee recommends to Council that Council:

- a. endorse the Albury to Greater Hume Murray River Flood Study; and
b. include this study in the AlburyCity Strategic Plan Register.

CARRIED

6C Volt Lane Car Park Classification (FIL10/01892)

Cr Gould Moved, Cr Hull Seconded

That the Committee recommends to Council that the Council classifies the following land as 'Operational' as defined in Chapter 6 Part 2 of the Local Government Act 1993: *Lot 14 DP1170273 which is principally the five concrete car parking decks and the complete lift well and fire escapes servicing the five decks of the Volt Lane car park in Albury, but not including the upper level of the first deck of this car park.*

CARRIED

EWC 7 GENERAL BUSINESS

- GB 1** Cr Gould requested information on Volt Lane Car Park, after receiving many comments from the general public regarding the tight turning circles.

Brad Ferris, Director Engineering responded to Cr Gould's comments and advised that Council Officers are closely monitoring the use of the Volt Lane Car Park. The pinch points (or ramps) between each level meet Australian Standards, as do size and spacing of car parks. The community are still getting use to the new car park, and are urged to be courteous to other users. A review is currently being undertaken to assess whether the installation of mirrors will assist.

- GB 2** Cr Hull asked whether AlburyCity had offered assistance to neighbouring Councils in light of the recent floods.

Brad Ferris, Director Engineering advised AlburyCity had provided use of a Street Sweeper to Wagga in the recent days, as well as additional signage to Greater Hume Shire Council. AlburyCity is remaining in close contact with neighbouring Councils and is ready to assist where needed.

Meeting closed at 6.46pm.

EWC 4 – MATTERS ARISING FROM THE MINUTES

AlburyCity – Engineering & Works Committee

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EWC 5 – MINUTES OF ADVISORY COMMITTEES & WORKING PARTIES

Recommendation

That the Committee recommends to Council that the Minutes/Recommendations of the following Committees be **received, noted and accepted**:

- A. Minutes of the Flood Plain Risk Management Committee Meeting held on Thursday 15 March 2012 at 10.00am.
- B. Minutes of the Albury Airport Users Advisory Committee Meeting held on Wednesday 21 March 2012 at 10.00am.

Note The Minutes of Advisory Committees and Working Parties may come to Council for noting prior to the adoption of the minutes by the relevant Committee or Working Party. This is to ensure timely information to the Council. Should an Advisory Committee or Working Party subsequently agree that the Minutes should be changed, this will be noted in the next set of Minutes.

28 March 2012

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5A Minutes of the Flood Plain Risk Management Committee Meeting held on Thursday 15 March 2012 at 10.00am

Present Cr Robert Angus, Mr Steve Manwaring (Office of Environment & Heritage), Mr Robert Ward, Mr Brad Ferris, Mr Jeff Baldock, Mr Andrew Lawson, Mr Matt Gardiner and Ms Maree O’Connell.

Apologies Mrs Margie England, Mr Gordon McKay, Mr Craig McIntyre, Mr Steven Millett (represented by Mr Matt Gardiner) and Mr David Christy.

FRMC 1 03/2012 CONFLICT OF INTEREST DECLARATIONS RECEIVED BY THE CHAIR

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

FRMC 2 03/2012 APOLOGIES

Mr Ward Moved, OEH Seconded

That the apologies of Mrs England, Mr McKay, Mr McIntyre, Mr Millett and Mr Christy be received and noted.

CARRIED

FRMC 3 03/2012 MINUTES OF THE FLOODPLAIN RISK MANAGEMENT COMMITTEE MEETING HELD ON THURSDAY 17 NOVEMBER 2011

OEH Moved, Council Seconded

That the Minutes of the Floodplain Risk Management Committee Meeting held on 17 November 2011 at 10.07am be adopted.

CARRIED

FRMC 4 03/2012 MATTERS ARISING FROM THE PREVIOUS MINUTES

There were no matters arising.

FRMC 5 03/2012 ACTION ITEMS FROM PREVIOUS FLOODPLAIN RISK MANAGEMENT COMMITTEE MEETINGS

Update reports on the Eight Mile Creek and Murray River Flood Studies are contained within the Agenda.

The Bungambrawatha - Lavington Flood Study is complete.

AlburyCity – Engineering & Works Committee

AGENDA

FRMC6

03/2012

FRMC 6A

03/2012

FLOOD STUDIES UPDATE

Eight Mile Creek Flood Study

- The Flood Study has recently been placed on public exhibition.
- One submission was received from the Thurgoona Progress Association, their concerns primarily related to future development and the data which is available.
- Management of future development will be addressed as part of the Floodplain Risk Management Study and Plan.
- It was acknowledged that there is limited data for the catchment and modelling was based on the best information available. The installation of gauges to collect future data with a view to updating the study is required and will be considered as part of the Floodplain Risk Management Study and Plan.
- The Study has been to Council's Engineering and Works Committee on Monday 12 March 2012 and will go to full Council for endorsement at its March meeting.
- Cr Angus commented that there has been some concerns raised in the media via residents within the catchment:
 - Council staff have undertaken further investigations, utilising a previous flood study (approximately 30 years old) and historical photos.
 - Development has not had a significant impact – most landholders in the area have retarding measures on their properties.
 - The recent drought has caused some scouring/gouging of the land surface.
 - Physical changes to the landscape, including the Riverina Highway may have changed the way the water flows.
 - It was noted that the property is in a floodplain and that although the land was impacted there was no inundation of the dwellings.
 - Council staff are continuing to follow up with the affected residents.

OEH Moved, Council Seconded

That the report on the Eight Mile Creek Flood Study be received and noted.

CARRIED

AlburyCity – Engineering & Works Committee

AGENDA

FRMC 6B
03/2012

Murray River Flood Study

- The Flood Study has recently been placed on public exhibition.
- One submission was received from the Murray Darling Basin Association, their concerns primarily related to wording within the Study.
- The Study has highlighted the capacity of the South Albury levee in a 1:100 year flood event. This will be considered carefully in the Floodplain Risk Management Study and Plan.
- Additionally, some road crossings would be impacted in extreme conditions and may require installation of a temporary levee.

Mr Ward Moved, Council Seconded

That the report on the Murray River Flood Study be received and noted.

CARRIED

FRMC 7
03/2012

52ND FLOODPLAIN MANAGEMENT ASSOCIATION CONFERENCE

- The conference was very informative and provided good networking opportunities, particularly with those Floodplain Managers who had experienced flooding over the past two years.
- The presentations were interesting, particularly Mr Brian Martindale from the United States who spoke about his experience with levees.
- A key message from the conference was that levees will either fail, or be overtopped - authorities should identify floodplain areas and ensure that appropriate development controls are in place.
- Often residents do not realise that a levee is built as an asset protection mechanism, not to ensure the safety of residents. It can create a false sense of security.

Council Moved, OEH Seconded

That the update on the 52nd Annual NSW Floodplain Management Association Conference be received and noted.

CARRIED

FRMC 8
03/2012

ALBURYCITY FLOODPLAIN RISK MANAGEMENT PROGRAM 2012-2013

- The Program is progressing in line with the original scheduling; the next stage is the funding of the Floodplain Risk Management Study and Plan.
- The Office of Environment & Heritage (OEH) has revised the funding method; projects are now to be considered in their entirety, even if they are to take place over a number of financial years, rather than on a 12 month basis.

AlburyCity – Engineering & Works Committee

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- The 2012-2013 funding round has recently opened and closes on Wednesday 4 April 2012.
- Mr Baldock will prepare an application on behalf of AlburyCity, and will liaise with Mr Manwaring and Mr Walsh to finalise and submit the application.
- It is considered that ongoing projects have a strong likelihood of securing funding.

OEH Moved, Council Seconded

That the update regarding the AlburyCity Floodplain Risk Management Program 2012-2013 be received and noted.

CARRIED

**FRMC 9
03/2012**

GENERAL BUSINESS

GB 1 Recent Rain Events

- Staff confirmed they were pleased with the way AlburyCity's stormwater drain system had performed in the recent heavy rains; there had been some minor failures due to ageing infrastructure – Council has a program for maintenance and upgrading and will make sure these locations are included.
- There was some water over local roads, but no reports of dwellings being inundated.
- The South Albury drainage basin was close to capacity at one stage but was not overtopped.
- The Albury Local Government Area has been declared a Natural Disaster Area which means Council can apply for funding for emergency repairs and restoration works.
- The main damage was to rural roads; Council staff have been rebuilding them and re-establishing access to a number of private properties.
- Staff are continuing to inspect roads and infrastructure for damage.
- Residents in the Oliver Street and Urana Road area had notified Cr Angus of debris accumulating in the nearby drain. Council staff have recently cleared it.
- Concerns had also been raised about erosion in the same area. Mr Lawson advised that a design had recently been completed for Bungambrawatha Creek (near Heathwood Park) and there is funding in the current AlburyCity budget for improvements to be undertaken.
- Mr Baldock advised that Council staff have also been taking photos and measuring the heights of the water, they will engage a consultant to model the data to compare it to the recent flood study outcomes.

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- Mr Ferris advised that AlburyCity had provided the use of a street sweeper and operator to Wagga City Council to assist in their flood clean up, and signage had been loaned to Greater Hume Shire Council. AlburyCity remains in close contact with them and will provide further assistance should it be required.

The meeting closed at 10.26am.

The next meeting will be held at 10.00am on Thursday 24 May 2012.

AlburyCity – Engineering & Works Committee

AGENDA

5B Minutes of the Albury Airport Users Advisory Committee Meeting held on Wednesday 21 March 2012 at 10.00am

Present Cr Neville Hull, Cr Darryl Betteridge, Mr David Brooksby (10.15 am), Mr Ian Greenwood, Mr Roger Valkenburg, Mr Andrew Heath, Mr Stephen Death, Mr Brad Ferris, Mr Mauro Dei Agnoli, Mr Des Ryan, Ms Tracey Squire, Mr David Christy and Ms Maree O'Connell.

AAUAC 1 03/2012 CONFLICT OF INTEREST DECLARATIONS RECEIVED BY THE CHAIR

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

AAUAC 2 03/2012 APOLOGIES

Mr Warrick Lodge, Mr Simon Brooker, Mr Garry Zauner, Mr Stirling Preston, Mr Mark Riley (*was to have represented Mr Zauner*).

Qantas Moved, Mr Heath Seconded

That the apologies of Mr Lodge, Mr Brooker, Mr Zauner, Mr Preston and Mr Riley be received and noted.

CARRIED

AAUAC 3 03/2012 MINUTES OF THE ALBURY AIRPORT USERS ADVISORY COMMITTEE MEETING HELD ON 7 DECEMBER 2011

Qantas Moved, Mr Heath Seconded

That the Minutes of the Albury Airport Users Advisory Committee Meeting held on Wednesday 7 December 2011, at 2.05pm be received and noted.

CARRIED

AAUAC 4 03/2012 MATTERS ARISING FROM THE MINUTES

AAUAC 11 General Business
12/2011 GB11 – Carbon Neutral Facilities Grant Funding Opportunities

Cr Betteridge advised that he had met with Council's Sustainability Officer on 20 March 2012 and been advised that the funding was only available to projects which had already been identified and costed, no new projects were able to be considered, therefore Council is unable to proceed further.

AlburyCity – Engineering & Works Committee

AGENDA

AAUAC 5 PROGRESS REPORT FROM PREVIOUS ALBURY AIRPORT USERS 03/2012 ADVISORY COMMITTEE MEETINGS

ITEM	SUBJECT	UPDATE PROVIDED AT THE MEETING
AAUAC 7 8/2009	Albury Airport Development Strategy Review.	<i>Staff are continuing to work through issues included in the current Airport Development Strategy.</i>
AAUAC 6 11/2011	Provision of Air Ambulance Access.	<i>The current design stage of the Apron and Taxiway Upgrade tender process will incorporate Air Ambulance access options.</i>
AAUAC 9 8/2009 GB 10	Project Updates. Albury Transport Security Program and Aerodrome Safety Management System.	<i>There have been no further amendments to the Transport Security Program. It is expected that the next amendment will incorporate the changes to the regulations regarding Maximum Take Off Weight which come into effect on 1 July 2012.</i>
AAUAC 9 8/2009 GB 12	General Aviation Sector (leasehold versus freehold options).	<i>Council officers queried if the Committee still wished to progress this issue.</i> <i>GA representatives confirmed that they did not wish to proceed further, noting that in Mr Preston's case he has recently made arrangements to relocate from the GA Sector. Mr Preston had provided some detailed background to Mr Death.</i> <i>It was requested that Council ensure the process to relocate and obtain the appropriate airside access be made as simple as possible.</i>

Mr Death Moved, Mr Heath Seconded

That the Albury Airport Users Advisory Committee recommends to Council that Council take no further action with regard to leasehold versus freehold options for the GA Sector.

CARRIED

AlburyCity – Engineering & Works Committee

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ITEM	SUBJECT	UPDATE PROVIDED AT THE MEETING
AAUAC 7 3/2010 GB 6	Weather Service.	<i>The weather service will be installed as soon as the airside operations office is complete, estimated timeframe remains April 2012.</i>
AAUAC 7 6/2011 GB 2	Airport Maintenance Seal the existing gravel area near the east/west helipad.	<i>Will consider the sealing of this area in the apron/taxiway upgrade.</i> <i>Mr Heath requested that Council also consider sealing the area from the road to the tarmac through Gate 6 – this is a busy access area and sealing it would reduce the amount of gravel which gets dragged onto the runway.</i> <i>Council staff to follow up.</i>
	Letterbox arrangements.	<i>Australia Post has indicated that they may in the near future provide a full door to door postal service for businesses located at the Airport.</i> <i>Accordingly, the construction and installation of new letterboxes has been put on hold.</i>
AAUAC 11 12/2011 GB 2	Albury Gold Cup Event.	<i>Qantas had agreed to consider the introduction of an additional flight, however, as traditionally flights for the Gold Cup are booked quite late, patronage could not be guaranteed.</i> <i>The Race Club had worked with Regional Express and secured a number of seats on the 6.40pm Sydney flight for jockeys and/or officials who needed to travel back to Sydney on Friday evening. Ms Squire believed that flight had now been fully booked.</i> <i>Mr Greenwood advised that the Qantas Sydney flight was fully booked for Saturday morning. It is pleasing to see that a large number of visitors attending the Cup are staying overnight.</i> <i>Ms Squire thanked the airlines for their support with regard to this issue.</i>

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ITEM	SUBJECT	UPDATE PROVIDED AT THE MEETING
AAUAC 11 12/2011 GB 7 & GB 8	Airport Terminal Air Conditioning and Check In Area Window Treatment	<p><i>Several treatments and new parts fitted to the evaporative air conditioners have increased their efficiency.</i></p> <p><i>Funding for possible further treatments is included in future budgets.</i></p> <p><i>Council officers will also continue to investigate what options may be appropriate for the check in area.</i></p>

Mr Valkenburg Moved, Mr Death Seconded

That the progress report from previous Albury Airport Users Advisory Committee meetings be received and noted.

CARRIED

**AAUAC 6
03/2012**

ALBURY AIRPORT RPT APRON AND TAXIWAY UPGRADE

- Rehbein Airport Consulting has been engaged to undertake a detailed design of the expansion and upgrade of the Airport Apron and Taxiways.
- The scope of the consultancy has been varied to investigate the option of extending the apron to the west instead of the east to keep the terminal centrally located. Significant differences have been identified in the ground levels which would need to be addressed.
- Utilising the previous interim car park for air ambulance access is also being investigated.
- To date, work has concentrated on data collection via geotechnical investigation and detailed topographical surveying; the next stage will be to develop an initial layout and pavement structural design.
- The final designs are due to be presented to Council officers at the end of May. Following which a tender for the pavement works required will be developed and advertised.
- The west end (07) runway is showing signs of pavement distress which indicates that the runway is classified correctly and could not take any additional weight at this point in time. This distress is consistent with the taxiing of aircraft along the same wheel path.
- Currently, funding is provided in Council's budget up to 2015-2016 for taxiway and runway upgrading, if necessary this timeframe can be reviewed.
- Once the detailed designs are received priority issues can be considered.

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- A further update will be provided to the Committee Meeting on 6 June 2012.
- Additionally Mr Dei Agnoli advised that works will proceed on the pipe drain adjacent to the new Oberon Air site, Mr Dei Agnoli has been in discussions with Mr Preston in this regard.

Council Moved, Mr Death Seconded

That the report on the Albury Airport RPT Apron and Taxiway Upgrade be received and noted.

CARRIED

**AAUAC 7
03/2012**

GENERAL BUSINESS

GB 1 Airservices Control Tower

- Mr Valkenburg advised that the Control Tower is to be painted this financial year; the colour chosen is similar to that of the airport terminal.

GB 2 Noise Complaint

- Mr Valkenburg was aware of a complaint from a Thurgoona resident with regard to Virgin Australia jets departing from the 25 runway and flying over Thurgoona.
- Mr Valkenburg confirmed that Virgin Australia were in compliance with all relevant procedures.
- Currently it is a very indiscriminate situation, introducing a standard instrument departure (fixed track) would simply move the noise to another area on a permanent basis. This action is not considered to be appropriate.
- Council has no concerns from a planning perspective and is not proposing to undertake any action with regard to this issue.
- Mr Ryan advised that Virgin Australia had confirmed that they were happy to provide any assistance possible if complaints were received on a regular basis.

GB 3 Draft National Airports Safeguarding Framework

- The Federal Government Department of Infrastructure and Transport, in conjunction with various agencies including CASA, Airservices Australia and the Australian Local Government Association has developed a draft National Airports Safeguarding Framework.
- The Framework is being developed with a view to minimising aircraft noise-sensitive developments near airports.
- The Framework includes provision of an N70 noise metric where N70 is the number of aircraft noise events louder than 70 decibels. N70 is lower than is currently allowed.
- The possible impacts on Canberra, Bankstown and Williamstown Airports were included in the draft Framework.
- AlburyCity has made a submission (*closing date 15 March 2012*) outlining its current planning controls, Local Environment Plan requirements and its concerns about the inclusion of an N70 noise metric. The draft framework made no specific references to possible impacts on Albury Airport – this omission was also addressed in Council's submission.
- It is believed that other organisations have also put forward submissions raising concerns.
- Cr Hull queried if Council has equipment to monitor noise levels if complaints are received. Mr Christy advised that the Compliance Officers have hand-held devices which are reasonably accurate and can be used where there is a report of a noise nuisance. However there needs to be recognition of the difference between noise nuisance and noise issues.

GB 4 Strategic Planning

- Economic Development and Tourism staff are currently progressing the Economic Development Strategic Review and GA Master Plan.
- Resourcing levels has not permitted development of a Regional Airport Awareness Campaign at this point in time.

GB 5 Albury Airport Car Park Operations

- Cr Hull queried if the operation of the car parking system had improved.
- Mr Ryan advised that a number of improvements had been undertaken:
 - fans have been fitted to the units to stop them overheating which was causing the bar codes to smudge;
 - have moved to blank tickets, the AlburyCity logo and branding was causing some confusion with the way tickets were being inserted into the machine.
- Operation of the equipment has improved since mid January, problems have decreased by approximately 30%.
- Still experiencing problems with operator error and/or tickets being damaged.
- Cr Hull queried the patronage of the security car parking – it was confirmed that it is approximately 30%, which is similar to the previous security car park.
- It was confirmed that all details of pricing are located on the AlburyCity website.
- Cr Hull advised that the Sunshine Coast Airport website is a good site with regard to their car parking options and pricing.

GB 6 Apron Congestion

- Mr Greenwood advised that there is some congestion being experienced on the apron, particularly around the 10.00am and 4.30pm time periods.
- Four – five times a week Qantas can experience minor delays due to this congestion. Mr Greenwood was concerned that it may be an etiquette issue and suggested that a possible reallocation of bays may be appropriate.
- Mr Ryan confirmed that Airport staff are aware of the issue, it appears that the airlines do not have Standard Operating Procedures (SOPs) relating to the arrival of their aircraft.
- In conjunction with Council's Workplace Health and Safety Field Officer, Airport operational staff will develop a suite of SOPs for apron management. Consultation will then be held with airline staff and executives to obtain their agreement to the procedures.

- Mr Brooksby confirmed that Regional Express also had similar concerns to those raised by Mr Greenwood. Mildura Airport has good systems in place; Mr Brooksby will provide a copy of their SOPs to Mr Ryan. It is hoped that the introduction of approved SOPs will alleviate the issue.

GB 7 Airport Fuel Arrangements

- Mr Valkenburg enquired if, following the closure of the BP fuel bowser, Mr Heath's company planned on introducing an Avgas tanker to the airport.
- Mr Heath confirmed that there was no intention to do so; it was considered that there was not currently enough traffic to justify its introduction.
- Mr Heath advised that there had been some supply issues recently; his company is taking steps to address this and ensure adequate supplies are maintained on site. A new Mobil bowser is to be installed in the next month or thereabouts which should ensure there are no interruptions to supply.
- Future requirements (5-7 years) may necessitate the move to a new site, this may result in the introduction of an Avgas self service bowser.
- Mr Heath also provided an update on the status of fuel supply ownership alternatives within the aviation industry.

GB 8 Security Screening Requirements

- Regional Express has some concerns regarding proposed security screening requirements – will discuss with Airport and Council staff.

Mr Ferris and Ms Squire retired from the meeting at 11.05am.

AlburyCity – Engineering & Works Committee

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AAUAC 8
03/2012

SITE TOUR

An airside site tour commenced at 11.10am and included the following:

- Taxiway levels and alignment;
- Proposed site for future air ambulance access;
- Future civil works – drains/earthworks;
- Refuelling site;
- Clearance issues and taxiway widths;
- Proposed new development sites;
- Firebomber parking location;
- Movement Area Guidance Signage installation locations.
- Airservices Control Tower (*landside*).

The site tour concluded at 11.45 am, followed by morning tea in the airport terminal.

The meeting concluded at 11.45am.

The next meeting will be held on Wednesday 6 June 2012.

AlburyCity – Engineering & Works Committee

AGENDA

EWC 6 – REPORTS FOR DISCUSSION

6A Borella Lane Name Change (FIL12/00164)

DATE 29 March 2012

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

MEETING DATE Tuesday 10 April 2012

FURTHER ENQUIRIES TO Chris Newnan
Engineering

PHONE 6023 8158

Background

A small number of properties have their frontage to Borella Lane, but only one property uses Borella Lane as part of its street address. This property and another in Borella Road use the Street No. 316. It is a common occurrence for mail addressed to 316 Borella Lane to be delivered to 316 Borella Road. The occupants of 316 Borella Lane have asked for this situation to be rectified.

Issues

A change of road name would appear to be the only course of action that would stop Borella Lane mail being delivered to the wrong address.

Borella Lane is a road name that has arisen from the long term use of the name in the community. It is not recognised as an official road name by the NSW Geographical Names Board. To adopt an alternative road name a public notification process is required to be implemented according to Section 162 of the Roads Act 1993 and the Act's regulations.

The NSW Geographical Names Board has vetoed the gazettal of the road name Borella Lane, due to its similarity to the nearby Borella Road.

Mr Matthew Smithwick lives in the property at 316 Borella Lane. He has suggested that Borella Lane be renamed Smithwick Lane after his deceased grandfather who has connections to the area and past service with the Light Horse Brigade although he did not see active service.

The proposed naming of Smithwick Lane has been advertised in The Border Mail and as a result a submission has been received. Mrs Betty Pickett lives at 291 Borella Road and her property backs onto Borella Lane. Her son has made a submission suggesting that Borella Lane be renamed as Pickett Lane after Betty's deceased husband who built the house at 291 Borella Road and was a member of Albury's 2nd 23rd AIF battalion.

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Risk

There is a risk that an emergency response could be sent to an address in Borella Road. The time taken to correct such a mistake could have serious consequences in an emergency.

Options

1. Rename Borella Lane as Smithwick Lane. The Smithwick family connections to the area include Mr Robert Smithwick (deceased) attending Albury Public School while living in Sackville Street. He subsequently trained with the Light Horse. After a period farming at Talmalmo he retired to Borella House. Mr Robert Smithwick died in the Albury Base Hospital in 2010.

OR

2. Renaming Borella Lane as Pickett Lane is an option. The Pickett family's connections with the local area also justify the renaming of Borella Lane as Pickett Lane.

Discussion

Both the Pickett and Smithwick families have similar connections to Albury. As a consequence both families have valid reasons to support the renaming of Borella Lane after their family names.

Changing the road name has direct consequences for the sole resident of the lane. These consequences include a more reliable mail delivery, easier location for service authorities/repairmen trying to locate the property and most importantly a clear unique street address that an emergency response can be directed to. Given that a descendent of Mr Robert Smithwick happens to be the person most directly affected by consequences of changing this road name it would be appropriate to rename the lane after Mr Robert Smithwick.

Conclusion

Both the Pickett and Smithwick families have legitimate claims to the renaming of Borella Lane. However, the Smithwick family is directly affected by this road renaming. A new road name directly affects their postal service and any emergency response to their property. In these circumstances it is deemed appropriate for Borella Lane to be renamed as Smithwick Lane.

Recommendation

That the Committee recommends to Council that Council rename Borella Lane as Smithwick Lane, after the late; Mr Robert Smithwick.

- **Attachments**

1. Borella Lane Location Plan.
2. Mr Pickett's Submissions (2).

AlburyCity – Engineering & Works Committee

AGENDA

6B Western Ring Road Compulsory Acquisition (FIL12/00380)

DATE 30 March 2012

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

MEETING DATE Tuesday 10 April 2012

FURTHER ENQUIRIES TO Steven Swann
Engineering

PHONE 6023 8299

Background

Completion of a ring road around the western side of Albury, linking Burrows Road to Kaitlers Road has been an objective of Council for many years. In September 2011, Council endorsed compulsory acquisition of 593 Osborne Street, Lavington, in order to allow the remaining section of the ring road to proceed.

The purpose of this report is to seek endorsement for acquisition of the original property, plus an additional section of adjoining land, in response to minor boundary adjustments.

Issues

A Western Ring Road for Albury, linking Kaitlers Road through to Gap Road via Reservoir Road and Burrows Road, has been planned for many years. This concept was adopted in principle, in former planning documents such as Interim Development Order IDO No. 16 dated January 1973. The ring road was also supported by a number of previous traffic studies, including those undertaken in 1980 by Loder and Bayley, as well as a further study by Sinclair Knight and partners in June 1987. Construction of the ring road has since proceeded progressively, and further development continues to be supported by Council through current instruments such as Albury 2030, the Albury City Council Plan 2010-2014 and the Hamilton Valley Strategy and Design Guidelines.

A plan showing the proposed alignment of the Western Ring Road is included as *Attachment 1*. The final section of the ring road to be constructed is between Urana Road and Kaitlers Road.

Options

AlburyCity already owns the majority of land needed for the ring road between Lyne Street and the Bungambrawatha Creek. In September 2011, it was identified that there were three areas where land acquisition was still required:

1. Between Bungambrawatha Creek and Osborne Street – Property at 593 Osborne Street, currently owned by the NSW Department of Lands (then known as Lot 246 DP 753326);
2. Between Osborne Street and Lyne Street – A portion of the waterway, currently Crown Land; and

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3. Between Krautz Street and Lyne Street – A portion of 600 O’Shea Street for road widening on the northern side of O’Shea Street, currently under private ownership (Lot 136 DP 657012).

Following advice from the NSW Department of Lands that the property at 593 Osborne Street was available for acquisition, the matter was considered at the Engineering and Works Committee Meeting of 12 September 2011, and the Council Meeting of 26 September 2011. Recommendations endorsed at these meetings were that Council:

- a. *use its compulsory acquisition powers to compulsorily acquire for the purpose of a public road the land described as Lot 246 DP 753326;*
- b. *lodge an application seeking the consent of the Minister for Local Government to allow Council to publish a Proposed Acquisition Notice to support compulsory acquisition of Lot 246 DP 753326 for the purpose of a public road; and*
- c. *lodge an application with the Minister for Local Government requesting the Minister’s office obtain the Governor’s approval for Council to publish an Acquisition Notice in the gazette compulsorily acquiring Lot 246 DP 753326 as public road.*

Council Officers subsequently pursued these recommendations. In order to facilitate acquisition of all properties required for the Western Ring Road, the NSW Department of Lands adjusted boundaries and rezoned land in the area to incorporate the property at 593 Osborne Street with the adjoining portion of waterway (the first two properties in the list of three detailed above). The resultant parcel of land, known as Lot 1 DP 1173227, now has the status of Crown Land. A copy of DP 1173227 is included as *Attachment 2*.

The original recommendation was to compulsorily acquire Lot 246 DP 753326, however this lot now no longer exists – it forms part of the new Lot 1 DP 1173227, effectively rendering Council’s previous recommendation invalid. Council must make a revised recommendation in order to acquire Lot 1 DP 1173227 in accordance with the process detailed in the Land Acquisition (Just Terms Compensation) Act 1991.

A funding allocation of \$150,000 was included within the 2011-2012 budget to acquire 593 Osborne Street. A pre-acquisition valuation of Lot 1 DP 1173227 has been prepared by the Valuer General. This has determined that the value of the land is \$170,487.70. Although this represents an increase over the funding allocation, it should be noted that a larger property than originally recommended in October 2011 is now able to be acquired. Funding for the increased valuation is able to be provided within the existing 2011-2012 budget.

Subject to acquisition of Lot 1 DP 1173227, AlburyCity could then commence negotiations with the owners of 600 O’Shea Street, with a view to acquiring the necessary property to provide a 35m wide road reserve.

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There is no impact on the original timeframes for the project outlined in the report to Council of October 2011, and it is anticipated that the project could be completed under the following timeframes:

- 2011-2012 and 2012-2013 – completion of property acquisition;
- 2013-2014 – survey, design and community engagement; and
- 2015-2016 and 2016-2017 – construction.

Conclusion

Acquisition of further property is needed to allow for design and construction of the final stage of the Western Ring Road between Urana Road and Kaitlers Road. AlburyCity is in a position to acquire Lot 1 DP 1173227 from the NSW Department of Lands using funds allocated in the 2011-2012 budget.

AlburyCity would then seek to undertake a survey and acquire the necessary additional land for the road to be designed and constructed in future.

Recommendation

That the Committee recommends to Council that Council:

- a. use its compulsory acquisition powers under the Roads Act 1993 to acquire Lot 1 DP 1173227 for part of the alignment of the proposed Western Ring Road; and
- b. make an application to the Minister for Local Government and the Governor of NSW for consent to gazette an Acquisition Notice affecting Lot 1 DP 1173227.

- **Attachments**

1. Western Ring Road Alignment.
2. Copy of DP 1173227.

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6C Contract No. 11/03633 Table Top Water Supply Augmentation Stage 4 Construction (FIL11/03633)

DATE 3 April 2012

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

MEETING DATE Tuesday 10 April 2012

FURTHER ENQUIRIES TO Colin Johnson PHONE 6023 8170
Engineering

Introduction

Tenders were invited for Contract No. 11/03633 - Table Top Water Supply Augmentation Stage 4 Construction and advertised in the Border Mail and the Sydney Morning Herald, and through AlburyCity's e-Tender Portal. Tenders closed at 12 noon on Tuesday 28 February 2012.

Background

This project forms part of Council's 2011-2012 Capital Works Program and supports the objectives of 'An Enhanced Natural Environment' by augmenting infrastructure. The Table Top Water Supply Augmentation is a 5-stage project and includes a pumping station, a chlorination station and approximately 17,400 metres of water mains ranging in diameter from 100mm to 600mm.

Stage 4 of the project is the construction of approximately 1,060 metres of 450mm nominal diameter DICL water main along Elizabeth Mitchell Drive Thurgoona. Part of the works also includes the installation of two 600mm nominal diameter valves and associated pipework.

Under a separate contract, a tender for the supply of all the pipe and fittings was approved by Council at its January 2012 meeting and delivery to site of these items has commenced.

Tender Evaluation

At the close of tenders, a total of two submissions were received from the following companies:

1. Phil Locke Plumbing Pty Ltd; and
2. Sanders Excavations Pty Ltd.

All tenders were evaluated in accordance with Council Policy and Guidelines. The assessment panel for the tender comprised Colin Johnson (Engineering), Andrew Craig (Engineering) and Leon Baker (Finance).

The tender evaluation process was undertaken in three stages being conformity check, qualitative assessment and quantitative assessment.

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Conformity Check

A conformity check was undertaken on both submissions which indicated that they both complied.

Name of Supplier	Relevant Schedules & Details Submitted	Conforming Tender Submitted	OHS Documentation Submitted	Comments
Phil Locke Plumbing Pty Ltd	Yes	Yes	Yes	Fully compliant
Sanders Excavations Pty Ltd	Yes	Yes	Yes	Fully compliant

During the preliminary assessment the submission from Phil Locke Plumbing was found to have very large discrepancies in a number of 'line items' in their submitted prices when compared to the other submission and Council's project estimate.

The tenderer was contacted and given the opportunity to confirm their tendered price. At this stage Phil Locke Plumbing opted to withdraw their submission.

Qualitative Assessment

The remaining submission was given a full qualitative assessment to evaluate their ability to undertake the works, the service they offered and their management capacity. The assessment considered a number of issues including:

- Experience;
- References;
- OH&S;
- Resources; and
- Methodology

Sanders Excavations' submission met all requirements of Council and their qualitative assessment score (out of a maximum of 100) is tabulated below:

Name of Supplier	Experience (Max 20)	Referees (Max 20)	OH&S (Max 20)	Resources (Max 20)	Methodology (Max 20)	Total (Max 100)
Sanders Excavations Pty Ltd	20	20	17	20	20	97

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Sanders Excavations are a local company with extensive experience in constructing large diameter water mains, sewerage mains and associated structures. They have in fact completed a number of water and sewerage main construction projects for Council over the last few years including Stages 1 and 3 of the Table Top water supply augmentation project, the Lindisfarne sewage pump station and associated sewer pumping main in Thurgoona which forms part of the on-going Thurgoona sewerage augmentation project, and the new Drome Street and Doctors Point sewage pump stations. They have also undertaken other similar works to this contract for North East Water at Yarrawonga and Goulburn Valley Water at Shepparton.

Their performance when undertaking works for Council has been of a high standard and there have never been any significant contractual issues.

They are currently registered as OH&S compliant with AlburyCity under Council's Contractor Management System.

They propose to use construction techniques that fully meet the requirements of this contract and they are well resourced with respect to available construction plant and trained staff.

Quantitative Assessment

The quantitative assessment considered the financial aspects of the tender and is tabulated below:

Company	Tender Price (Excluding GST)	Rating (100 Max)
Sanders Excavations Pty Ltd	\$259,315.00	100

Council's estimate for the works was \$375K.

Conclusion

Given Sanders Excavations previous experience with Council in undertaking similar contracts to this contract and having the necessary resources and management systems to successfully undertake this project, it can be concluded that the tender submitted by Sanders Excavations Pty Ltd is acceptable to Council.

Recommendation

That the Committee recommends to Council that Council accepts the tender from Sanders Excavations Pty Ltd for Contract No. 11/03633 - Table Top Water Supply Augmentation Stage 4 Construction in the lump sum of \$259,315.00 (excluding GST).

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6D Murray-Darling Basin Authority – Proposed Basin Plan (FIL10/01207)

DATE 3 April 2012

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

MEETING DATE Tuesday 10 April 2012

FURTHER ENQUIRIES TO Colin Johnson
Engineering

PHONE 6023 8170

Background

The Murray-Darling Basin Authority (MDBA) was established under the Commonwealth Water Act 2007 and charged with the task of preparing a plan – The Basin Plan – which will provide a foundation for managing the water resources of the Murray Darling Basin in an enduring and sustainable way.

Whilst The Basin Plan only accounts for 14% of the total area of the Australian mainland it is responsible for approximately 40% of Australia's farms and gross value of agricultural production and 65% of the total irrigated land area. Accordingly it is essential that The Basin Plan addresses all aspects in finding the optimal balance between the environment, economies and communities.

The Water Act requires the MDBA's proposed Basin Plan to become the basis for public input and consultation before it is submitted to the Commonwealth Water Minister for adoption as a legislative instrument.

The MDBA's first attempt was to release the '*Guide to the proposed Basin Plan*' in October 2010, which received a significant amount of criticism. Following the release of the Guide and as a consequence of the public meetings conducted and the Windsor Parliamentary Inquiry, the MDBA released the Proposed Basin Plan in November 2011.

The current Proposed Basin Plan is undergoing a 20 week formal consultation process. The MDBA is seeking comment on The Basin Plan with submissions closing on Monday 16 April 2012.

This report is to provide Council with AlburyCity's proposed response to The Basin Plan.

The Basin Plan also has close synergies with the objective of the Albury Community Plan (*Albury 2030 – A community strategic plan for Albury*). A major theme of this strategy is 'An Enhanced Natural Environment', which includes objectives such as improving the health of the Murray River, being a leader in water and wastewater management and reducing our ecological footprint.

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Issues

Although AlburyCity is generally supportive of the principles, objectives and intent of The Basin Plan and having reviewed the documentation and participated in a number of open forums, the following issues and concerns are relevant for AlburyCity:

- Overlooks the recognition of Albury as a regional centre servicing the surrounding agricultural communities and the economic impacts arising from the selloff of water through voluntary buy-backs;
- The development and subsequent management of the Environmental Watering Plans and Water Resource Plans by the States. In particular the consultation processes, establishment of key performance indicators and consistency across States need to be detailed and clarified;
- Lack of details on how the water reductions will be achieved within specific areas. Communities will have limited appreciation on how the sustainable diversion limits will impact until Water Resource Plans are developed;
- Potential impacts on licence holders, particularly their ability to extract water in accordance with current licence entitlements. This includes potential restrictions for future regional growth and the attraction and establishment of new industry;
- Viability of irrigation schemes as a result of member withdrawal through voluntary buy-backs, including any additional imposts on the remaining members;
- Definition around core human needs during drought periods. Included in this should be a provision for public amenity, such as open space and sporting field maintenance; and
- Reference to the excellent work and initiatives identified through the Strengthening Basin Communities Program.

Conclusion

The formal consultation process being undertaken by the MDBA and their encouragement to submit a response is an once-in-a-lifetime opportunity for Basin communities to influence Government to restore the health of the rivers and develop/create a balanced and adaptive approach to water management across the Basin.

The Basin Plan should not only consider the impact on those communities within the Basin but all of Australia. It is quite evident from the number of responses received to date during this consultation phase, that this is a national issue.

During the review process, AlburyCity has identified a number of issues and concerns that should be addressed in finalising The Basin Plan. Accordingly, a draft submission has been prepared for the Committee's endorsement. Submissions close on Monday 16 April 2012.

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Recommendation

That the Committee recommends to Council that Council endorse the *Draft* AlburyCity submission to the Murray-Darling Basin Authority Proposed Basin Plan.

- **Attachment**

1. *Draft* AlburyCity Submission to the Murray-Darling Basin Authority re the Proposed Basin Plan.

EWC 7 – GENERAL BUSINESS