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MAYORAL MINUTE

Nil.

NOTICE OF MOTIONS

1. **NOTICE OF MOTION**

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OFFICERS' REPORTS – PART A - FOR DETERMINATION

ENVIRONMENT AND PLANNING

1. **DEVELOPMENT APPLICATION MODIFICATION 10.2021.213.2 – TRANSPORTABLE DWELLING AND CARPORT LOT 9 DP1111255 NO 30 HENTY STREET EAST CULCAIRN**

Report prepared by Building Surveyor – Adrian Gilby

REASON FOR REPORT

Council is in receipt of a development application modification for the siting (location on the subject site) of a transportable dwelling and attached carport. ("proposed development"). The site is 30 Henty Street East Culcairn described as Lot 9 DP1111255 ("the subject land"). The applicant and land owner is PJ & AC Prendergast.

This report represents an assessment of the application under the requirements of Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and is being reported to Council because of a submission to the proposal being received.

REFERENCE TO DELIVERY PLAN

None relevant.

DISCUSSION

A development application modification has been received for the siting (location on the subject site) of a transportable dwelling and attached carport. The previous development consent was granted for a second hand transportable dwelling and carport to be placed on the lot fronting Henty Street East, however a new transportable dwelling was placed on the lot fronting Victoria Street. This was in contravention to development consent 10.2021.213.1 issued on 1 November 2021.

The zoning is RU5 Village and the development is permissible within this zone.

The plans submitted to Council with the original DA indicate the development meets all the requirements of Council's DCP as assessed, however the dwelling due to its length and the width of the lot has its end presenting to the street front. The end has no entrance door or windows and is a solid wall of 7m in length.

This has not changed with the plans submitted for the DA modification. Landscaping shall be required to soften the effect to the street scape and neighbourhood amenity.

The lot is a parallel road lot meaning the lot faces two (front and back) roads running parallel to each other.

There is a mixture of dwelling houses facing both Henty Street East and Victoria Street in the adjoining lots. If the original DA had been assessed for the same development facing Victoria Street, it would have been permissible, supported by Council and likely to be approved.

A submission has been received by Daryl Lawson who lives at 11 Victoria Street Culcairn and is now adjacent (next door) to the proposed new location which is also fronting Victoria Street. The submission indicates that Daryl objects to the present location 'which is not only contrary to the Development Consent which we understand has been issued but adversely affects our clients enjoyment of his own property'.

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The submission refers to potential privacy concerns and the contravention of DA10.2021.213.1

The proposed development generally meets the following DCP requirements including neighbourhood amenity, gross floor area, context, streetscape impact, location, colour, setbacks, height, appearance, car parking and access.

The DA assessment determined that there will be no negative changes to the current site/property or the streetscape.

The submission and its points have been addressed fully in the table below.

ASSESSMENT

A development application is required to be assessed by Council against the following 'matters for consideration' listed in Section 4.15(1) of the EP&A Act.

The provisions of any current or draft environmental planning instrument, development control plan, or matters prescribed by the regulations:

State Environmental Planning Policies

Nil.

The Greater Hume Local Environmental Plan 2012 ("the LEP") is the principal environmental planning instrument applicable to the property. The relevant matters of the LEP are addressed as follows.

The construction of any development or structure which would be permissible in the zone is permitted with consent. In this instance the proposed development is permissible with consent in the RU5 Village.

There are no Council affectations (bushfire, flood, heritage, biodiversity or contaminated land) burdening the lot. There are no easements on the lot.

Development Control Plans

This development application modification is for the siting (location on the subject site) of a transportable dwelling and attached carport. The proposed development meets all the requirements of the Greater Hume Development Control Plan 2013 ("the DCP"), for residential development.

The proposed development is permissible.

The proposed development meets the requirements of the development control plan.

The proposed development will suit the existing scale, density, setbacks and character of the neighbourhood.

The proposed development will not have any adverse impact to the existing neighbourhood character.

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The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

The following table assesses the likely environmental impacts of the development.

ISSUE	ACCEPTABLE	RESPONSE
Context & setting	✓	The proposal is for a dwelling house on a residential lot fronting Victoria Street which is the same as other dwelling houses along the street. The proposed development will have impacts on the context and setting of the allotment, as all development has some form of impact, however it is considered that the impact is consistent with adjoining development. The proposed altered location within the lot fronting Victoria Street is the same as other development along Victoria Street. The proposed development is consistent with other adjoining dwellings and appropriate for the site in regard to lot size, building form, materials and orientation fronting Victoria Street. There will be no negative changes to the current site/property or the streetscape.
Noise	✓	Noise issues have not arisen yet and may not.
Access & parking	✓	Access and carparking have been addressed in the development and comply with the DCP
Roads & traffic	✓	No extra traffic.
Utilities	✓	Nil effect
Heritage	N/A	-
Archaeology	N/A	-
Stormwater	✓	Nil effect – Stormwater to discharge along Victoria Street
Soils & erosion	✓	Nil effect
Flora & fauna	N/A	-
Flooding	N/A	-
Bushfire	N/A	-
Technological hazards	N/A	-
Safety, security & crime prevention	✓	Nil effect
Privacy	✓	A privacy screen is to be erected between the proposed new location and the adjoining lot (No. 11 Victoria St) to alleviate any privacy concerns.
Landscaping	✓	Landscaping required to soften the effect of the orientation of the dwelling on the streetscape – conditioned.
Overshadowing	✓	The proposed development will not cause any overshadowing.
Land resources	N/A	-

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The suitability of the site for the development

The proposed development is for a residential dwelling in a residential neighbourhood. The proposed development meets all the requirements of the Greater Hume Development Control Plan 2013 (“the DCP”), for residential development.

Any submissions made in accordance with this Act or the Regulations

As mentioned a submission has been received **ANNEXURE 1** that raises concerns about loss of privacy and the contravention of DA 10.2021.213.1

The concerns are addressed in the table below:

<p>1. Potential privacy concerns from the adjoining lot (No 11 Victoria St)</p>	<p>For a dwelling the minimum side setback for this residential lot is 900mm, the proposed setback is 2m. It is not a requirement of the DCP for every proposed new dwelling house to provide a privacy screen to adjoining lot boundaries. It is a residential vacant lot and the proposal is for a residential dwelling house.</p> <p><u>However</u> a privacy screen to the adjoining lot boundary (No 11 Victoria St) is proposed.</p>
<p>2. The contravention of DA10.2021.213.1</p>	<p>The contravention of DA 10.2021.213.1 is being addressed with this DA modification application.</p>

The public interest

The question of ‘public interest’ within the context of Section 4.15.

- 1 Essentially requires consideration of the weight in the assessment to be given to the general public benefit of the proposal versus that of the general public detriment.

In this case there is no potential detriment to immediate adjoining neighbours that should result in a refusal of the application or additional conditions on the consent.

The general public benefit outweighs the general public detriment.

The proposed development meets all the requirements of Council’s DCP.

The privacy of adjoining properties is not considered to be detrimentally impacted in context of the residential suburban setting, most, if not all houses, have an adjoining house within metres.

BUDGET IMPLICATIONS

Nil.

CONCLUSION

In making a decision as the consent authority under the EP&A Act, Council can:

1. Approve the application, with or without conditions;
2. Defer the application for further information or redesign; or
3. Refuse the application.

After considering the assessment requirements of Section 4.15 of the EP&A Act, the application is supported for conditional approval subject to amendments of the original development consent

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conditions and the construction certificate due to the fact that the development is now a new transportable dwelling and not a second-hand transportable dwelling.

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RECOMMENDATION

That Council approved the development application with the recommended conditions:

TRANSPORTABLE DWELLING CONDITIONS

1 Compliance with Plans and Conditions

The development shall take place in accordance with the approved development plans and the particulars and statements submitted with the development application receipted, except as modified in red by Council, and/or any conditions of this consent.

2 Time Period of Consent

This consent will lapse five (5) years from the date of determination unless the approved building, engineering or construction work has been physically commenced in accordance with this consent.

Development consent for the use of land does not lapse if the approved use of any land, building or work is actually commenced prior to the date on which the consent would otherwise lapse.

3 Construction - Hours of Work

All construction works will be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- a. Mondays to Fridays, 7.00am to 6.00pm
- b. Saturdays, 8.00am to 1.00pm
- c. No work is permitted on Sundays and Public Holidays.

Construction works that are carried out in the open that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties is to be restricted to the above hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines.

In the event that the demolition/construction relates to works inside the building and does not involve external walls or the roof, and do not involve the use of equipment that emits noise then the works are not restricted to the hours stated above. The provisions of the Protection of the *Environment Operations Act, 1997* in regulating offensive noise also apply to all construction works.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements.

4 Local Government Section 68 Approval (Plumbing Approval)

Prior to works commencing the applicant/owner shall apply for the appropriate and required Local Government S68 plumbing approvals.

5 Notify Council of Intention to Commence Works

The applicant must notify Council, in writing of the intention to commence works at least two (2) days prior to the commencement of any works on site.

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6 Kerb and Gutter Protection

Prior to the commencement of any works on site, the developer shall provide and lay adequate footpath, kerb and gutter protection at all points of entry to the site in accordance with Council's Code of Protection of Footpaths and Erection of Hoardings. This protection shall be maintained in good condition throughout the course of construction.

7 Erosion and Sedimentation Control

Prior to the commencement of any works on site, controls shall be implemented prior to clearing of any site vegetation, to ensure the maintenance of the environment and to contain soil erosion and sediment on the property. Erosion and sediment controls shall be maintained until all construction works are completed and all disturbed areas are restored by turfing, paving and revegetation.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

8 Toilet Facility

Prior to the commencement of any works on site, a flushing toilet facility is to be provided on site. The toilet must be connected to either a public sewer, or an accredited sewage management facility, or to an alternative sewage management facility (chemical closet) approved by Greater Hume Shire Council.

9 Sign During Construction

Prior to the commencement of works, a sign must be erected in a prominent position on site during construction:

- a. Stating that unauthorised entry to the work site is prohibited,
- b. Showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours, and
- c. Showing the name, address and a telephone number of the Principal Certifying Authority for the development.

Note: A \$1500 on the spot fine may be issued for non-compliance with this condition.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to the occupation of the dwelling and the issue of a Final Occupation Letter by the Consent Authority.

10 Final Occupation Letter Required

Prior to the commencement of any use and/or occupation of the subject development, a Final Occupation Letter must be issued.

Prior to the issue of any Occupation Letter the Certifying Authority must be satisfied that the development is in accordance with the respective Development Consent and Local Government approval.

11 Plumbing Works Final

The building shall not be occupied or used until such time Council has issued a Plumbing Final letter confirming that all works have been completed to the satisfaction of Council.

NB. This letter is in addition to the inspection sheet or Certificate of Compliance from Council.

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12 Vehicular Crossover - Urban

The vehicle crossover to Victoria Street kerb and gutter shall be in accordance with Council's Specifications Drawing No. STD-R-32 (see attached). All works associated with the vehicle crossover shall be inspected by Council's Engineering Department prior to any pouring of concrete. A Road Opening Permit will only be issued upon completion of "Road Opening Permit Application" and payment of the fee applicable. Contact the Council Engineering Department for a road opening permit.

13 Stormwater Discharge Point

All stormwater from the dwelling shall discharge into the kerb and gutter along Victoria Street. The pipe from the property boundary to the kerb and gutter shall be a minimum of 100mm pvc piping.

14 Certificates

The following installation certificates, in the approved form, shall be submitted to Council prior to the issuing of an Occupation Certificate:

- i) Certificate of Compliance-Electrical Work.
- ii) Glazing Certificate (certifying that all glazing has been selected, located and installed in accordance with the relevant standard).
- iii) Plumbing Certificate (for all works undertaken off site).
- iv) Wet Area Compliance Certificate.
- v) Roof and Wall Framing Certificate for dwelling and associated structures.
- vi) Bush Fire Compliance Certificate.
- vii) Compliance Plate for dwelling and associated structures.
- viii) Proof of Termite Treatment.

15 Privacy Screen to Adjoining Western Allotment Fronting Victoria Street

A privacy screen is to be installed for the entire length of the adjoining dwelling on 11 Victoria Street to restrict overlooking into adjoining properties due to the raised height of the FFL from the transportable dwelling. The Privacy screen shall be 2.4 in height and either fixed to the existing 1.8m colourbond fence of free standing in front of the existing fence.

16 Work in accordance with approved landscaping plans and details

The landscaping works are to be carried out in accordance with the landscaping documented on the approved plans and maintained to the satisfaction of Council.

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land.

17 Required Building Inspections

COLUMN 1	COLUMN 2
Footings	When the pier holes have been excavated and prior to pouring any in-situ concrete.
Final	After the building work has been completed and prior to any occupation of the building.

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18 Compliance with the National Construction Code (NCC)

All building work must be carried out in accordance with the provisions of the NCC. Compliance with the performance requirements can only be achieved by:

- a. complying with the deemed-to-satisfy provisions; or
- b. formulating an alternative solution which:
 - i. complies with the performance requirements; or
 - ii. is shown to be at least equivalent to the deemed-to-satisfy provisions; or
- c. a combination of (a) and (b).

19 Construction – Maintenance and Clearing of Site

The site shall remain clean and all waste building materials and the like shall be contained within the site boundaries. The site is to be cleared of all building refuse and spoil immediately after completion of the works.

20 Surface Water Drainage

The ground beneath suspended floors shall be graded and/or filled so that the area beneath the building is above adjacent external finished ground level and surface water is prevented from ponding under the building.

21 Any development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- (i) protect and support the adjoining premises from possible damage from the excavation, and
- (ii) where necessary, underpin the adjoining premises to prevent any such damage.

NOTE: The condition referred to in sub clause (1) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

22 Compliance plates

- (i) A compliance plate must be attached to an accessible part of each of the following structures:
 - a) a manufactured home,
 - b) an associated structure that forms part of a manufactured home,
 - c) an associated structure that comprises a free-standing garage.
- (ii) A compliance plate must specify the following:
 - a) the name of the manufacturer of the manufactured home or associated structure,
 - b) the unique identification number for each major section of the manufactured home,
 - c) the month and year during which the manufactured home or associated structure was constructed,
 - d) the design gust wind speed for the manufactured home or associated structure,
 - e) a statement to the effect that the manufactured home or associated structure complies with the requirements of this Division,
 - f) the name of the practising structural engineer by whom the engineer's certificate has been issued in respect of the manufactured home,
 - g) whether a manufactured home is intended for use as a park van or holiday van.
- (iii) A unique identification number must be permanently marked on each major section of the manufactured home.

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- (iv) The Minister may, by order published in the Gazette, issue specifications for the design, construction, issue and registration of compliance plates for the purposes of clause 159 of the Local Government (Manufactured Home Estates, Caravan Parks, and Moveable Dwellings) Regulations 2005.
- (v) A compliance plate must be designed, constructed, issued and registered in accordance with any specifications in force under clause 159 of the Local Government (Manufactured Home Estates, Caravan Parks, and Moveable Dwellings) Regulations 2005.

CARPORT CONDITIONS

APPROVED PLANS

23 Compliance with Plans and Conditions

The development shall take place in accordance with the approved development plans and the particulars and statements submitted with the development application receipted, except as modified in red by Council, and/or any conditions of this consent.

24 Time Period of Consent

This consent will lapse five (5) years from the date of determination unless the approved building, engineering or construction work has been physically commenced in accordance with this consent.

Development consent for the use of land does not lapse if the approved use of any land, building or work is actually commenced prior to the date on which the consent would otherwise lapse.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. A Certifying Authority can either be Greater Hume Council or an accredited certifier. All of these conditions are to be complied with prior to the commencement of any works on site.

25 Construction Certificate Required

Prior to the commencement of any works, a construction certificate is required to be issued by a Principal Certifier, in accordance with Section 6.3 (1) and 6.5 (1) of the Environmental Planning and Assessment Act 1979.

Enquiries regarding the issue of a construction certificate can be made to Council on 02 6036 0100.

26 Appointment of a Principal Certifier

Prior to the commencement of any works, the person having benefit of a development consent, or complying development certificate must:

- a. appoint a Principal Certifier; and
- b. notify Council of the appointment.

In accordance with Section 6.6 (1) and (2) (a) of the Environmental Planning and Assessment Act 1979.

27 Notify Council of Intention to Commence Works

The applicant must notify Council, in writing of the intention to commence works at least two (2) days prior to the commencement of any works on site.

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28 Erosion and Sedimentation Control

Prior to the commencement of any works on site, controls shall be implemented prior to clearing of any site vegetation, to ensure the maintenance of the environment and to contain soil erosion and sediment on the property. Erosion and sediment controls shall be maintained until all construction works are completed and all disturbed areas are restored by turfing, paving and revegetation.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

29 Toilet Facility

A temporary water closet accommodation must be provided onsite during construction. This facility must be located onsite to not create a nuisance to any adjoining properties.

30 Sign During Construction

Prior to the commencement of works, a sign must be erected in a prominent position on site during construction:

- a. Stating that unauthorised entry to the work site is prohibited,
- b. Showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours, and
- c. Showing the name, address and a telephone number of the Principal Certifying Authority for the development.

Note: A \$1500 on the spot fine may be issued for non-compliance with this condition.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to the issue of Part Occupation Certificate or Whole Occupation Certificate by the Principal Certifying Authority.

31 Occupation Certificate Required

Prior to the commencement of any use and/or occupation of the subject development (whole or part), either a part Occupation Certificate or whole Occupation Certificate must be issued.

Prior to the issue of any Occupation Certificate the Principal Certifying Authority must be satisfied that the development (part or whole) is in accordance with the respective Development Consent and Construction Certificate.

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land. A Principal Certifying Authority can either be Greater Hume Council or an accredited certifier.

32 Compliance with Construction Certificate

All building works approved in this development consent must comply with the terms of the consent the plans, specifications and any other approved documents relevant to the approved Construction Certificate.

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33 Compliance with the National Construction Code (NCC)

All building work must be carried out in accordance with the provisions of the NCC. Compliance with the performance requirements can only be achieved by:

- a. complying with the deemed-to-satisfy provisions; or
- b. formulating a performance solution which:
 - i. complies with the performance requirements; or
 - ii. is shown to be at least equivalent to the deemed-to-satisfy provisions; or
- c. a combination of (a) and (b).

34 Use of Building

The building shall not be used for industrial or commercial purposes, any prohibited uses outlined in the Local Environmental Plan 2012 or human habitation without further consideration by Council.

35 Critical Stage Inspections

In accordance with Section 6.6 (2) (b) of the Environmental Planning and Assessment Act 1979 the Principal Certifier for the building work is to inform the person having benefit of the consent of the Critical Stage Inspections that must be carried out with respect to the building work under Clause 61 of the Environmental Planning and Assessment (Development Certification and Fire safety) Regulation 2021.

Note: A \$1500 on the spot fine may be issued for failing to request the Principal Certifier to undertake the above inspections (as issued by Council).

36 Stormwater Disposal

All stormwater shall be directed to the existing stormwater disposal system or alternatively to Victoria Street kerb and gutter.

37 Construction - Hours of Work

All construction works will be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- a. Mondays to Fridays, 7.00am to 6.00pm
- b. Saturdays, 8.00am to 1.00pm
- c. No work is permitted on Sundays and Public Holidays.

Construction works that are carried out in the open that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties is to be restricted to the above hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines.

In the event that the demolition/construction relates to works inside the building and does not involve external walls or the roof, and do not involve the use of equipment that emits noise then the works are not restricted to the hours stated above. The provisions of the Protection of the *Environment Operations Act, 1997* in regulating offensive noise also apply to all construction works.

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DEVELOPMENT APPLICATION MODIFICATION 10.2021.213.2 – TRANSPORTABLE DWELLING AND CARPORT LOT 9 DP1111255 NO 30 HENTY STREET EAST CULCAIRN [CONT'D]

38 All Work to be Carried Out by a Licensed Plumber and Drainer

All plumbing and drainage work shall be carried out by a licensed plumber and drainer and to the requirements of AS/NZS 3500-2015 and the Local Government Act 1993 and Local Government (General) Regulations 2021, the Plumbing & Drainage Act 2011 and Plumbing & Drainage Regulations 2017.

39 PRESCRIBED CONDITIONS OF CONSENT

The following conditions are known as “Prescribed Conditions” and are required by the Environmental Planning and Assessment Regulation 2021 to be imposed as part of any development consent whether or not they are relevant to the development approved under this consent. Please do not hesitate to contact staff in Council’s Development Department who will be happy to advise you as to whether or not the conditions are relevant to your consent.

Section 69: Compliance with *Building Code of Australia* and insurance requirements under the *Home Building Act 1989*

Section 70: Erection of signs

Section 71: Notification of *Home Building Act 1989* requirements

Section 72: Entertainment venues

Section 73: Maximum capacity signage

Section 74: Shoring and adequacy of adjoining property

Section 81: Build-to-rent housing

Please refer to the NSW State legislation for full text of the above Sections under Part 4 Division 2 of the *Environmental Planning and Assessment Regulation 2021*.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
WALLA WALLA SPORTS GROUND – 17 WILLIAM STREET WALLA WALLA
ON WEDNESDAY 15 MARCH 2023

2. PREPARATION OF THE HOLBROOK STRUCTURE PLAN

Report prepared by Director Environment and Planning – Colin Kane

REASON FOR REPORT

This report advises Council that work will shortly commence on the preparation of the Holbrook Structure Plan. Through further development of the Planning Actions contained within the Greater Hume Local Strategic Planning Statement the Holbrook Structure Plan (the Plan) will be a guide for the development of Holbrook for the next twenty years. Analysis conducted in producing the plan will identify suitable land to be zoned for different residential purposes, industrial purposes and the optimum configuration for Holbrook's commercial precinct. This report will provide details on the extensive community engagement that will be performed to ensure both the quality of the Plan and the acceptance of the Plan by stakeholders.

REFERENCE TO DELIVERY PLAN

Theme: Growth and Prosperity

Outcome G1: Our towns and villages are championed to stimulate economic growth, investment and employment opportunities

DISCUSSION

As mentioned Council will shortly commence work on the preparation of the Plan which will investigate the need for various forms of residential development (standard residential allotments, larger lot residential allotments and rural residential allotments), capacity to provide additional industrial land and determine the optimal configuration for commercial land. Impacts of flooding, bushfire, biodiversity, availability of infrastructure and other constraints all impinge upon the suitability of land to change use for residential, industrial and commercial purposes. The Plan will undertake the necessary analysis to give Council land use planning confidence that identified land is suitable for the proposed zoning.

It is anticipated that the outcomes of the Holbrook Land Use Strategy will be:

- Background review of all relevant policies, strategies and reports for the township of Holbrook that have informed the growth of the town to date;
- Undertake a constraints and opportunities analysis of land within Holbrook to identify land that is suitable for future residential, commercial and industrial purpose;
- To cater for the residential needs of the community identify appropriate residential densities that reflect environmental and servicing constraints of the land, whilst avoiding land use conflicts with existing development;
- Identify infrastructure and servicing capacities and constraints;
- Identify area of environmental significance and the implications this has for future development;
- Review how the existing RU5 Village zoning has impacted upon the development of Holbrook and consider whether the zoning regime should be changed to provide for future development outcomes;
- Investigate using land use zoning to consolidate the commercial area of Holbrook;
- Discuss whether for Holbrook there is a need for an alternate developer contribution scheme;
- In conjunction with Riverina Water, identify the most efficient way to integrate infrastructure and services and facilities;
- Provide guidance on components of residential development such as residential design, future need for open space including links and networks to other open space, integration of residential land use with other major land uses, housing diversity and urban consolidation.

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PREPARATION OF THE HOLBROOK STRUCTURE PLAN [CONT'D]

Producing the plan has required development of a scope of works inclusive of a map of the study area and a stakeholder engagement plan. The Council's economic development officer has produced a stakeholder engagement plan for the Holbrook Structure Plan (Refer to **ANNEXURE 2**). The engagement plan depicts how Council will conduct engagement which is vital for the development of the Plan. The engagement plan outlines the following:

- The project team;
- Project Overview;
- Project Objectives;
- Stakeholder Engagement Objectives;
- Stakeholders;
- Timeline;
- Level of Engagement;
- Media Interest;
- Budget;
- Evaluation;
- Approval;
- Techniques and Deliverables

The timeline from the stakeholder engagement plan has the project commencing in March 2023 and being completed by November 2023.

It should be noted that the Greater Hume Council Delivery Plan 2022-2026 indicated that an initiative would be the development of a combined Holbrook and Morven Land Use Strategy. Preparation for the production of the Plan has identified that disparities between the development of Holbrook and Morven would make a combined Land Use Strategy more difficult to produce and dilute the outcomes for both localities. It is proposed that a structure plan for Morven should be done as part of a Villages Structure Plan.

BUDGET IMPLICATIONS

The project will be undertaken by staff using recurrent budget. A \$20 000 budget is proposed to be provided in the 23/24 delivery plan.

CONCLUSION

The Plan will develop the planning actions contained within the Greater Hume Strategic Planning Statement. For the next 20 years the Plan will be a guide for the development of Holbrook by identifying suitable land for different types of residential purposes, location of additional industrial land and exploring the optimum configuration for the commercial precinct. The Plan will not be produced in isolation and an extensive Stakeholder Engagement Plan has been developed that will ensure both the quality and acceptance of the Plan.

RECOMMENDATION

Council resolves:

1. To proceed with the production of Holbrook Structure Plan in a manner that aligns with the stakeholder engagement plan.
2. To include the development of a Morven Structure Plan in a future Villages Structure Plan.

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GOVERNANCE

1 ANZAC DAY CEREMONIES IN GREATER HUME COUNCIL AREA – TUESDAY 25 APRIL 2023

Report by Executive Assistant Governance – Emily Jones

REASON FOR REPORT

To report on ANZAC Day services across the local government area.

REFERENCE TO DELIVERY PLAN ACTION

Nil.

DISCUSSION

ANZAC Day goes beyond the anniversary of the landing on Gallipoli in 1915. It is the day on which we remember Australians who served and died in all wars, conflicts, and peace keeping operations. The spirit of ANZAC, with its human qualities of courage, mateship, and sacrifice, continues to have meaning and relevance for our sense of national identity.

Set out below is a summary of 2023 ANZAC Day ceremonies to be held in Greater Hume area.

COMMUNITY	DETAILS
Brocklesby	<ul style="list-style-type: none"> • 9:15am Conducted at the Brocklesby War Memorial • Morning tea provided in the Hall following the service. <p>Contact: Julie Considine Email: howlongrsl@gmail.com</p>
Burrumbuttock	<ul style="list-style-type: none"> • 12.00pm service at Burrumbuttock Public Hall. <p>Contact: Christine Nesbit, T: 0419 985 194</p>
Culcairn	<ul style="list-style-type: none"> • 10.00am - Marchers gather at Culcairn Bus Terminal • 10.30am - ANZAC Day march to Balfour Street Memorial <p>Contact: Bruce Barkley, M: 490 858 460</p>
Henty	<ul style="list-style-type: none"> • 10am Marchers gather at Ivor Street between Sladen and Lyne Streets • 10.30am ANZAC Day march to Henty Memorial Park • 11.00am Service and wreath laying at the Cenotaph <p>Contact: Louisa Heycox, Email: bandlheycox@gmail.com</p>
Holbrook	<ul style="list-style-type: none"> • 10.30am Gather on corner Hume and Albury Streets. • 10.45am March through Albury Street. • 11am Ceremony at Cenotaph Ten Mile Creek Gardens. <p>Contact: Kim Turner Secretary, Holbrook RSL Sub Branch Email: Holbrookrsl2644@qmail.com</p>
Jindera	<ul style="list-style-type: none"> • 10.30am Service at the Memorial Park Cnr Dight and Urana Streets. • Followed by morning tea, at School of Arts. <p>Contact: Jenny O'Neill M: 0438 263 417</p>
Walla Walla	<ul style="list-style-type: none"> • 10.00am Assemble at corner Short Street & Railway Street. • 10.30am March down Commercial Street commences. • 10.45am Service and wreath laying in Bicentennial Park. • Following the service there will be a BBQ. <p>Contact: Graeme Cunningham, T: 02 6029 6104</p>

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ANZAC DAY CEREMONIES IN GREATER HUME COUNCIL AREA – TUESDAY 25 APRIL 2023
[CONT'D]

Greater Hume Council has traditionally been represented at each of the respective ANZAC Day ceremonies held on 25 April by a Councillor who has laid a wreath on behalf of the Council.

BUDGET IMPLICATION

Nil.

CONCLUSION

ANZAC Day is the day we remember all Australians who served and died in all wars, conflicts, and peacekeeping operations. In 2023, ceremonies held in a number towns/villages acknowledge the service of our veterans.

Council encourages all residents to not miss the opportunity to attend an ANZAC Day ceremony in Greater Hume.

RECOMMENDATION

That the Councillors be nominated to attend the following ANZAC Day Ceremonies:

1. Brocklesby
2. Burrumbuttock
3. Culcairn
4. Henty
5. Holbrook
6. Jindera
7. Walla Walla

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CORPORATE AND COMMUNITY SERVICES

1. TRANSFER OF CROWN ROAD TO PUBLIC ROAD - BURRUMBUTTOCK

Report prepared by Manager Corporate Services – Suzanne Klemke

REASON FOR REPORT

To seek Councillors approval to transfer a Crown road adjacent to the Burrumbuttock Cemetery Lot 159 DP 753730 to a Public road, under the control of Council.

REFERENCE TO DELIVERY PLAN ACTION

CSP Strategy N2 Our road and transport network is maintained and accessible.

Initiative N2.1.1 Implement asset management and renewal programs in accordance with adopted budgets and capital works programs.

DISCUSSION

Correspondence has been received from the Department of Planning & Environment – Crown Lands requesting the transfer of a Crown road to a Public road. Transfer of the road allows for administrative arrangements and management to formally rest with Council as part of the road network.

The road is currently utilised as the primary access to the Burrumbuttock Cemetery (managed by Greater Hume Council). The road also services the Church and preschool. Crown Lands has advised the road appears to be deteriorating and in need of repairs. However, as Crown Lands are not the road works authority it is felt that the road is best placed to be transferred to Council's management.

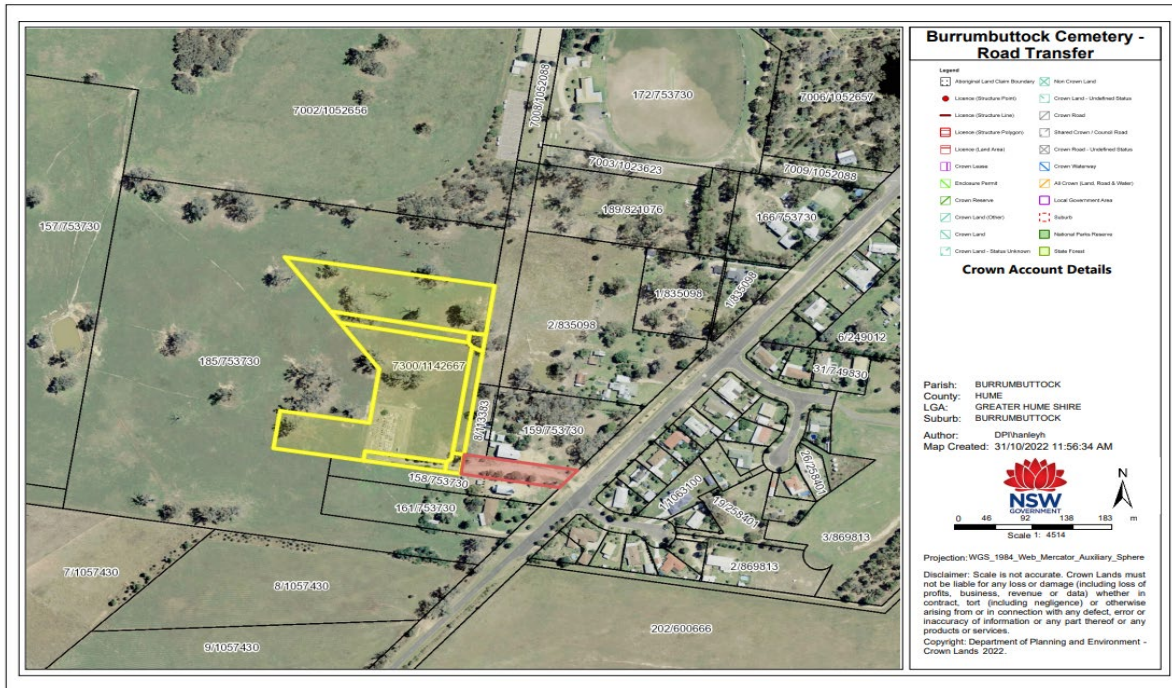
Council's Director Engineering has confirmed that the transfer is consistent with the council's role in managing public roads for residential and rural needs.

Transference of the road from Crown to Public comes at no cost to Council. Council will be responsible for any maintenance required on the road, which may include vegetation maintenance and weed control.

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TRANSFER OF CROWN ROAD TO PUBLIC ROAD – BURRUMBUTTOCK [CONT'D]

A copy of the map highlighting the road to be transferred in red below:



BUDGET IMPLICATION

Transference of the road comes at no cost to Council, however Council will incur maintenance costs in perpetuity upon transfer.

CONCLUSION

The transfer of the Crown road to Council, as the road works authority, is consistent with council’s role in managing public roads for residential and rural needs.

RECOMMENDATION

1. Council formally apply for the Crown Road adjacent to Lot 159 DP 753730 to be transferred to Council as a Public Road.
2. The Mayor and General Manager be authorised to execute the necessary documentation to affect the road transfer to Greater Hume Council the Common Seal of Council.

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ENGINEERING

1. INTRODUCTION OF OVERNIGHT TRUCK PARKING RESTRICTIONS IN ALBURY ST HOLBROOK

Report prepared by Director Engineering – Greg Blackie

REASON FOR REPORT

To propose a trial to restrict the stopping /parking of trucks overnight in Albury St south of Young St in Holbrook due to complaints received.

REFERENCE TO DELIVERY PLAN ACTION

CSP Strategy N2 Our road and transport network is maintained and accessible

Initiative N2.1.1. Implement asset management and renewal programs in accordance with adopted budgets and capital works programs.

DISCUSSION

Over the past few years Council has received numerous complaints about trucks stopping/parking and undertaking trailer changeovers in Albury St outside of residential properties in the area south of Young St.

In many instances, trucks are parking in front of residences for hours as they wait for corresponding trucks to do trailer changeovers, causing much concern/distress to landowners in relation to the noise from the undertaking of the changeovers (Reversing trucks and raised driver voices) and in some instances noise from the refrigerated trailers they are using. In some instances, trucks are parked across driveways preventing access to properties by landowners when they want to leave or enter their property. Unfortunately, the residents when confronting the drivers about their trucks blocking access have been verbally abused on occasions by the drivers.

Included in correspondence received by Council is also some unhygienic and illegal activities in front of residences being undertaken by some truck drivers causing distressing issues to residents and their families. Unfortunately when residents have confronted these truck drivers they have been verbally abused and threatened to stop reporting these issues to trucking companies, and in one case from the company itself defending their driver's activities.

Due to the threatening action by some of the driver's, and correspondence received by Council confirming these issues which is **ENCLOSED SEPARATELY** for Councillor's information (to protect the identity of residents), Council staff arranged for some of the concerned residents to attend the latest Local Traffic Committee Meeting held on the 14th February to advise of their concerns directly to Council Staff, Police and Transport for NSW (TfNSW) representatives.

The attending residents related and elaborated the complaints raised in correspondence with Council to the committee.

The LTC has since considered the issue and find it unsuitable for these activities to be undertaken near residential properties and have recommended to Council that signage be installed to prevent all roadside truck parking between 9PM and 7AM between Young St and Macinnes St (a distance of approximately 700m).

Whilst it is acknowledged that some of the activities are an essential activity of the trucking businesses, the location is not suitable due to the impact of these activities on the adjacent properties and residents.

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INTRODUCTION OF OVERNIGHT TRUCK PARKING RESTRICTIONS IN ALBURY ST HOLBROOK
[CONT'D]

Police attending the LTC have assured Council and the residents that once appropriate regulatory signage is installed, patrolling and enforcement of the restrictions will be undertaken

The roadside directly in front of the Ampol Service Station is already a permanent no stopping area at all times due to the need for safe vision for accessing and egressing traffic from the service station via the driveways. Police indicate they regularly patrol this area

To compensate for the impact of the restricted parking it is proposed that the gravel area opposite the Ampol Service Station be formalised as a parking area, with a future budget to complete appropriate works to make it more suitable for truck parking.

It is also proposed to lobby the NSW Government and TFNSW in relation to the issue of having appropriate parking areas for trucks to undertake their changeovers and coupling and decoupling of trailers in a safe manner in an area appropriately built for such activities.

There has been many comments raised that Albury St Holbrook is used far more than the purpose built truck changeover facility at Tarcutta due it being more centrally located between Melbourne and Sydney, has more lighting has food/toilet facilities available close by and is located closer to the Hume Highway than what is at Tarcutta. Whilst this may be true, the activities that have concerned residents in Albury St cannot be considered safe or appropriate and allowed to continue

BUDGET IMPLICATION

Total Project Cost	\$Minimal
Funded From:	Regional Road Maintenance
Adopted Budget Item	\$N/A
Grant - (Specify Grant Program)	\$N/A
Transfer from Internal Reserve	\$N/A
External Contribution (Specify who/where from)	\$N/A
TOTAL	\$N/A

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INTRODUCTION OF OVERNIGHT TRUCK PARKING RESTRICTIONS IN ALBURY ST HOLBROOK
[CONT'D]

CONCLUSION

From the complaints received and evidence provided a significant issue with trucking activities at night in this section of Albury St is clearly being undertaken and is unsafe and affecting the amenity of residents significantly and cannot be left to continue.

As explained it is proposed to undertake a trial of the installation of a no truck parking /stopping area between 9.00PM and 7.00AM in Albury St between Young St and Macinnes St in Holbrook with appropriate enforcement by police and then review the impact it has on the issue over the next 12 months.

Following on as this issue is not an isolated issue with the transport industry, it is considered appropriate that Council lobby the NSW Government and TFNSW to investigate the issue of these unsafe practices being undertaken in and near Holbrook and propose a solution that will benefit both the community and the transport industry.

RECOMMENDATION

That Council:

1. Undertake a trial of the installation of no truck parking /stopping area between 9.00PM and 7.00AM in Albury St between Young St and Macinnes St in Holbrook.
2. Install regulatory signage and advertise the proposal widely so that all affected people, residents and transport companies are aware of the changes.
3. Liaise with NSW Police to ensure appropriate enforcement of the restrictions are undertaken.
4. Allocate funding in a future budget to upgrade the parking area opposite the Ampol Service Station on Albury St to accommodate truck parking
5. Lobby the NSW Government and TFNSW to investigate the issue of these unsafe practices being undertaken in and near Holbrook and propose a solution that will benefit both the community and the transport industry.

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2. BURRUMBUTTOCK RECREATION GROUND NEW TOILET FACILITY

Report prepared by Director Engineering – Greg Blackie

REASON FOR REPORT

Select a contractor to undertake the supply and construction of a new Toilet Facility at the Burrumbuttock Recreation Ground.

REFERENCE TO DELIVERY PLAN ACTION

CSP Strategy N2 Our road and transport network is maintained and accessible

Initiative N2.1.1. Implement asset management and renewal programs in accordance with adopted budgets and capital works programs.

DISCUSSION

Last year Council allocated \$300,000 under Local Road and Community Infrastructure Program (LRCIP) Round 3 and the Burrumbuttock Recreation Reserve Committee (BRRC) applied for and was successful in receiving a Crown Land Grant for \$235,000 for the construction of a new toilet facility at the Burrumbuttock Recreation Reserve.

Following the successful grant allocations, the proposed design of the toilet facility for the reserve was upgraded following discussions with the BRRC to ensure it provided enough toilet facilities for both outside activities and the proposed new reserve building.

The selection of a contractor for the supply and construction of the facility was undertaken through Vendor Panel (Councils electronic tendering system).

Request for quotations (RFQ) VP341636 were released on 4 January 2023 and closed at 12.00 Midday on 6 February 2023

At the closure, one response with four options had been received and is detailed below:

VP341636- Supply and Construction of Burrumbuttock Toilet Facility

- | | |
|---------------------------------------|---------------------|
| 1. Modus Australia Option 1 (MA6276) | \$176,444.00 Ex GST |
| 2. Modus Australia Option 2 (MA6277) | \$244,023.00 Ex GST |
| 3. Modus Australia Option 3 (MA6279) | \$312,780.00 Ex GST |
| 4. Modus Australia Option 4 (MA 6278) | \$336,120.00 Ex GST |

Options 1 and 3 were ruled out as they did not meet the requirements of the design concept forwarded for consideration in the brief and Option 2 was further ruled out as it did not meet the facility requirements of the new building.

Following discussions with the BRRC on the Option 4 submitted design, some further minor modification requests were requested by the committee.

Modus Australia were then requested to provide a revised design and cost to include these changes.

The revised proposal (MA6278-A) is attached in **ANNEXURE 3**.

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BURRUMBUTTOCK RECREATION GROUND NEW TOILET FACILITY [CONT'D]

The revised cost for the proposal advised is \$352,724.00 Ex GST

The toilet facility includes:

- Male – three pans (Includes one ambulant) and 6 individual urinals, 4 sinks
- Female – eight pans (Includes One Ambulant), 4 sinks
- Disable – two facilities (One right functional, one left functional)
- One Cleaners area
- Two outside sinks

The facility whilst a separate building will be located so it attaches to the new building when it is constructed

The facility will be available to all users (including football, cricket, netball and tennis) and replaces the currently aged facilities.

The total available funding for the facility is \$535,000.

The proposed cost is well within the grant funds however does not include a new septic tank and electrical, water, and sewer connections

The estimated cost of the installation of a septic tank and connection to the Burrumbuttock Common Effluent Drainage System is the order of \$50,000 and connection of utilities Approximately \$20,000, although electricity connections costs may significantly vary due to the requirements of Essential Energy*

The total cost of the project is \$352,724 + \$50,000, + \$20,000* = \$422,724.00*

Modus have advised if their quote is successful construction could be undertaken in June /July this year

BUDGET IMPLICATION

Total Project Cost	\$422,724
Funded From:	
Adopted Budget Item	\$535,000
Grant - (LRCIP)	\$300,000
Grant – (Crown Lands)	\$235,000
External Contribution (Specify who/where from)	\$0
TOTAL	\$422,724

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BURRUMBUTTOCK RECREATION GROUND NEW TOILET FACILITY [CONT'D]

CONCLUSION

The proposed design and price meets all of the requirements of the new building and provides updated amenities for all users. The price is within budget and funding available. Modus Australia have undertaken the construction of a number of facilities for Council at Morgan's Lookout, Jindera and Walbundrie recently with no issues with the supply and installation.

It is therefore recommended that Council accept the revised RFQ (MA6278-A) submitted by Modus Australia for \$352,724 Ex GST for the construction of the Burrumbuttock Recreation Reserve Toilet Facility

RECOMMENDATION

That:

1. Council accept the revised RFQ (MA6278-A) submitted by Modus Australia for \$352,724 Ex GST
2. The General Manager be authorised to sign the RFQ documentation

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ITEM TO BE REFERRED TO CLOSED COUNCIL

GOVERNANCE

1. **JINDERA INDUSTRIAL ESTATE – EXPRESSION OF INTEREST (EOI) TO RESULT IN THE SALE OF LOT 205 DP 1285198, 33 JARICK WAY, JINDERA**

Report prepared by Economic Development Coordinator – Marg Killalea

REASON FOR REPORT

The purpose of this report is to provide an update on offers received during the EOI period and provide a recommendation to accept one offer and to proceed to contract of sale to effectively dispose of the allotment.

In light of the confidential nature of the discussion, it is appropriate that the matter be referred to the confidential section of the meeting for consideration.

REFERENCE TO DELIVERY PLAN ACTIONS

CSP Strategy	G.2.2 Encourage social enterprises and businesses to grow local employment
Initiative	G.2.1 Prepare a strategy to investigate the expansion of industrial estates or development of new industrial estates for Holbrook, Culcairn, Jindera, Walla Walla and Henty

DISCUSSION

The confidential report provides the Council with a summary report on all offers received during the Expression of Interest period, and that will potentially result in the sale of 33 Jarick Way, Jindera Industrial Estate.

Council received an earlier report on the matter at its December 2022 meeting.

In light of the confidential nature of the discussion, it is appropriate that the matter be referred to the confidential section of the meeting (Closed Council) in accordance with section 10 A (2) (d) (i) commercial information of confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it, that would, if disclosed, confer an advantage on a person whom Council is conducting (or proposes to conduct) business and (ii) confer a commercial advantage on a competitor of the council.

RECOMMENDATION

That consideration of the report to result in the potential sale of Lot 205 DP 1285198, be referred to the confidential section of the meeting (Closed Council) in accordance with section 10 A (2) (d) (i) commercial information of confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it, that would, if disclosed, confer an advantage on a person whom Council is conducting (or proposes to conduct) business and (ii) confer a commercial advantage on a competitor of the council.

REASON

On balance, the public interest in transparency regarding the report is outweighed because the disclosure of this information could compromise the commercial position of the Council.

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OFFICERS' REPORTS – PART B – TO BE RECEIVED AND NOTED

CORPORATE AND COMMUNITY SERVICES

1. COMBINED INVESTMENT ACCOUNT – MONTH ENDED 28 FEBRUARY 2023

Report prepared by Accountant – Camilla Webb

REASON FOR REPORT

This report presents to Council details of all funds invested as at 28 February 2023 as required by the Local Government (General) Regulation 2021.

REFERENCE TO DELIVERY PLAN ACTION

Objective We lead a vibrant, connected and inclusive community

Outcome 1.1 Leadership and advocacy is demonstrated and encouraged in our communities

DISCUSSION

In accordance with the Local Government Act 1993, the Responsible Accountant must present to Council monthly, the status of the investments held by Council. The Responsible Accountant must detail the investments held, and their compliance with both internal policy and external regulation under the Ministerial Order of Investments.

In accordance with the recommendations made by the Office of Local Government (OLG) Investment Policy Guidelines published in June 2010, the monthly Investments Reports are attached to the Council investment report. This allows a stand-alone report to be published on Council's website for the public to view without having to peruse the Council meeting agenda for the relevant meeting.

Councillors should note that Council has engaged an external investment manager, Curve Securities, to source appropriate investment opportunities with the aim of transitioning Council's investment portfolio to meet the investment parameters as detailed in Council's revised Investment Policy. Curve Securities will work with Council to ensure that Council's overall investment portfolio is diversified across a wider spectrum of approved financial institutions thereby achieving improved security and asset protection. It should be noted that each individual investment is still held directly by Council with each financial institution.

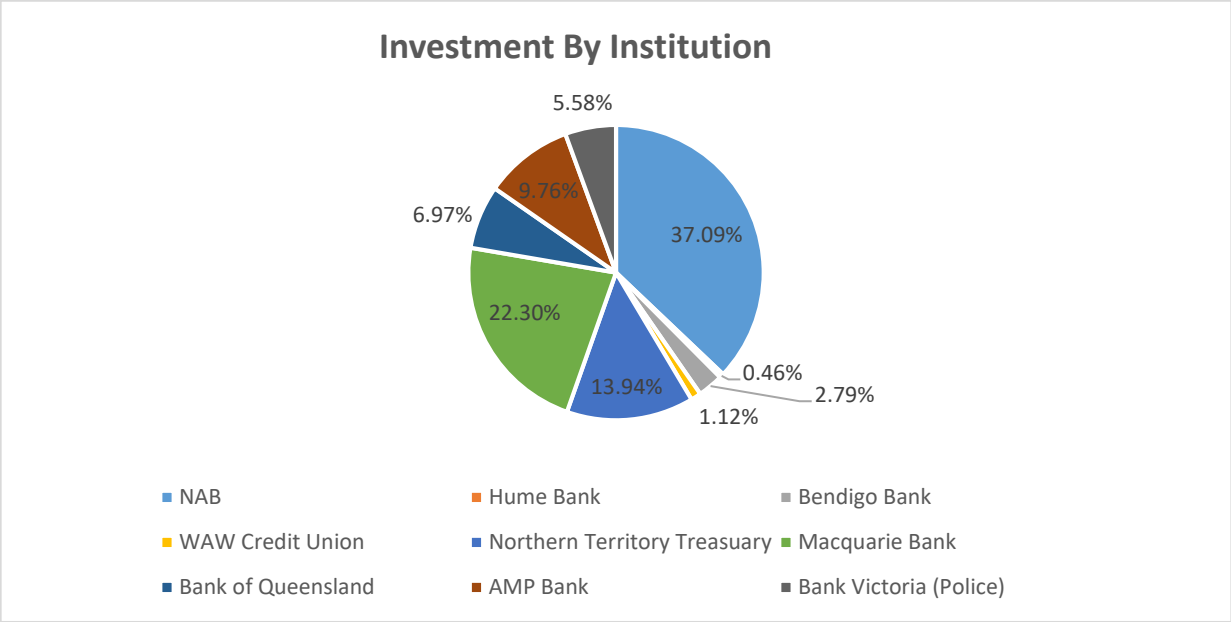
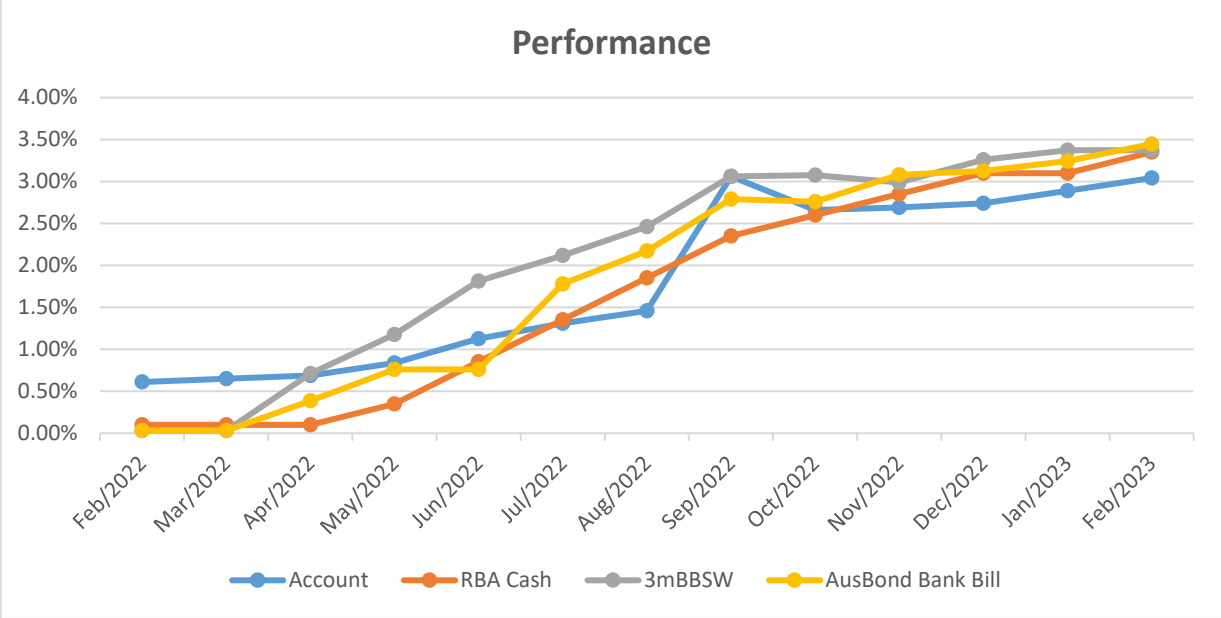
Greater Hume's overall investment portfolio

Total Portfolio Value	\$35,870,249.43
Weighted Average Term (days)	221
Weighted Average Yield	3.04%
Total Monthly Accrued Interest	\$56,072.86
Total Interest Received this month	\$65,846.43
Interest Payments this month	6
Matured Investments this month	6
Total Funds Matured this month	\$5,500,000.00
New Investments this month	8
Total Funds Invested this month	\$7,500,000.00

Note: The Reserve Bank of Australia raised the cash rate from 3.10% to 3.35% on the 8 February 2023.

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COMBINED INVESTMENT ACCOUNT – MONTH ENDED 28 FEBRUARY 2023 [CONT'D]



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COMBINED INVESTMENT ACCOUNT – MONTH ENDED 28 FEBRUARY 2023 [CONT'D]

Investment Register

Contract Number	ADI/Security Name	Maturity Date	Amount	Long Term Rating	Term in Days	Monthly Accrued Interest	Yield
57456	Hume Bank	1/03/2023	\$69,371.71	NR	365	\$18.63	0.35%
60821	Macquarie Bank	15/03/2023	\$1,000,000	A+	153	\$2,846.03	3.71%
60899	Macquarie Bank	20/03/2023	\$1,000,000	A+	153	\$2,846.03	3.71%
60941	NAB	20/03/2023	\$500,000	AA-	152	\$1,403.84	3.66%
62575	Macquarie Bank	12/04/2023	\$1,000,000	A+	90	\$3,145.21	4.10%
60785	Bank Of Queensland.	13/04/2023	\$2,000,000	BBB+	182	\$5,983.56	3.90%
60884	Bendigo & Adelaide Bank	17/04/2023	\$500,000	BBB+	182	\$1,495.89	3.90%
58094	Macquarie Bank	19/04/2023	\$500,000	A+	330	\$1,035.62	2.70%
57638	AMP Bank	21/04/2023	\$1,000,000	BBB	365	\$1,495.89	1.95%
58201	Hume Bank	2/05/2023	\$46,751.06	NR	365	\$21.52	0.60%
58000	Macquarie Bank	19/05/2023	\$1,000,000	A+	365	\$2,071.23	2.70%
58022	Bendigo & Adelaide Bank	19/05/2023	\$500,000	BBB+	365	\$1,073.97	2.80%
63087	Macquarie Bank	13/06/2023	\$1,000,000	A+	123	\$2,160.27	4.15%
63536	NAB	26/06/2023	\$500,000	AA-	150	\$1,610.96	4.20%
63463	Macquarie Bank	27/06/2023	\$500,000	A+	120	\$116.71	4.26%
58640	Hume Bank	30/06/2023	\$50,112.21	NR	365	\$105.72	2.75%
62452	Bank Of Queensland.	4/07/2023	\$500,000	BBB+	180	\$1,668.49	4.35%
63230	Police Financial Services	18/07/2023	\$500,000	BBB	152	\$783.56	4.40%
63023	Macquarie Bank	8/08/2023	\$1,000,000	A+	180	\$2,284.93	4.17%
63022	NAB	8/08/2023	\$1,000,000	AA-	181	\$2,473.97	4.30%
63314	Macquarie Bank	11/08/2023	\$1,000,000	A+	171	\$990.68	4.52%
63284	Police Financial Services	21/08/2023	\$1,500,000	BBB	182	\$1,645.89	4.45%
54123	NAB	13/09/2023	\$2,000,000	AA-	727	\$920.55	0.60%
60497	AMP Bank	27/09/2023	\$500,000	BBB	365	\$1,802.74	4.70%
60822	WAW Credit Union	9/10/2023	\$400,000	NR	365	\$1,073.97	3.50%
60817	AMP Bank	12/10/2023	\$1,000,000	BBB	365	\$3,490.41	4.55%
60956	AMP Bank	20/10/2023	\$1,000,000	BBB	365	\$3,643.84	4.75%
63063	NAB	6/11/2023	\$1,000,000	AA-	270	\$2,438.36	4.45%
56079	Northern Territory Treasury Corp	15/06/2025	\$1,000,000	NR	1,248	\$1,073.97	1.40%
52490	Northern Territory Treasury Corp	16/06/2025	\$1,500,000	NR	1,481	\$1,265.75	1.10%
51782	Northern Territory Treasury Corp	15/06/2026	\$2,500,000	NR	1,887	\$2,493.15	1.30%
49570	NAB	1/03/2023	\$8,304,014.45	AA-	1	\$591.52	2.60%
Total			\$35,870,249.43			\$56,072.86	

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COMBINED INVESTMENT ACCOUNT – MONTH ENDED 28 FEBRUARY 2023 [CONT'D]

Declaration

I, Dean Hart, as the Responsible Accounting Officer of Greater Hume Shire Council, hereby certify the investments listed in the attached reports have been made in accordance with Section 625 of the Local Government Act 1993, clause 212 of the Local Government (General) Regulations 2021 and Council's Investment Policy.

All investments have been appropriately recorded in Council's financial records and reconciled monthly.

CONCLUSION

As at 28 February 2023 total Investments held were \$35,870,249.43. The year to date accrued investment earnings for 2022/23 was \$551,550.81 representing a weighted average yield of 3.04%.

RECOMMENDATION

That Council receives and notes the Investment Balances Report for the month of February 2023.

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PART C - ITEMS FOR INFORMATION

GOVERNANCE

1. TOURISM AND PROMOTIONS REPORT – FEBRUARY 2023

Prepared by: Kerrie Wise, Executive Assistant, Governance, Tourism and Promotions

Greater Hume Council Websites

Outcome 4.2 - Our communication is open, effective and purposeful to connect and educate our community. Continued implementation of the GHC Communication Plan. Maintain and manage the Greater Hume Council suite of websites which are compliant with accessibility standards. Seamless CMS(OpenCities) is the provider of Council's websites – Greater Hume Council, Visit Greater Hume, Greater Hume Children Services and Town and Village websites.

Comments

		greaterhume.nsw.gov.au		ghchildren.com.au		visitgreaterhume.com.au	
February 2023		Previous	Current	Previous	Current	Previous	Current
Website Traffic	New	3642	4229	300	468	608	852
	Returning	1324	1432	164	217	68	94
Traffic Source	Organic	3286	3934	225	469	343	545
	Direct	899	840	208	199	79	72
	Referral	164	142	18	6	207	271
	Social	151	234	13	11	4	6
Device Paths	Desktop	2210	2220	247	290	292	352
	Mobile	2072	2696	212	388	303	485
	Tablet	121	130	5	7	27	37
Bounce Rate	%	60.88	62.70	57.11	59.42	76.58	70.69

www.greaterhume.nsw.gov.au - top pages:

1. Living in Greater Hume – Waste Facilities Opening Times Charges and Accepted Waste
2. Contact Us
3. Your Greater Hume Council – Building and Development
4. Living in Greater Hume - Roads and Road Safety - Current Road and Facility Closures
5. Living in Greater Hume – Public Swimming Pools

www.ghchildren.com.au – top pages:

1. Family Day Care
2. Enrol Your Child/Children
3. Contact Us
4. Featured Content - Enrol Your Child - Our Services
5. Culcairn Centre

www.visitgreaterhume.com.au – top pages:

1. Natural Wonders - Wymah Ferry
2. Culcairn - Explore Eat Stay/ Culcairn Caravan Park
3. Natural Wonders- Table Top Reserve
4. Holbrook
5. Natural Wonders – Morgans Lookout

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TOURISM AND PROMOTIONS REPORT – FEBRUARY 2023 [CONT'D]

Social Media

Outcome 4.2 - Our communication is open, effective and purposeful to connect and educate our community. Continued implementation of the GHC Communication Plan. Expand the information available to the community online and encourage online collaboration and self-serve service platforms

Comments

Instagram, #visitgreaterhume – 1050 followers

Individual facebook pages:

- Greater Hume Council – 3500 followers
- Visit Greater Hume – 642 followers
- Holbrook Submarine Museum – 1235 followers
- Greater Hume Children's Services – 989 followers
- Greater Hume Youth Advisory Committee – 495 followers
- Buy Local in Greater Hume – 601 followers

Greater Hume Council Newsletters

Outcome 4.2 - Our communication is open, effective and purposeful to connect and educate our community. Develop quarterly Council newsletters and a rates notice insert whilst ensuring effective and targeted content

Comments

Autumn edition of Greater Hume Council Newsletter is due out 3 March. Articles covered will be Australia Day, SCCF Round 5 Grants, 8 residents become Australian Citizens, Engineering Works, Hazards Near Me NSW app. What's On, Meals on Wheels Grater Hume Area, Not in any Bin, Costa visits Burrumbuttock and DE Lieschke & Sons turns 100.

Grants and Funding

Outcome 1.2 - Our infrastructure and services are aligned to the health, wellbeing and safety needs of the community

Comments

Greater Hume has now partnered with GrantGuru to provide is the most comprehensive grants database in Australia that includes grants and assistance across all levels of government and the private sector (philanthropic grants), each summarised into a one-page template for easy comparison. This grant portal is available to Council staff, local businesses, community and sporting groups throughout Greater Hume.

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TOURISM AND PROMOTIONS REPORT – FEBRUARY 2023 [CONT'D]

The following grant applications have been recently submitted:

Name	About	Current
NSW Government - Bushfire Local Economy Recovery Fund - \$451,054 – Hanel's Lookout	This project at Hanel's Lookout (Woomargama National Park) will create viewing platforms, walk ways, sealed car park, sealed Hanel's Road, toilet, picnic area and signage.	Australia Ramp and Access Solutions Albury has completed construction of the walkway, viewing platform and toilets and Longford Civil has commenced construction of the road, carpark and sealed footpath.
Stronger Country Communities Fund - Round 4	11 applications were submitted from various community groups and 9 GH Council applications. Totaling \$3,224,567.00	4 Successful applications - GHC Culcairn Recreation Ground new playground, Billabong Little Athletics at Henty, Holbrook Gym Club and Jindera Netball Club.
Stronger Country Communities Fund - Round 5	Funding of \$1,376,603 of which \$946,414 has been allocated to Council and the balance of \$430,189 is open to eligible Community Groups.	There were 7 projects accepted Wymah (Solar and Battery), Henty (Ivor/Hayes ST Footpath), Culcairn (Bike/Walk Path upgrade), Jindera (Pioneer Drive solar lights), Holbrook (Dog off Leash area), Burrumbuttock (Upgrade of lighting), Jindera/Culcairn (Fischer Leadership Program) along with two projects under community funding, Walbundrie (2 x netball courts) and Brocklesby (accessible playground at Netball courts).
Crown Reserves Improvement Grant	4 applications from community groups were submitted. Two applications successful	Walbundrie Sportsground (\$192,129 new multipurpose shed) and Jindera Park (\$87,681 amenities block).
Riverina Water	Painting and lighting for AE2 exhibition space.	Successful - \$20,000 - organising painters and lighting equipment.
Reconnecting Regional NSW - Community Events Program	Greater Hume Council has been advised of an allocation of \$301,708 towards the NSW Government's Reconnecting Regional NSW – Community Event Program.	17 events have been funded with the majority of events already held. The program has provided communities with some very successful events. Acquittal in Progress
Maritime Museum	Submarine Museum Holbrook – Restoration and Framing of WWII Jolly Roger Flag \$1350.00	Successful - Work in Progress
National Australia Day	The funding will cover AD merchandise, photographer, MC, community event and furniture.	\$19,800.00 – Acquittal in Progress

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TOURISM AND PROMOTIONS REPORT – FEBRUARY 2023 [CONT'D]

Greater Hume Tourism and Promotions

Outcome 2.3 - Our region's highlights are celebrated, maintained and promoted to enhance our visitor experience

Comments

- Monthly newsletters are sent to all Greater Hume Tourism Operators, providing latest information on tourism opportunities, marketing, social media and promotional campaigns as well as relevant contacts and statistics.
- Managing over 160 Greater Hume ATDW Listings. The Australian Tourism Data Warehouse (ATDW) is Australia's national platform for digital tourism marketing in Australia. ATDW distributes information to over 60 partners' websites to support local tourism businesses in expanding their on line exposure, bookings and marketing.
- Submitted visitor and What's On advertising in Out and About Autumn 2023 Edition in Border Mail. The print run is 24,000, 14,000 are inserted into The Border Mail and the additional 10,000 distributed. Distribution is to all Visitor Information Centres through NE Victoria and South West NSW/Riverina plus Canberra and Melbourne. Other business (inc motels) and advertisers.
- Emailed (over 600) 'What's On in February to Visitor Information Centres in NSW and VIC, coach/bus/tour companies, tourism operators within shire and regional, media, visitor information points and to interested residents in shire.
- COVID Recovery Funding - A Greater Hume promotional campaign in partnership with Murray Regional Tourism and Destination NSW has been developed and will now be rolled out from March/April 2023. The Destination NSW campaign will feature Morgan's Lookout at Walla Walla. #feelNSW

Visitor Information Centre and Submarine Museum

Outcome 2.3 - Our region's highlights are celebrated, maintained and promoted to enhance our visitor experience.

Offering visitors to Greater Hume information and advice on accommodation, places to eat, attractions, maps, tours, road conditions, events and other general information. Reception and admission to Submarine Museum.

Comments

Visitor Information Centre Statistics:

Feb 23 - Walk In – 2515, Phone Calls - 28, Emails – 0.

Feb 19 - Walk In – 2163, Phone Calls - 7, Emails – 36.

Submarine Museum Statistics:

Feb 23 - Adult - 217, Child - 79, Concession - 182, Family - 205, Group - 0, Total - 683.

Feb 19 - Adult - 149, Child - 160, Concession - 39, Family - 117, Group - 0, Total - 465.

Events

Outcome 2.3 - Our region's highlights are celebrated, maintained and promoted to enhance our visitor experience

To assist with the promotion of Greater Hume's many and varied events. Encourage more residents to be involved in Greater Hume and events.

Comments

During this period we are currently supporting Henty Ag Show, Forgotten Trades Festival at Jindera Pioneer Museum, Festival by the Sub, Henty Streetscape Party, Values Festival in Holbrook, Back to G-Rodge Festival, Holbrook Triathlon Commander Holbrook Races and Holbrook Agricultural Show.

Australia Day

Outcome 1.1 - Our communities are welcoming and inclusive to support diversity and social connectedness

Comments

Australia Day 2024 will be held at Wymah.

Signage

Outcome 2.3 - Our region's highlights are celebrated, maintained and promoted to enhance our visitor experience

Comments

Developing signage for Yambla View Wambariga Lookout and Jindera Pioneer Museum.

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TOURISM AND PROMOTIONS REPORT – FEBRUARY 2023 [CONT'D]

Murray Regional Tourism (MRT)

Outcome 2.3 - Our region's highlights are celebrated, maintained and promoted to enhance our visitor experience

MRT is a joint venture between Albury, Balranald, Berrigan, Campaspe, Corowa, Deniliquin, Gannawarra, Greater Hume, Mildura, Moira, Murray, Swan Hill, Wakool, Wodonga, as well as Tourism Vic and Destination NSW.)

Comments

MRT is currently recruiting for a new CEO

Currently attending monthly zoom meetings with MRT and the VIC network group.

Advocacy for current flooding crisis along the Murray and positive promotions depicting The Murray as still open for visitors with a wide range of activities still open.

COVID Recovery Funding - A Greater Hume promotional campaign in partnership with Murray Regional Tourism and Destination NSW has been developed and has now been extended to March/April 2023.

Museums and Heritage

Outcome 1.3 - Our connection to the local culture and environment fosters positive relationships and learning for sustained health benefits.

GHC currently has 11 public or private museums and three historical societies. Museum Advisor (Vanessa Keenan) – In partnership with Albury City Council and Museums and Galleries NSW.

Comment

A full training/workshop program has been developed for 2023 by the Museum Adviser with museum volunteers, staff of Albury and Greater Hume at the new Digitisation Hub. Greater Hume Community Museums now have an extensive library of objects on eHive (eHive is a web-based collection cataloguing system used worldwide by hundreds of museums, societies and private collectors to catalogue objects, store images, manage acquisition information and publish their collections online.) for those looking to learn more about some of the region's most significant objects/artefact's.

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CORPORATE AND COMMUNITY SERVICES

1. **GREATER HUME CUSTOMER REQUEST MODULE – SUMMARY OF MONTHLY REQUESTS**

For Councillors information, the Customer Request Module reports are **ENCLOSED SEPARATELY**.

2. **STATEMENT OF BANK BALANCES AS AT 28 FEBRUARY 2023**

The statement of bank balances as at 28 FEBRUARY 2023 is attached at **ANNEXURE 4**.

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ENGINEERING

1. FEBRUARY REPORT OF WORKS

Grants Program

State Roads Maintenance (RMCC)

Maintenance works, inspections and sign replacement on State Roads, Olympic Highway (MR78) and Tumbarumba Road (MR284) is continuing under the RMCC with Transport for New South Wales (TfNSW).

Extensive heavy patching being undertaken by contractors and council on MR 78.

Regional Roads

General maintenance including guide post replacement is continuing on all Regional Roads.

Stage 1 of heavy patching on various sites along Urana Road (MR125) between Jindera and Walbundrie has been completed.

Local Roads Sealed

General maintenance on local roads is continuing.

Road reconstruction of 4km of Gerogery Road, starting at Charles Street, Gerogery West is continuing. Stabilising of the second section of this project is complete. Gravel overlay of 1.4km is complete with sealing to be undertaken early March.

Road reconstruction of 4km of Brocklesby Balldale Road, from Brocklesby Goombargana Road to Woodland Road is continuing. Installation of culverts has commenced.

Reconstruction of 3.25km of Brocklesby Balldale Road (Stage 2) has been approved and VP has been issued for tree removal.

Clean up of tree debris from severe weather event in September/November 2022 has commenced.

Unsealed:

Clean up of tree debris, medium grading and heavy grading has commenced as approved from TfNSW (Natural Disaster AGRN 1001).

Maintenance grading has been carried out on the following roads during February. See Map **ANNEXURE 5**.

Capital Works Program 2022-2023 spreadsheet is also attached as **ANNEXURE 5**.

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FEBRUARY REPORT OF WORKS [CONT'D]

Road Name	Location & Length (km)
Clifton Ring Road	From Stonehaven, approx 3km and 2.5km each direction - 5.5km
Courtney Lane	Middle section - 3km
Davidson Lane	Full length - 0.7km
Diffeys Road	Full length - 5.7km
Edgehill Stock Route	From Lemkes Rd - 2km
Fanning Lane	Full length - 2.5km
Glenview Road	Full length - 1.6km
Harrison Road	Full length - 2.5km
Jelbart Road	Unsealed section - 1.8km
Kendalls Road	Full length - 5.6km
Lubkes Road	Full length - 2.2
Luther Road	Full length - 1.3km
Mahers Road	Full length - 3.8km
Majors Creek Road	Full Length - 0.9km
Mirrimar Road	Full length - 1.3km
Moorwatha Road	East end - 2.3km
Mullers Road	Full length - 2.4km
Parkers Lane	Full length - 1.4km
Parnells Road	Full length - 1.5km
Pulletop Road	Starting Holbrook Wagga Rd end - 3.4km
Quartz Hill Road	4km
Roachdale Road	Southern end - 0.5km
Shippards Road	Full length - 5km
Stonehaven Road	Full length - 9km
Vile Lane	Howlong Burrumbuttock Rd to Fanning Ln - 4km
Ziebath Road	Full length - 0.7km

Urban Streets:

General maintenance of urban streets is continuing.

Underground stormwater drainage in Balfour Street, Fraser Street and Railway Parade, Culcairn is continuing.

Construction of footpath along Adams Street, Jindera from Goulburn Street to Mitchell Street has been completed.

Underground storm drainage in Adams Street, Jindera Street to Watson Street, Jindera has commenced.

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FEBRUARY REPORT OF WORKS [CONT'D]

General:

General maintenance of public toilets and parks is continuing.

General sign maintenance is continuing.

Road works have commenced as part of stage 2, Jacob Wenke Drive subdivision.

Fabrication works for the lookout and raised walk way on Hanel Road, Woomargama is complete. Road reconstruction and sealing is still to be undertaken.

Monthly Works Maintenance Expenditure:

Local Roads Program	Current Budget	Monthly Budget to Date	YTD Expenditure	Monthly Budget Variance to Actual	Comments
Urban Roads Maintenance	\$210,000	\$140,000	\$188,573	-\$48,573	Over expenditure will be addressed by the reduction of Capital Works Program.
Urban Roads Town Maintenance	\$250,000	\$166,667	\$191,938	-\$25,271	Monitor and is balanced by under expenditure of P&G Maintenance.
Rural Roads Sealed	\$764,975	\$509,983	\$1,149,790	-\$639,807	Over expenditure is predominantly covered by Natural Disaster Funding.
Rural Roads Unsealed	\$1,221,603	\$814,402	\$1,357,013	-\$542,611	Over expenditure is predominantly covered by Natural Disaster Funding.
Street Tree Maintenance	\$250,000	\$166,667	\$126,472	\$40,195	

NOTE: Application for Natural Disaster submitted and declared for significant weather events December/January. Awaiting acceptance of funding for completed emergency works and pending works estimated value \$1.5m.

Regional Roads Program	Current Budget	Monthly Budget to Date	YTD Expenditure	Monthly Budget Variance to Actual	Comments
Regional Roads Maintenance	\$750,000	\$500,000	\$1,243,142	-\$743,142	Over expenditure is predominantly covered by Natural Disaster Funding.

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FEBRUARY REPORT OF WORKS [CONT'D]

Sportsgrounds, Parks & Public Toilets	Current Budget	Monthly Budget to Date	YTD Expenditure	Monthly Budget Variance to Actual	Comments
Sportsground Maintenance	\$353,512	\$235,675	\$251,116	-\$15,441	Monitor.
Parks & Gardens Maintenance	\$353,378	\$235,585	\$153,916	\$81,669	
Public Toilets Maintenance	\$163,248	\$108,832	\$148,287	-\$39,455	Monitor and is partially balanced by under expenditure of P&G Maintenance.

NB : Sportsground Maintenance excludes annual GHC contribution payment

Major Projects Expenditure:

Project	Budget	YTD	Committed	Total	Remaining	Comments
Gerogery Road Rehabilitation	\$2,609,911	\$1,228,721	\$22,782	\$1,251,503	\$1,358,408	Second section has been stabilised and 1.4km has been overlayed ready for sealing early March
Brocklesby Balldale Road Rehabilitation	\$1,750,000	\$269,009	\$0	\$269,009	\$1,480,991	Drainage works have commenced.

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ENVIRONMENT AND PLANNING

1. DEVELOPMENT APPLICATIONS PROCESSED FOR THE MONTH OF FEBRUARY 2023

The schedule of development applications processed for the month of January 2023 is attached at **ANNEXURE 6**.

PART D

COMMUNITY MEETING- MINUTES

Attached in **ANNEXURE 7**, are minutes of the following items:

- CULCAIRN COMMUNITY DEVELOPMENT COMMITTEE MEETING 21ST FEBRUARY 2023 7:30PM, CULCAIRN COUNCIL CHAMBERS**