



**Greater  
Hume  
Council**

## **Ordinary Meeting of Greater Hume Council**

**Wednesday, 17 May 2023**

NOTICE is hereby given that an Ordinary Meeting of the Greater Hume Council will be held at Culcairn Council Chambers, 40 Balfour Street, Culcairn, commencing at 6.00pm. The meeting commences with a Public Forum.

Persons wishing to address Council in the forum must register by 5pm Monday, 15 MAY 2023. The conduct of the forum is governed by the Council's Code of Meeting Practice. A new procedure applies for persons wishing to attend the meeting which can be obtained from Council's website or any Council office.

Council live streams meetings so that the public may view the proceedings of the meeting in real time or later. View the recording of the meeting at <https://bit.ly/35uKFxX>

Evelyn Arnold  
**GENERAL MANAGER**

**ORDER OF BUSINESS TO BE CONSIDERED  
REFER OVERLEAF**

## Ordinary Meeting of Greater Hume Council

Wednesday, 17 May 2023

*In accordance with Council's Code of Meeting Practice, this Council Meeting is being recorded and will be placed on Council's webpage for public information. All present today are reminded that by speaking you are agreeing to your view and comments being recorded and published. You are also reminded that, if or when speaking, you are to be respectful to others and use appropriate language. Greater Hume Council accepts no liability for any defamatory or offensive remarks or gestures during this Council Meeting.*

### **BUSINESS:**

**1. OPENING THE MEETING**

**2. PRAYER**

**3. ACKNOWLEDGEMENT OF COUNTRY**

*"I would like to acknowledge that this meeting is being held on the traditional lands of the Wiradjuri people, and pay my respect to elders both past, present and emerging".*

**4. APOLOGIES AND APPLICATIONS FOR A LEAVE OF ABSENCE BY COUNCILLORS**

**5. CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

- Minutes of the Ordinary Meeting of Council – 19 April 2023

**6. ACTION REPORT FROM THE MINUTES**

**7. DISCLOSURES OF INTERESTS**

**8. MAYORAL MINUTE(S)**

**9. NOTICES OF MOTIONS**

**10. REPORTS FROM OFFICERS**

**PART A For Determination**

- Environment and Planning
- Governance
- Corporate and Community Services
- Engineering

**ITEM REFERRED TO CLOSED COUNCIL**

- Nil

**PART B To Be Received and Noted**

- Corporate and Community Services
- Environment and Planning

**PART C Items For Information**

- Governance
- Corporate and Community Services
- Engineering
- Environment and Planning

**PART D Items for Information**

**11. MATTERS OF URGENCY**

Nil

**12. COMMITTEE OF THE WHOLE – CONFIDENTIAL CLOSED COUNCIL REPORT**

Nil

**13. CONCLUSION OF THE MEETING**

**TABLE OF CONTENTS**  
**MAY 2023**

<b>MAYORAL MINUTE</b> .....	<b>3</b>
<b>NOTICE OF MOTIONS</b> .....	<b>3</b>
<b>OFFICERS' REPORTS – PART A - FOR DETERMINATION</b> .....	<b>4</b>
<b>ENVIRONMENT AND PLANNING</b> .....	<b>4</b>
1. DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659.....	4
2. DRAFT CONFLICT OF INTEREST POLICY FOR COUNCIL RELATED DEVELOPMENT .....	51
<b>GOVERNANCE</b> .....	<b>54</b>
1. NSW GOVERNMENT 'GROWING REGIONAL ECONOMIES' FUND – SEEKING AUTHORITY TO SUBMIT EXPRESSION OF INTEREST FOR FUNDING TO UNDERTAKE RECONSTRUCTION OF HAWTHORN ROAD (520 METRES) AND CONSTRUCT 46 LOT EXPANSION OF THE JINDERA INDUSTRIAL ESTATE .....	54
<b>CORPORATE AND COMMUNITY SERVICES</b> .....	<b>60</b>
1. DRAFT DELIVERY PROGRAM, OPERATIONAL PLAN & RESOURCING STRATEGY .....	60
2. INTERIM 2022/2023 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2023 .....	62
<b>ENGINEERING</b> .....	<b>71</b>
1. TRANSFER OF CROWN ROAD TO PUBLIC ROAD – MORVEN .....	71
2. CLASSIFICATION OF COUNCIL LAND – LOT 1 DP 571901, JINDERA .....	73
<b>ITEM TO BE REFERRED TO CLOSED COUNCIL</b> .....	<b>74</b>
<b>OFFICERS' REPORTS – PART B – TO BE RECEIVED AND NOTED</b> .....	<b>74</b>
<b>CORPORATE AND COMMUNITY SERVICES</b> .....	<b>74</b>
1. 2022/2026 DELIVERY PLAN AND 2022-2023 OPERATIONAL PLAN – REPORT AS AT 31 MARCH 2023.....	74
2. COMBINED INVESTMENT ACCOUNT – MONTH ENDED 30 APRIL 2023.....	75
<b>ENVIRONMENT AND PLANNING</b> .....	<b>79</b>
1. HOLBROOK STRUCTURE PLAN – PROGRESS REPORT .....	79
<b>PART C - ITEMS FOR INFORMATION</b> .....	<b>81</b>
<b>GOVERNANCE</b> .....	<b>81</b>
1. TOURISM AND PROMOTIONS REPORT – APRIL 23 .....	81
<b>CORPORATE AND COMMUNITY SERVICES</b> .....	<b>86</b>
1. GREATER HUME CUSTOMER REQUEST MODULE – SUMMARY OF MONTHLY REQUESTS...86	
2. STATEMENT OF BANK BALANCES AS AT 30 APRIL 2023.....	86

**TABLE OF CONTENTS  
MAY 2023**

3. GREATER HUME LIBRARY SERVICES .....	86
4. GREATER HUME LIBRARY SERVICES .....	87
<b>ENGINEERING .....</b>	<b>89</b>
1. APRIL REPORT OF WORKS.....	89
<b>ENVIRONMENT AND PLANNING.....</b>	<b>93</b>
1. DEVELOPMENT APPLICATIONS PROCESSED FOR THE MONTH OF APRIL 2023.....	93
<b>PART D .....</b>	<b>93</b>
<b>COMMUNITY MEETING- MINUTES .....</b>	<b>93</b>
1. MINUTES OF BURRUMBUTTOCK COMMUNITY FORUM GENERAL MEETING MINUTES HELD ON 27 <sup>TH</sup> MARCH 2023 AT THE BURRUMBUTTOCK HALL.....	93
2. MINUTES BROCKLESBY FOCUS GROUP MEETING 13 <sup>TH</sup> FEBRUARY 2023.....	93
3. CULCAIRN COMMUNITY DEVELOPMENT COMMITTEE ANNUAL GENERAL MEETING 25 <sup>TH</sup> APRIL 7PM CULCAIRN COUNCIL CHAMBERS.....	93

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

**MAYORAL MINUTE**

Nil.

**NOTICE OF MOTIONS**

Nil.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

## **OFFICERS' REPORTS – PART A - FOR DETERMINATION**

### **ENVIRONMENT AND PLANNING**

1. **DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659.**

Report prepared by Town Planner – Gayan Wickramasinghe

#### **REASON FOR REPORT**

To present the outcomes of the resolution adopted by Council dated 19 April 2023 related to the above Development Application.

#### **REFERENCE TO DELIVERY PLAN**

None relevant.

#### **DISCUSSION**

At the Ordinary meeting on 19 April 2023 Council received a report for Development Application 10.2022.243.1 for demolition of existing structures, construction of a shop, a restaurant or cafe, service station associated with an ancillary convenience store, car parking and advertising structures on Lot 7 DP658510, Lot 1 DP930569 and Lot 6 DP2741 at 55 Commercial Street Walla Walla NSW 2659.

Councillors have considered the application and resolved that:

*“A motion be held over to the May meeting so that there can be further investigation to see if the existing building on the site was listed as ‘Not for demolition’ and to allow for wider community consultation to ensure that the community is more informed about the development.”*

In line with Council's resolution, Council staff have investigated to ascertain whether the 'Not for Demolition' list can be found within Council held planning documents. These include:

- Interim Development Order No.1 for Shire of Culcairn prepared in accordance with the Local Government Act 1919;
- Culcairn Local Environmental Plan 1998 and Schedule 1 available at: [https://legislation.nsw.gov.au/view/whole/html/repealed/current/epi-1998-0675#sch.1](https://legislation.nsw.gov.au/view/whole/html/repealed/current/epi-1998-0675#sch.1;);  
and
- Greater Hume Shire Heritage Study Vol.1 and 2 carried out by the Greater Hume Shire Council in 2010 to finalise the local heritage items list as outlined in Schedule 5 of the Greater Hume Local Environmental Plan 2012.

The search revealed that neither the documents have made reference to 'Not for demolition' list nor the building subject of the application has been identified as a heritage building.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

**DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]**

Apart from that, Council's Director Planning and Environment also contacted past staff from Culcairn Shire Council who advised that they have no recollection of the 'Not for Demolition' list'.

Therefore as outlined in the officer's report for original development assessment, the development application can be determined without needing further correspondence from the applicant.

In notifying the development application, Council staff have followed the due process as outlined in Greater Hume Council Community Participation Plan 2019 and the Environmental Planning and Assessment Regulation 2021. Therefore the application is not required to be renotified to adjoining property owners in accordance with relevant provisions of the Environmental Planning and Assessment Act 1979.

#### **BUDGET IMPLICATIONS**

As outlined in the original assessment report in the event *if Council approves* the development the relevant S64 and 7.12 Contribution payments are payable.

#### **CONCLUSION**

The original Development Application 10.2022.243.1 has been assessed in accordance with the provisions of the EP&A Act 1979, with all matters specified under Section 4.15(1) having been taken into consideration. These include relevant environmental planning instruments, the proposed environmental planning instruments, applicable development control plan, the likely impacts of the development, suitability of the site for development and public interest.

As previously outlined within this report and in the original assessment report, even though the existing building on site has some heritage value, due to unavailability of provisions within the Local Environmental Plan and or any other environmental planning instruments the applicant is able to remove the existing structure without providing a further justification.

Therefore the original report has been retabled for Councillors consideration as below:

**DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659.**

**Report prepared by Town Planner – Gayan Wickramasinghe**

#### **REASON FOR REPORT**

The purpose of this report is to provide an assessment and recommendation for the above development application for demolition of existing structures, construction of a shop, a restaurant or cafe, service station associated with an ancillary convenience store, car parking and advertising structures on Lot 7 DP658510, Lot 1 DP930569 and Lot 6 DP2741 at 55 Commercial Street Walla Walla NSW 2659.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

Following public exhibition of the development application from 30 January 2023 to 16 February 2023, Council received a total of twelve (12) submissions including nine (9) objections for the proposal. The submissions were formed around demolition of the existing building and flow on effect, over shadowing, work health and safety issues related to the proposal, location of the waste collection area, manoeuvrability within the site, potential acoustic impacts, street character, financial viability of the project, potential contamination may occur during the operation of the proposed development, external light spill, reduction of property value and inconsistencies with the Greater Hume Development Control Plan (GHDCP) 2012. A further discussion of these submissions is found in **Section 4.15(1)(a)(d)** of this report.

Accordingly, this matter is reported to Council for determination as per the Council adopted assessment of development applications policy.

**REFERENCE TO DELIVERY PLAN**

None relevant.

**DISCUSSION - DESCRIPTION OF PROPOSAL**

Pursuant to Section 4.12(1) of the Environmental Planning and Assessment (EP&A) Act 1979 this application seeks Council's approval for demolition of existing structures, construction of a shop, a restaurant or cafe, service station associated with an ancillary convenience store, car parking and advertising structures on Lot 7 DP658510, Lot 1 DP930569 and Lot 6 DP2741 at 55 Commercial Street Walla Walla NSW 2659.

The submitted application specifically involves the following:

1. Demolition of existing structures;
2. Construction of an attached 1,100m<sup>2</sup> shop (retail premises);
3. Construction of an attached 100m<sup>2</sup> associated retail tenancy (retail premises);
4. Construction of an attached 70m<sup>2</sup> fuel sales tenancy and associated refuelling forecourt with canopy, multi-product dispensers and underground petroleum storage tank;
5. Advertising structures, including a 6m pylon advertising structure at the street frontage, three (3) wall mounted advertising structures and one (1) awning and fascia advertising structure; and
6. Shared car parking area and landscaping.

The proposed development involves demolition of the existing single storey building also known as 'The Thistle Café' and associated outbuilding located at the rear of the building on Lot 7 DP658510 and the outbuilding located on adjacent Lot 1 DP930569.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

Once the demolition is completed the applicant noted the site will be used for construction of a shop, a restaurant or cafe, service station associated with an ancillary convenience store, car parking and advertising structures. As per the plans, the proposed shop is to have a total Gross Floor Area (GFA) of approximately 1100m<sup>2</sup>. On the south eastern corner of the building backing onto the proposed car parking spaces a café is proposed with an approximate GFA of 100m<sup>2</sup> whilst an ancillary convenience store is proposed associated with a service station on the north eastern corner with an approximate GFA of 77m<sup>2</sup>. A loading bay has been proposed on the north eastern corner of the building. The proposed service station will have two double sided multi product fuel dispensers with a canopy cover for refuelling for light vehicles whilst the associated single underground petroleum storage tank is to be located adjacent to the refuelling forecourt.

The proposed single storey building will be varied in height based on the fall of the land, with a height of approximately 7.598m at its highest point.

In summary, the building is designed to appear as a single large retail building with multiple tenancies, providing new retail and entertainment functions for the local community.

The following operating hours are nominated for each of these tenancies.

- Mondays to Sundays: 7:30am to 7:00pm;
- The total number of employees approximately 20 across the overall development.

The proposed car park is to consist of thirty six (36) spaces (including two accessible spaces). The southern vehicular crossing and driveway will provide ingress for cars and access for heavy vehicles whilst the northern vehicular crossing provides egress for all vehicles associated with the tenancies.

The installation of five (5) advertising structures are proposed as part of the development. One (1) 2.4m wide x 6m high pylon advertising structure is proposed and is to be located approximately 2m setback from Commercial Street. It will be positioned at an angle that will allow road users to read the sign easily from the street. The applicant also proposed four wall mounted and fascia advertising structures on various locations. It is considered that the proposed advertising structures require development consent as they do not meet exemptions outlined in the other environmental planning policies. *Of note*, as no greater details have been provided as part of the application, prior to use of the advertising structures as signs a separate development application is required to be lodged with Greater Hume Council.

The Applicant (Habitat Planning) has made the development application with the consent of 'Tando Holdings Pty Ltd', owner of the site.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

This Application is supported by the following:

1. A planning report including the Statement of Environmental Effect (SEE), prepared by Habitat Planning and dated October 23/03/2023;
2. A series of preliminary plans (site plan, floor plans and elevation diagrams) prepared by Premier Building and Constructions and dated 21/03/2023;

Please refer to **ANNEXURE 1** for a copy of supporting documentation.

The application was internally referred to Council's Engineering Department and also referred to Transport for NSW (TfNSW for their respective comments).

The development is not considered to be a Integrated Development pursuant to section 4.46 of the *Environmental Planning and Assessment Act (EP&A Act) 1979*.

The applicant noted that the cost of the development is approximately \$3,602,606.00. Please refer to the submitted plans, and the body of the report for background and further details.

## **ASSESSMENT**

### **DESCRIPTION OF THE SITE AND LOCALITY**

The land subject to this application comprises of three different land parcels including Lot 7 DP658510, Lot 1 DP930569 and Lot 6 DP2741 and legally described as 55 Commercial Street Walla Walla NSW 2659. The subject site is a rectangular shaped allotment approximately with a total area of 3237.9m<sup>2</sup> and has an approximate 40m road frontages to Commercial Road to the east and 40m rear boundary to the existing unnamed lane way. The subject sites are bound by Lot 8 to the south and Lot D DP374330 and Lot 2 DP114705 to the north with side boundaries of approximately 80m respectively.

As noted briefly within the report Lot 6 DP 2741 is a rectangular block of land with some non-native vegetation whilst the other two allotments subject of the application contain a single storey building which has been using as a restaurant or café and an outbuilding respectively. The topography of the site is generally flat whilst the site is not burden by any easements.

Surrounding development is mixed. Immediately to the north and west there are existing single storey dwellings whilst to the south is an existing park also known as 'Walla Walla Lions Club Park'. The properties that are located within the vicinity of the development site are also zoned RU5 Village in accordance with the Greater Hume Local Environmental Plan (GHLEP) 2012.

The subject development site does not contain any known items of environmental heritage significance as outlined in Schedule 5 of the GHLEP 2012.

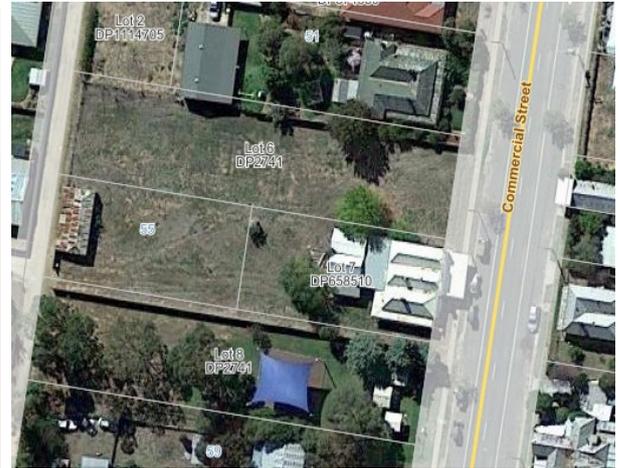
The following figures (**Figures 1-2**) indicate the location of the development with applicable planning controls whilst **Figure 3-6 outline** the nature of the proposed development.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

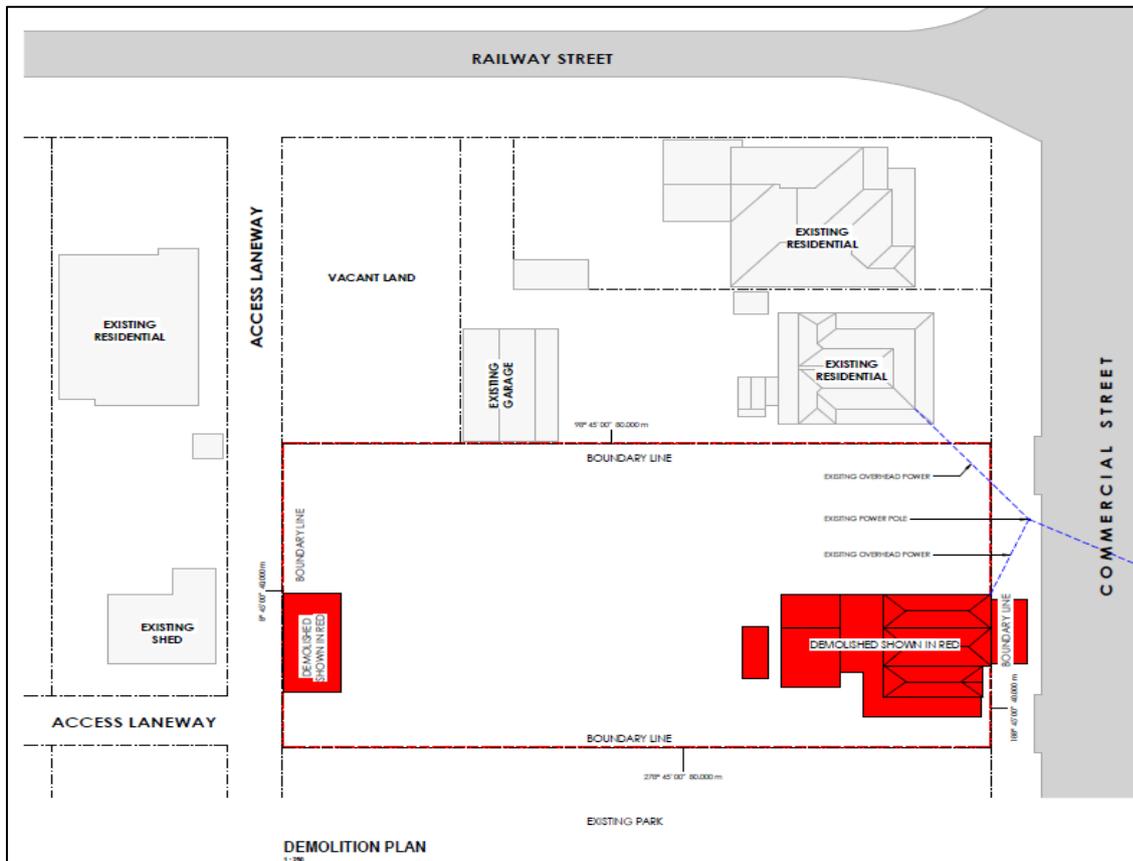
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**Figure 1** – The site subject of this Application with the applicable zoning controls; Source: IntraMaps.



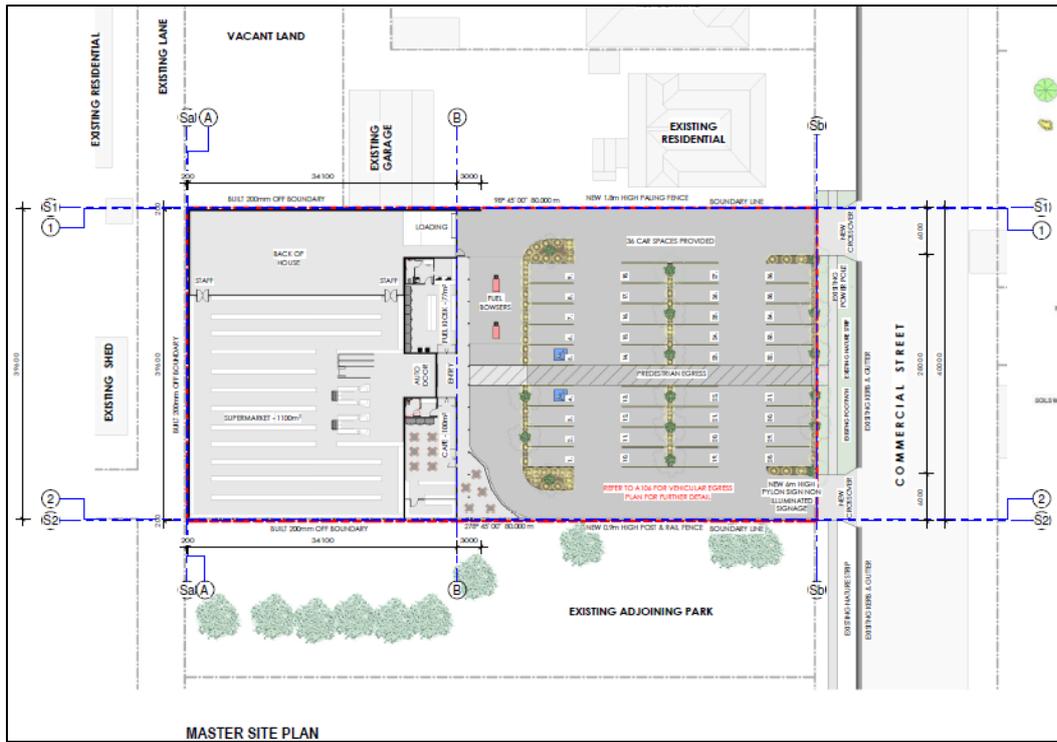
**Figure 2** – An Aerial view of the subject of this Application; Source: IntraMaps



**Figure 3** – The plan showing the proposed structures to be demolished by the Applicant

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

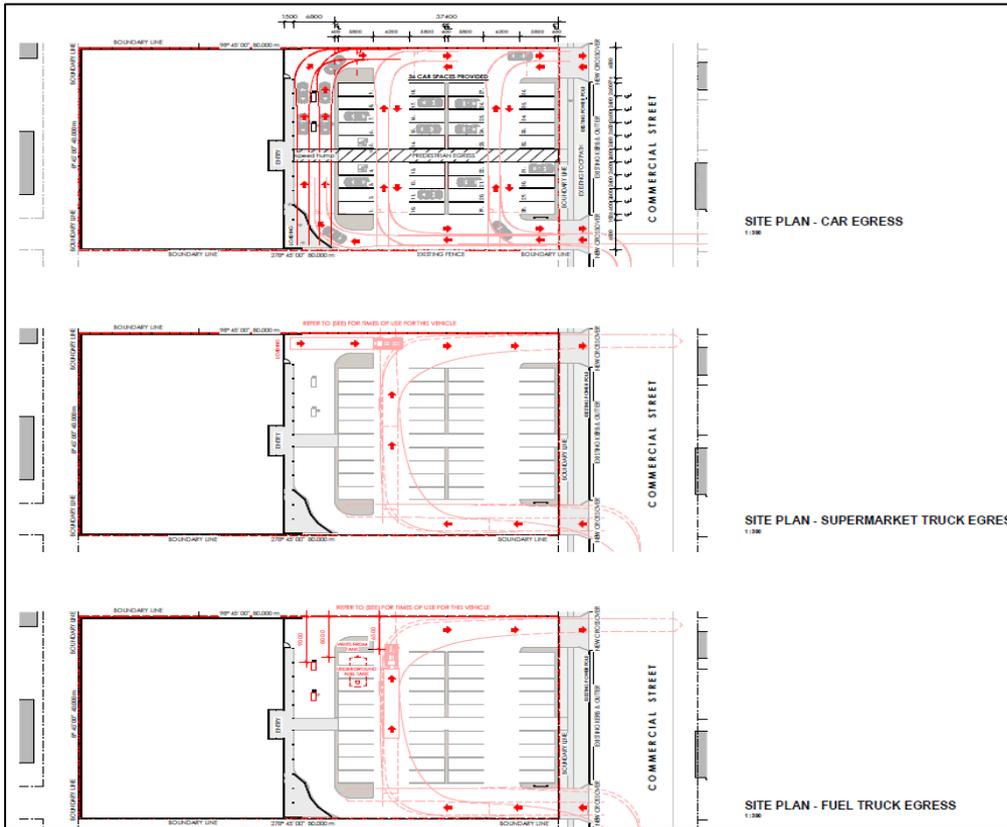
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**Figure 4 – The proposed site plan by the Applicant**

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

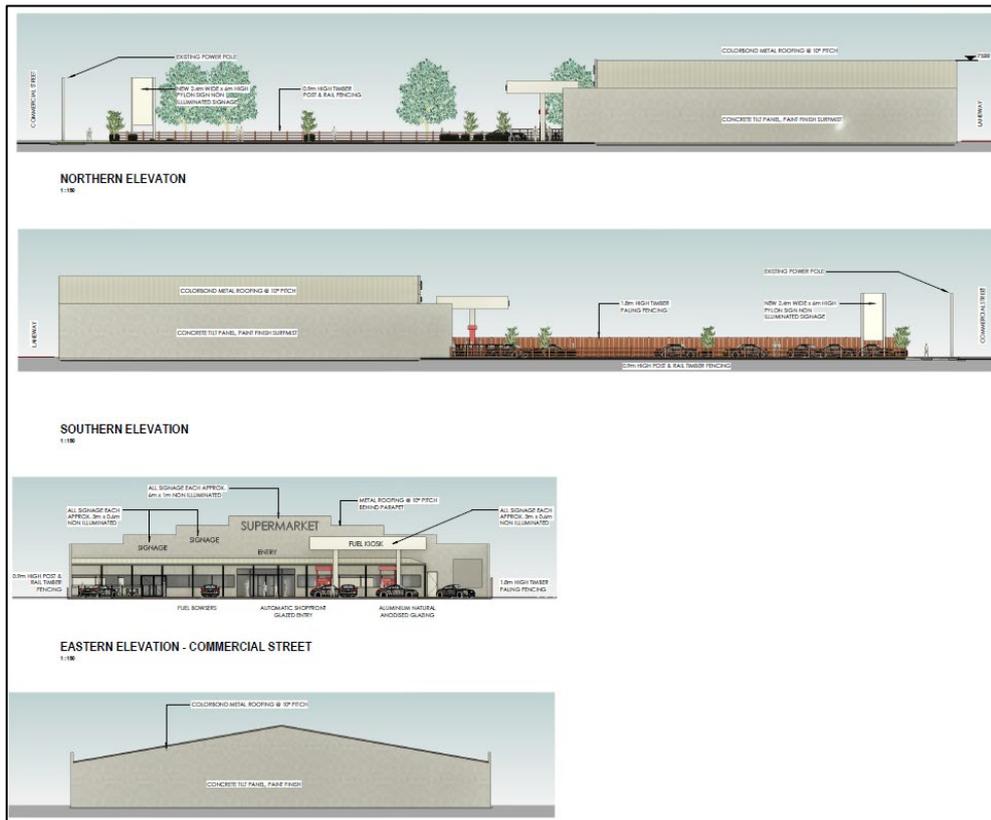
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**Figure 5** – Proposed vehicle maneuverability plan by the Applicant.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

**DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]**



**Figure 6** – Proposed elevation views for the development by the Applicant.

**Section 4.14 - Consultation and development consent—certain bush fire prone land**

As per NSW ePlanning Spatial Viewer, the subject development site is not mapped as a bushfire prone land on the map maintained by the NSW Rural Fire Service (RFS). As a result, no referral is required from NSW RFS in accordance with S4.46 of the *EP&A Act*.

**Section 4.46 - What is “integrated development”?**

The application is not classed as Integrated Development as the application does not require a separate approval under this section.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

#### **4.15 Evaluation**

##### **(1) Matters for consideration-general**

*In determining a development Application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development Application:*

*(a) the provisions of:*

*(i) any environmental planning instrument, and*

*(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*

*(iii) any development control plan, and*

*(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*

*(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*

*(v) (Repealed)*

*that apply to the land to which the development Application relates,*

*(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*

*(c) the suitability of the site for the development,*

*(d) any submissions made in accordance with this Act or the regulations,*

*(e) the public interest.*

#### **Section 4.15(1)(a)(i) - The provisions of any environmental planning instrument**

##### **Local Environmental Plan**

The subject land is zoned RU5: Village pursuant to the GHLEP 2012. The relevant matters of the LEP are addressed as follows.

##### **Section 2.7 Demolition requires development consent**

The applicant has also sought consent from Council to demolish the existing single storey building also known as 'The Thistle Café' and associated outbuilding located at the rear of the building on Lot 7 DP 658510 and the outbuilding located on adjacent Lot 1 DP 930569. It is noted that the proposed demolition requires consent as they have not been identified as exempt development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Consent for demolition can be granted as part of this consent.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

Zone RU5 Village

**Objectives of zone**

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- *To protect the amenity of residents.*

As per the GHLEP 2012's land use table advertising structures, shops, restaurant or café and service stations are permissible form of development within the RU5 Village Zone.

The State Environmental Planning Policy (Industry and Employment) 2021 and the GHLEP 2012's Dictionary provide the following definitions which are relevant to the proposed development:

**shop** means premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop and neighbourhood supermarket, but does not include food and drink premises or restricted premises.

*Note—Shops are a type of retail premises—see the definition of that term in this Dictionary.*

**restaurant or cafe** means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided, but does not include the preparation and serving of food and drink to people that occurs as part of—

- (a) an artisan food and drink industry, or
- (b) farm gate premises.

*Note—Restaurants or cafes are a type of food and drink premises—see the definition of that term in this Dictionary.*

**service station** means a building or place used for the sale by retail of fuels and lubricants for motor vehicles, whether or not the building or place is also used for any one or more of the following—

- (a) the ancillary sale by retail of spare parts and accessories for motor vehicles,
- (b) the cleaning of motor vehicles,
- (c) installation of accessories,
- (d) inspecting, repairing and servicing of motor vehicles (other than body building, panel beating, spray painting, or chassis restoration),
- (e) the ancillary retail selling or hiring of general merchandise or services or both.

As per [Planning Circular PS 21-008](#) Council staff are satisfied that the proposed convenience store is subservient to the dominant use (service station) and is therefore does not constitute another independent land use (i.e. kiosk) in accordance with the GHLEP 2012.

In addition to that the following definitions within the State Environmental Planning Policy (Industry and Employment) 2021 are also applicable for the development:

**advertising structure** means a structure or vessel that is principally designed for, or that is used for, the display of an advertisement.

**advertisement** means signage to which Part 3.3 applies and includes any advertising structure for the advertisement.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

It is considered that the proposed development will provide a range of services and facilities associated with the rural village. The applicant note that the development will be operated from 7.30am to 7.00pm from Mondays to Sundays. It is therefore considered that the individual tenancies within the development is compatible with the existing residential use of the adjoining properties.

Therefore, it is considered that the proposal is consistent with the objectives of this zone.

**Part 4 Principal development standards**

No Principal Development Standards are applicable to the development.

**Part 5 Miscellaneous provisions**

**Section 5.10 Heritage conservation**

The site does not contain any known items of environmental heritage significance as outlined in Schedule 5 of the GHLEP 2012. Thus this Section is not expressively applicable. It is further noted that a standard condition related to protection of unknown Aboriginal Heritage will be imposed on any consent granted.

**Section 5.21 Flood planning**

It is noted that the site subject of this development application is within Flood Planning Area. In accordance Council's GIS Register, the site is not affected by the 1% flood event. Essentially this means the site is only minimally effected by flooding.

As per 5.21(1) of the GHLEP 2012, the objectives of this section are as follows:—

- (a) to minimise the flood risk to life and property associated with the use of land,*
- (b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,*
- (c) to avoid adverse or cumulative impacts on flood behaviour and the environment,*
- (d) to enable the safe occupation and efficient evacuation of people in the event of a flood.*

In addition to that Section 5.21(2) contains specific design criteria for developments within flood planning area as below:

- (a) is compatible with the flood function and behaviour on the land, and*
- (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and*
- (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and*
- (d) incorporates appropriate measures to manage risk to life in the event of a flood, and*
- (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.*

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

The components of the proposed development would be classified as 'commercial development category' in accordance with the Walla Walla Floodplain Risk Management Study and Plan and dated October 2017.

'Section 5.2 – Flood Planning Levels' of the flood study outlines that as an option, Council may allow commercial and industrial buildings to have a reduced minimum floor level due to less sensitivity to comply with design criteria outlined in Section 5.21(3). The application was however referred to Council's Engineering Department for further response. Together with the internal response received in conjunction with the proposed development, the following is noted:

- Council's Engineering Department have reviewed the submitted plans and have advised that due to nature of the proposal (i.e. not being a habitable building) a condition can be imposed on any consent granted. The condition will be as follows: the minimum floor level is 300mm above the natural ground surface for 1 in 100 flood event.
- Council staff are satisfied that the available ingress and egress routes are sufficient for any emergency evacuation needed from the site. As such the proposal is considered unlikely to endanger the safety of persons on that land or adjoining land.

It is noted however the applicant is still required to design the forecourt of the service station including surface drainage from bunded fuel dispensing areas in accordance with the best practice guidance set out in the NSW EPA practice note. This requirement will form part of any consent granted.

The development is therefore seen to be compatible with the flood hazard of the land having regard to Section 5.21 of the GHLEP 2012.

### **Part 6 Additional local provisions**

#### **Section 6.1 Earthworks**

It is considered that all earthworks associated with the development will be limited to the foundation of the proposed main building and to install one 60kL double walled compartmented fibreglass underground tank and associated pipework. It is therefore considered that these earthworks are ancillary to the proposed development and will not require a separate development consent. In addition to that, the assessment officer of this application believes that subject to appropriate conditions on the consent (i.e. sediment control measures, protection of Aboriginal Items etc.) the proposal meets the objectives of this section and the relevant assessment criteria outlined in Section 6.1(3).

#### **Section 6.7 Essential services**

*Development consent must not be granted for development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:*

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

<b>Subsection</b>	<b>Comment</b>
(a) the supply of water,	Riverina Water is responsible for supply of water for Walla Walla Township. A condition will be included on the consent to reflect this requirement.
(b) the supply of electricity,	Existing facilities on site.
(c) the disposal and management of sewage,	The existing infrastructure is in place. It is noted however due to the additional demand the applicant is required to pay S64 contribution charges for the development. Therefore a condition will be imposed on any consent granted to reflect this requirement.
(d) stormwater drainage or on-site conservation,	The additional stormwater generated from the development is to be discharged for the existing reticulated stormwater system. A suitable condition will be imposed to ensure consistency.
(e) suitable vehicular access	The development site has access via all-weather sealed Commercial Street.

**State Environmental Planning Policies (SEPPs):** The following SEPPs are applicable for the development:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- State Environmental Planning Policy (Industry and Employment) 2021.

**State Environmental Planning Policy (Biodiversity and Conservation) 2021  
Chapter 4 Koala habitat protection 2021**

Section 4.9 of this policy is expressively applicable for the proposed development. As per Council records, the following is noted:

- (a) the site subject of this Application does not have an approved koala plan of management applying to the land and,
- (b) Council is satisfied that the land is not core koala habitat.

Therefore, Council as consent authority is satisfied that the proposed development can proceed without an additional assessment.

**State Environmental Planning Policy (Resilience and Hazards) 2021  
Chapter 4 Remediation of land**

As per Section 4.6(1)(a), and a search of Council GIS System indicate that the land has not been used for any activities which would render the soil contaminated to such a degree as to prevent the future development of the land as a commercial premises.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

Therefore, it is considered that the land is suitable in its current state for the purpose for which the development is proposed to be carried out.

Section 3.10 of the policy requires the consent authority to ascertain whether the proposal is potentially hazardous or offensive development. It is noted that as per Section 3.10(c) and the associated guidelines (i.e. Appendix 3 of the Hazardous and Offensive Development Application Guidelines' issued by the Director General of the Department of Planning) Council staff are satisfied that the proposal can be identified as potentially hazardous development. Therefore the applicant is required to provide a 'Preliminary Risk Assessment' in accordance with Appendix 2 of that policy. In response, the applicant has provided a Preliminary Risk Assessment based on good classification, quantities of good, separation distance between the boundaries and the nearest dwelling and weekly and annual number of deliveries. The submitted assessment concluded that the operation of the proposed development meets the criteria for Land Use Safety Planning and would not cause any risk to the community.

**State Environmental Planning Policy (Transport and Infrastructure) 2021.**

**Section 2.122 - Traffic-generating development**

The proposed development involves construction of a 'service stations without heavy vehicle refuelling or maintenance services' in accordance with Schedule 3 of this Policy. Therefore as per Section 2.122(3) the development was notified to Transport for NSW for their respective response. TfNSW in their referral dated 23/02/2023 have notified that they entrust Council to assess and manage the traffic implications of the proposal. Accordingly Council's Engineering Department have reviewed the proposal and provided comments and conditions to be included on any consent granted.

**State Environmental Planning Policy (Industry and Employment) 2021**

As discussed above the applicant has proposed to install five (5) advertising structures, including a 6m pylon advertising structure at the street frontage, three (3) wall mounted advertising structures and one (1) awning and fascia advertising structure on the eastern view of the proposed building. As per Section 3.4 (1) the proposed sign requires consent from Council.

The following definitions can be found within Chapter 3.2 of this policy that are related to the proposal:

***advertising structure** means a structure or vessel that is principally designed for, or that is used for, the display of an advertisement.*

***advertisement** means signage to which Part 3.3 applies and includes any advertising structure for the advertisement.*

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

The applicant noted that content of the proposed advertising structures are to be confirmed once the development is approved prior to the occupation of the development. Therefore a condition will be included on any consent granted to reflect this requirement. Council however considered that the intent of the proposed advertising structures are to display the business and nature of the business carried out at the premises which structures are displayed.

**Section 3.6 Granting of consent to signage**

*A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:*

- (a) that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and*
- (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.*

Please refer to the detailed assessment below.

**1 Character of the area**

- (a) Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?*
- (b) Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?*

Council staff are satisfied that the proposed advertising structures are local in scale and are compatible with the area. Council staff also noted that similar structures have been installed on the adjoining commercial and business avenues.

**2 Special areas**

- (a) Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?*

The development site is not being identified as environmental sensitive or heritage sensitive area as per NSW ePlanning Spatial Viewer and the GHLEP 2012. Council staff however acknowledge that parts of the all three allotments subject of the application have been mapped as heritage conservation area under the Greater Hume Development Control Plan. It is noted however the proposal is not considered to be inconsistent with the applicable guidelines outlined in Chapter 9 of the GHDCP 2013 within the report.

It should be noted that the applicant is only seeking blank structures to be placed on the land or on the building. The contents of the advertising structures are subject to another development application. Therefore Council staff are satisfied that a thorough assessment can be carried out once a DA has been lodged with Council seeking consent for such a proposal.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

### **3 Views and vistas**

- *Does the proposal obscure or compromise important views?*
- *Does the proposal dominate the skyline and reduce the quality of vistas?*
- *Does the proposal respect the viewing rights of other advertisers?*

It should be noted that the proposed structures are to be sited on the front walls generally facing Commercial Street. Due to its location and size, the structures will not dominate the skyline and reduce the quality of vistas or will not compromise important views.

### **4 Streetscape, setting or landscape**

- *Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?*
- *Does the proposal contribute to the visual interest of the streetscape, setting or landscape?*
- *Does the proposal reduce clutter by rationalising and simplifying existing advertising?*
- *Does the proposal screen unsightliness?*
- *Does the proposal protrude above buildings, structures or tree canopies in the area or locality?*
- *Does the proposal require ongoing vegetation management?*

It is considered that the scale, proportion and form of the proposed structures are proportionate to the existing streetscape and can be generally expected. Council staff are satisfied that the proposed structures do not dominate the street or any public open space.

### **5 Site and building**

- *Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?*
- *Does the proposal respect important features of the site or building, or both?*
- *Does the proposal show innovation and imagination in its relationship to the site or building, or both?*

It is considered that the intent of the advertising structures are to advertise the proposed use. As noted previously within this report, the proposed structures will be positioned at an angle that will allow for the future signs to be easily read from the front property boundary in general.

### **6 Associated devices and logos with advertisements and advertising structures**

- *Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?*

Not applicable.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

#### **7 Illumination**

- *Would illumination result in unacceptable glare?*
- *Would illumination affect safety for pedestrians, vehicles or aircraft?*
- *Would illumination detract from the amenity of any residence or other form of accommodation?*
- *Can the intensity of the illumination be adjusted, if necessary?*
- *Is the illumination subject to a curfew?*

Not applicable.

#### **8 Safety**

- *Would the proposal reduce the safety for any public road?*
- *Would the proposal reduce the safety for pedestrians or bicyclists?*
- *Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?*

The proposed structures are solely to be contained within the private property with appropriate setbacks to the boundaries. Therefore it is considered that the proposed structures would not reduce the safety for pedestrians or cyclists.

As a result of the above discussion, it is considered that the proposed structures are consistent with having regard to the matters prescribed under this SEPP.

***Section 4.15(1)(a)(ii) - Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved);***

The proposed draft instrument will not change the outcome of this assessment.

#### ***Section 4.15(1)(a)(iii) - any development control plan;***

The GHDCP 2013 applies to the proposal. Altogether, the following chapters of the GHDCP 2013 are relevant to this Application:

- Chapter 4 – Commercial Development
- Chapter 5 – Township Structure Plans
- Chapter 8 – Flood Liable Land
- Chapter 9 – Heritage Conservation Area
- Chapter 10 – Notification Policy

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

<b>Chapter 4 – Commercial Development</b>	
<b>Standard</b>	<b>Comment</b>
<i>New commercial activities (including retail and office) to be located within the existing commercial centres and those centres identified within the adopted structure plans for each town or village.</i>	The subject site has been identified as land suitable for commercial development under the Walla Walla Structure Plan contained within the GHDCP 2013. Council staff also considered that the proposal is an orderly development of the site to fill local needs with convenient access to other small towns such as Gerogery and Culcairn.
<i>Small businesses which principally service local neighbourhoods may be located outside of town centres where it is demonstrated that such services are necessary and appropriate.</i>	Council staff are considered that the proposal is located within Walla Walla Central Business District and is therefore it complies with this criterion. The proposal will facilitate the growth of the town whilst providing a number of short and long term economic benefits to the community.
<i>Commercial activities are encouraged in areas accessible to residents and visitors.</i>	As noted previously within the report the site is located adjacent to well-developed medium-low density residential area. The site can be accessible via all-weather sealed Commercial Street to the north and south of the development site.
<b>4.2 APPEARANCE &amp; DESIGN</b>	
<i>Shopfronts are to be designed to be inviting and active at street level</i>	It is considered that the proposed development has been designed in accordance with the desired and envisaged character of the locality and the proposed use of the site in general.  The bulk and scale of the proposed development is compatible with the site and that of adjoining properties. It is further considered to complement the existing built form of the site, whilst providing a contemporary design that responds sympathetically to the surrounding area.  The submitted eastern elevation diagram indicates the building's façade adjoining Commercial Street. The eastern elevation diagram is incorporated with series of windows, doors and a mixed material palette to provide visual interest and promote surveillance.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

<b>Chapter 4 – Commercial Development</b>	
<b>Standard</b>	<b>Comment</b>
<i>Building facades facing the street are to contribute to the 'main street' commercial character of town centres</i>	Council staff considered that the form, scale, appearance and material selection of the buildings generally contribute to enhance the existing character of the locality in general when comparing with the surrounding built environment.
<i>Large expanse of blank or flat walls along a street frontage will be considered as incompatible with the objectives of these controls.</i>	It is noted the proposed single storey commercial building is to be located approximately (fourty four) 44m front setback from its eastern boundary being Commercial Street. It is also noted that the building is to be located behind the proposed car parking spaces. As a result it is considered that the building generally unable to be seen clearly from Commercial Street. The submitted eastern elevation diagram provides an indication of the building's façade when view from Commercial Street. As per the elevation diagram, the building accompanied with varies design treatments such as windows with various sizes whilst it is also proposed to use of a variety of building materials to provide visual interest with advertising structures on the wall. Therefore it is considered that the proposal complies with this criterion.
<i>Car parking areas and access should be located behind the building frontage wherever possible.</i>	As per the proposed master plan layout, the designated car parking spaces have been proposed to be constructed at the front of the building line. Therefore the development essentially does not comply with this criterion. The proposed development comprises a supermarket, associated retail premises and a service station within central area of Walla Walla. It is a highly accessible site within the township and is located within close proximity to other retail and community services that are likely to be used by visitors. Given its use and scale of the development Council staff are satisfied that in this instance location of the carparking spaces in front of the building line is acceptable. The application was also internally referred to Council's Engineering Department who did not raise any objections related to safety subject to imposition of relevant conditions on any consent granted.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

<b>Chapter 4 – Commercial Development</b>	
<b>Standard</b>	<b>Comment</b>
<i>Development is designed having regard to safety and where possible implements measure for Crime Prevention Through Environment Design.</i>	The proposed development includes better vehicular and pedestrian access, designated car parking spaces whilst the intended use is considered safe to the public. Therefore it is considered that the elements of the crime prevention design strategies have been adopted for the proposal.
<b>4.3 Landscaping</b>	
<i>Developments that are set back from the street frontage shall incorporate appropriate landscaping with the front setback that enhances the visual quality and character of the street.</i>	The proposal incorporates landscaping treatments for the development and the proposed arrangements are considered to be satisfactory in this instance.
<b>4.4 Heritage</b>	
<i>Developments adjoining and in the vicinity of a heritage item are to be designed to complement rather than detract or dominate.</i>	It is noted based on the heritage items listed in Schedule 5 of the GHLEP 2012, the site subject of the application is not located in close proximity to a heritage item.
<b>4.5 Signage</b>	
<i>Signage to be kept to a minimum and appropriate for the type of commercial activity being undertaken.</i>	Please refer to the above assessment against the State Environmental Planning Policy (Industry and Employment) 2021.
<i>Signage to be of a scale in proportion of the building (i.e. must not to dominate the building facade or street frontage).</i>	
<i>Signage not to be a hazard for pedestrians or motorists.</i>	
<i>Moving and/or flashing signs are to be avoided.</i>	
<b>4.6 Parking</b>	
<i>On-street parking to be provided for the length of street frontage of the development site.</i>	No on-street parking arrangements have been proposed.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

<b>Chapter 4 – Commercial Development</b>	
<b>Standard</b>	<b>Comment</b>
<b>4.6 Parking [cont'd]</b>	
<i>On-site car parking is to be located to the side or rear of the development.</i>	Please refer to the discussion against Section 4.2 within this report.
<i>The total number of car parking spaces (on and off-street) to be provided at the rate required in Chapter 5 of the NSW Roads and Maritime Services guide, shown in Table 4.1 below.</i>	<p>The following noted within the GHDCP 2013 in relation to the required car parking spaces for the proposal:</p> <p><b>Shopping Centres:</b> 6.1 Spaces for 100m<sup>2</sup> Council staff have calculated the total floor area of the building based on the submitted plans and the following is noted: Total gross floor area of the buildings – 1270m<sup>2</sup> Required car parking spaces: 6.1/100 X1270 = 77.47 (<b>78 car parking spaces</b>).</p> <p>The applicant has proposed a total of thirty six (36) car parking spaces for the development. As per the above calculation the development is still requires to provide an additional forty two (42) spaces to comply with relevant requirement. Therefore a variation to this standard is required. In response the applicant noted the below;</p> <p><i>“It is noted that the proposed development provides parking which is less than the theoretical parking requirement for the DCP. However, it is noted that the rate provided for within the DCP is a broad rate which attempts to cover all possible types of retail premises and in some circumstances is considered excessive.”</i></p> <p>Council Planning and Engineering Staff have thoroughly assessed the application and in this instance due to less demand for parking notwithstanding the proposal does not comply with required number of car parking spaces it is considered the variation can be supported.</p>

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

<b>Chapter 4 – Commercial Development</b>	
<b>Standard</b>	<b>Comment</b>
<b>4.6 Parking [cont'd]</b>	
<i>Parking spaces should be designed in accordance with Australian Standard 2890.1 and 2890.2.</i>	Condition/s will be placed to reflect this requirements.
<ul style="list-style-type: none"> <li>- <i>Car parks adjoining public land (including a road) shall be provided with a landscape strip at the interface.</i></li> <li>- <i>Car parking to be accessible at all times during the business hours of the premises.</i></li> <li>- <i>Car parks to be designed to provide pedestrian connectivity and minimise conflicts between vehicles and pedestrians.</i></li> </ul>	
- <i>Loading facilities are to be located at the rear or side of the building and not adjacent to any residential property.</i>	Does not comply. Please see comment below.
<i>Loading and unloading facilities are to be provided in accordance with the provisions of NSW Roads and Maritime Services guide.</i>	Complies.
<i>Loading and unloading areas are to be located separate from other vehicle manoeuvring areas, car parking areas and pedestrian movement areas.</i>	The proposed designated loading and unloading bay is located at the north eastern part of the proposed building away from the proposed car parking spaces and pedestrian movement area. Most importantly the applicant noted that the proposal only operates from Mondays to Sundays from 7.30am to 7.00pm. Therefore it is considered that the proposal will have minimum noise impacts on the adjoining properties. It is considered that the frequencies of deliveries will be minimal and will have minimal noise impact.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

**Chapter 5 – Township Structure Plans:**

*This chapter of the GHDCP relates to the role of township structure plans in guiding the location of types of land uses and development within the zoned urban areas of the Shire. Such guidance is necessary because of the use of one broad-based zone in the GHLEP (the RU5 Village zone) across much of the townships.*

*The structure plans are based on those prepared as part of the Greater Hume Shire Strategic Land Use Plan 2007-2030 (“the SLUP”). The overall purpose of the SLUP is to guide the future development and use of land within the Shire for the next 20 years and beyond.*

*In some cases the structure plans within the SLUP indicate non-rural activities around the fringes of the current zoned urban boundaries of townships. Further investigation of these areas is required before they can be considered suitable for inclusion in the zoned urban area of townships. These areas are excluded from this chapter of the GHDCP.*

As noted previously within the body of this report, the site subject of this application has been specifically earmarked for commercial development in accordance with the structure plan contained within the GHDCP 2012.

It is further noted that the proposal is a permitted land use in the RU5 Village Zone with consent and Council staff are satisfied that subject to imposition of conditions, the development is not likely to have any adverse impact on the existing residential neighbourhood.

**Chapter 9 – Heritage Conservation Area**

*This chapter applies to nominated heritage Conservation Areas within the townships of Holbrook, Culcairn, Henty, Walla Walla, Jindera, Gerogery and Brocklesby. The Conservation Areas are derived from the recommendations of the Greater Hume Shire Community Based Heritage Study 2010.*

The development site has been identified as a conservation area within the Greater Hume Shire Community Based Heritage Study 2010.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

The objectives of this section are as follows:

- *to facilitate the implementation of the objectives and provisions relating to heritage conservation contained in clause 5.10 of the GHLEP;*
- *to acknowledge and conserve the heritage significance of towns within the Shire;*
- *to provide guidelines and controls which seek to protect the significant character of towns in the Shire;*
- *to enable appropriate consideration to be given by applicants and the Council to development;*
- *to encourage and promote public awareness, appreciation and knowledge of heritage conservation;*
- *to integrate planning, design and decision making associated with development initiated by the private and public sectors; and*
- *to enhance amenity and heritage values of towns in the Shire.*

The development sites subject of this application do not contain any heritage listed items ('buildings') as outlined in Part 1, Schedule 5 of the GHLEP 2012. It is further noted that due to absence of a building schedule within the community based heritage study carried out in 2010, the above controls are required to be read in conjunction with Schedule 5 of the GHLEP 2012.

Council staff however acknowledge that there are some heritage values associated with the existing building on site. It is noted however due to unavailability of provisions within the Local Environmental Plan and or the other environmental planning instruments the applicant is able to remove the existing structure without providing a further justification.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

<b>Chapter 8 – Flood Liable Land</b>	Please refer to the above discussion within Section 5.21 - Flood Planning of this report
<b>Chapter 10 – Notification Policy</b>	
<i>This chapter of the GHDCP applies to Council's policy for notifying development applications.</i>	In accordance with the GHDCP 2013 and the Community Participation Plan the application was notified to adjoining landowners from 30 January 2023 till 16 February 2023. Council received a total of twelve (12) submissions including nine (9) objections for the proposal. The submissions are discussed in Section 4.15(1)(a)(d) within this report.

***Section 4.15(1)(a)(iia) – any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4;***

No related planning agreement has been entered into under section 7.4 of the *EP&A Act 1979*.

***Section 4.15(1)(a)(iv) - the regulations (to the extent that they prescribe matters for the purposes of this paragraph);***

The following division within the Environmental Planning and Assessment Regulation (*EP&A Reg 2021*) has been considered in the assessment of the development application:

- Division 2, Subdivision 1 Development in general – Section 69-74 & Section 81 within Subdivision 2.

It is noted, the Prescribed Conditions as outlined in Subdivision 1 and 2 of Division 2 are recommended to include on any consent granted, in the event Council approves this application.

***Section 4.15(1)(b) - The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;***

Council staff have considered the likely impacts of the development on both natural and built environments, and social and economic impacts in the locality.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

ISSUE	COMMENT
Context & setting	<p>The property is located off a main road and the proposed development is not expected to adversely impact upon the amenity of the neighbourhood with respect to noise, traffic or parking.</p> <p>The proposal also involves construction of a service station in addition to the construction of a retail and commercial premises. The imposition of standard operating hours (as proposed by the applicant) for this use is considered appropriate given the nature of the proposal and its location to other commercial and industrial activities in the Walla Walla Central Business District.</p> <p>The development also involves the removal of an old building known as ‘The Thistle Café’ on Lot 7 DP 658510. It is noted however this building has not been identified as a heritage item in Schedule 5 of the GHLEP 2012. Therefore no additional referral or documentation is required to be considered as part of the assessment.</p> <p>The development site is centrally located with convenient access to the established residential, commercial and industrial activities whilst it is also located close proximity to other local towns such as Georegory to the south-east and Culcairn to the north-east via well-established road network.</p>
Access & parking	<p>As discussed previously, it is considered that the development site contains sufficient car parking spaces to support the proposed development. The application is supported with vehicle maneuverability plans. The plans have been reviewed by Council’s Engineering Department and subject to conditions they have provided in principal support for the development. It is noted part of the proposal (service station) has been identified as a traffic generating development under the State Environmental Planning Policy (Transport and Infrastructure) 2021, the application was referred to TfNSW for their comments. In their letter dated 23/2/2023. TfNSW provided in principal support for the development whilst they also required Council to assess and manage the traffic implications of this development application. As a result the traffic implications of the development have been assessed by Council’s Engineering Department who provided conditions to be included on any consent granted. In addition to that the applicant is also required to construct the proposed carparking spaces in accordance with the relevant Australian Standards whilst they are also required to provide the minimum number of accessible car parking spaces in accordance with the Building Code of Australia Standards.</p>
Utilities	<p>Please refer to the discussion against Section 6.7 within the report. In summary it is considered that all relevant services are readily available for the proposed development. Whilst vehicular access to the development can be formalised with Council by lodging a Section 138 Permit as per the TfNSW referral response.</p>

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

ISSUE	COMMENT
Economic	The proposal at this scale will provide for the ongoing growth of the town whilst meeting the daily needs of the local population. It is also expected that the proposal will generate positive economic flow on effects, including new employment opportunities for the local community during the construction stage and ongoing operation of the development.
Heritage	The subject site has been identified as a heritage conservation areas in accordance with the Greater Hume Shire Community Based Heritage Study 2010. It is noted however as discussed above the proposal is not inconsistent with Section 5.10 of the GHLEP 2012 and GHDCP 2013 subject to the imposition of suitable conditions on any consent granted.
Stormwater	A condition will be imposed stating that the applicant is required to provide a stormwater plan prior to issue of the Construction Certificate to the satisfaction of Greater Hume Council.
Soils & erosion	As discussed within Section 6.7 of this report, Council staff are satisfied that subject to imposition of a standard condition regarding soil erosion, the development can proceed.
Flora & fauna	No native vegetation is proposed to be removed other than exotic plants on the site.
Bushfire	The land is not being identified as a bushfire prone in accordance with the map maintained by NSW RFS. Therefore no further assessment is required.
Technological hazards	It is anticipated that there will be standard noise and or vibration impacts associated with the proposal during the construction and in perpetuity. Therefore conditions related to standard construction hours and maximum noise levels permitted will be imposed with any consent granted to mitigate potential adverse impacts.
Landscaping	As above. A condition will be recommended on any consent granted stating that the applicant is required to construct the landscaping as per approved plans prior to the use of the development.

**Section 4.15(1)(a)(c) - The suitability of the site for the development**

The subject land is considered suitable for the proposed development having regard to the site attributes and the relevant planning controls as outlined above.

As there are no known specific site constraints that would render site unsuitable it is considered that the site is suitable for the particular development.

**Section 4.15(1)(a)(d) - Any submissions made in accordance with this Act or the regulations**

Internal Referrals	Response
Engineering Department	As per the referral response received, the Engineering Department did not object to the proposal subject to imposition of conditions on any consent granted.
External Referral	Response
TfNSW	General comments received on 23/2/2023. Please refer to <b>ANNEXURE 2</b> .
Public Submissions	
The Application was notified to adjoining property owners and was also advertised on the NSW Planning Portal from 30 January 2023 till 16 February 2023. As previously mentioned within the body of the report, Council received a total of twelve (12) submissions. A copy of all submissions received have been attached as <b>ANNEXURE 3</b> .	
The key points raised in the objections and response from the assessing officer is summarised as follows:	

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

<b>Submission</b>	<b>Response from the assessing officer</b>
Demolition of the existing 'Thistle Café' and flow on effect	As previously discussed even though the existing building on site has some heritage value, the building has not being identified as a heritage item in Schedule 5 of the GHLEP 2012. Therefore the applicant is able to remove the building with Council consent without providing additional documentation. Most importantly, the proposed development will provide additional employment opportunities to the local community whilst it will also help meeting the daily needs of the local population. Therefore Council staff are satisfied that merits of the proposal outweigh merits of the existing use of the development site.
Over shadowing	The application is supported by a series of shadow diagrams indicating the shadow behaviour in adjacent buildings between 10am and 3pm at the Winter Solstice. As per the diagrams the proposal does not impact on any adjoining properties.
Work health and safety issues related to the proposal	Council is required to assess the development application in accordance with <a href="#">Section 4.15 of the EP&amp;A Act 1979</a> . The operators of each tenancies are still required to comply with relevant other applicable legislation (i.e. work health safety act etc.) in perpetuity that are not formed part of this assessment. <b>Of note</b> Council's Engineering Department have reviewed the proposed parking and vehicular maneuverability arrangements and are satisfied that subject to imposition of conditions the development can still proceed.
Location of the waste collection area	The applicant noted that 'waste will be stored in the 'back of house' area and will be collected by a private waste contract through the loading area. In order to minimise any potential impact (i.e. odour) a condition will be placed on any consent granted.
Manoeuvrability within the site	As noted previously, Council's Engineering Department have reviewed the plans and are satisfied that subject to imposition of conditions the development can proceed.
Potential acoustic impacts	The applicant noted that the development will only operate from 7.30am to 7pm from Mondays to Sundays. As a result Council staff are satisfied that the proposal will have no greater impact than what is existing currently. It is noted however a condition will be imposed regarding the maximum noise level is permitted to be generated from the site.
Financial viability of the project	Council is required to assess the development application in accordance with <a href="#">Section 4.15 of the EP&amp;A Act 1979</a> and viability of the project is not a criterion that Council is able to consider during this process.
Potential contamination may occur during the operation of the proposed development	Council staff are satisfied that potential contamination as a result of the development can be addressed by imposition of conditions on any consent granted. Including conditions related to underground petroleum storage system regulations, Safework NSW Guidelines, and relevant Australian Standards.  In addition to that a condition will be placed on the consent for mandatory reporting requirements in the event that the applicant choses to decommission, remove or replace the underground petroleum storage system.
External light spill	In order to reduce external light spill a condition will be imposed on any consent granted.
Reduction of property value and inconsistencies	Council is required to assess the development application in accordance with <a href="#">Section 4.15 of the EP&amp;A Act 1979</a> and reduction of the property value is not a criterion that Council is able to consider during this process.
Greater Hume development Control Plan (GHDCP) 2012	This matter has been discussed previously under the GHDCP 2013 assessment.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

In summary, the assessment officer of this application is satisfied that applicant's detailed response and the assessment of the application against the provisions of [Section 4.15 of the EP&A Act 1979](#), satisfactorily address those issues relevant to the development application.

***Section 4.15(1)(a)(e) - The Public Interest***

The proposal is consistent with the various planning controls affecting the site and the proposal is not contrary to the public interest and it is recommended that the application be supported. Issues raised during assessment and public exhibition of the application have been considered in the assessment of the application. Relevant, conditions have been recommended to manage the impacts attributed to these issues.

***Section 7.12 Fixed development consent levies***

The total cost of the proposed development is \$3,602,606.00. As per Greater Hume Section 7.12 Levy Development Contribution Plan, if the cost of carrying out the development is \$200,000 or more the applicant is required to pay 1% of the development cost towards provision or improvement of amenities or services equivalent to **\$36,026.00**

**BUDGET IMPLICATIONS**

As noted previously, a Section 7.12 (formerly known as a Section 94A) Contribution of \$36,026.00 is to be payable based on the estimated value of work in the event that Council approves the development application.

**CONCLUSION**

The application has been assessed in accordance with the provisions of the EP&A Act 1979, with all matters specified under Section 4.15(1)(a) having been taken into consideration. The proposed development is permissible and subject to the imposition of conditions is seen to be acceptable within the context of the locality. As also discussed the issues raised by the submission makers can be appropriately managed subject to imposition of conditions.

**RECOMMENDATION**

That Council resolves to:

1. Approve Development Application No10.2022.243.1 - Demolition of existing structures, construction of a shop, a restaurant or cafe, service station associated with an ancillary convenience store, car parking and advertising structures on lot 7 DP658510, lot 1 DP930569 and lot 6 DP2741 at 55 Commercial Street Walla Walla NSW 2659 subject to the conditions attached to this report pursuant to Sections 4.16 and Section 4.17 of the *Environmental Planning and Assessment Act 1979*.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

**PRESCRIBED CONDITIONS OF 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*.

**GENERAL CONDITIONS WHICH MUST BE FULFILLED**

**1. Approved Plans and Supporting Documentation**

Development must be carried out in accordance with the attached approved plans and the particulars and statements submitted with the Development Application receipted and subject to the following conditions. All conditions of consent must be fulfilled at the expense of the Applicant.

**2. Submission of an Annual Fire Safety Statement**

The owner of any building in which fire safety measures are installed, must cause the Council to be given an annual fire safety statement, within 12 months after the last such statement or final fire safety certificate was issued.

The certificate shall certify:

- a. that each essential fire safety measure has been assessed by an accredited practitioner (fire safety) and was found, at the date of assessment, to be capable of performing to a standard not less than that required by the current fire safety schedule.
- b. The building has been inspected by an accredited practitioner (fire safety) and was found when it was inspected to be in a condition that did not disclose any grounds for prosecution under Part 15 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

**NOTES:**

1. *As soon as practicable after an annual fire safety statement is issued, the owner of the building to which it relates;*

- (i) *Must cause a copy of the statement (and current fire safety schedule) to be given to the Commissioner of NSW Fire Brigades, and*
- (ii) *Must cause a further copy of the statement (and current copy of the current fire safety schedule) to be prominently displayed in the building.*

2. *A "fire safety measure" means a measure, including an item of equipment, form of construction or fire safety strategy, that is, or is proposed to be, implemented in a building to ensure the safety of persons using the building if there is a fire.*

**3. Aboriginal Cultural Heritage**

- No Aboriginal objects may be harmed without an approval from Heritage NSW under the *National Parks and Wildlife Act 1974*.
- If any Aboriginal object(s) are discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the Proponent must:
  - Not further harm the object(s);
  - Immediately cease all work at the particular location;
  - Secure the area to avoid further harm to the Aboriginal object(s);
  - Notify Heritage NSW as soon as practical by calling 131 555 or emailing: [info@environment.nsw.gov.au](mailto:info@environment.nsw.gov.au), providing any details of the Aboriginal object(s) and its location;
  - Not recommence any work at the particular location unless authorised in writing by Heritage NSW.
- If harm to Aboriginal objects cannot be avoided, an application for an Aboriginal Heritage Impact Permit (AHIP) must be prepared and submitted to Heritage NSW before work may continue.
- If skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and Heritage NSW contacted.

It is the responsibility of the Proponent to ensure the development is consistent with the [\*Due diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales\*](#). All reasonable precautions must be taken to prevent damage to Aboriginal objects.

**4. Vehicle Access and Loading and Unloading**

- a) All loading and unloading associated with the development must be carried out within the site and must not obstruct other properties or adjacent roadways.
- b) All vehicles must enter and exit the site in a forward direction.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

**5. Noise Control**

The emission of noise or vibration associated with the use of the premises including the operation of any mechanical plant and equipment must comply with all standards outlined in the [Noise Policy for Industry 2017](#) (NSW EPA) & [A Guide to the Noise Policy for Industry](#) (NSW EPA).

In the event the use exceeds permitted levels, the person in control of the premises must arrange for an acoustic investigation to be carried out by an accredited acoustic engineer and implement those measures to reduce noise to acceptable levels. Additional ongoing mitigations will be required to be installed and maintained for the life of the development.

**6. Advertising Structures**

- a) no advertising sign(s) shall be erected or displayed on the approved advertising structures without the prior submission of a development application to and approval by Council, unless the proposed signage is consistent with the terms and conditions of exempt development in [Chapter- 3 within the State Environmental Planning Policy \(Industry and Employment\) 2021](#), [Advertising and Signage Exempt Development Codes under the State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#) or other relevant legislation at the time.
- b) The advertising structures must be designed and installed in consideration of wind loads applicable to the locality and determined in accordance with *Australian Standard 1170.2-2011*. A copy of the structural design must be lodged with the Principal Certifying Authority.

**7. Hours of Operation**

The hours of operation are as follows for the each component as approved under this consent:

<b>Activity</b>	<b>Hours (Mondays to Sundays)</b>
Service Station operation including convenience store	7.30am to 7:00pm
Shop	7.30am to 7:00pm
Restaurant or café	7.30am to 7:00pm
Fuel deliveries, Good deliveries for the Shop and Restaurant or café	7.30am to 7:00pm
Waste collection	7.30am to 7:00pm

**8. External Lighting**

All external lighting shall be LED type with shielding and louvers which generally direct light in a downward direction to minimise light spill from the site. Any lighting installed shall comply with Australian Standard AS4282-1997 “Control of the obtrusive effects of outdoor lighting”.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

**9. Works Adjacent Boundary**

- a) The Applicant must ensure the structures formed part of this consent do not encroach on the adjoining properties.
- b) No advertising structure(s) of any standard will be permitted to be displayed within (or overhang onto) the road reserve area(s). Note: This area also includes the footpath reserve area.

If required by Council, a registered surveyor is to verify location of the proposed structures in relation to the allotment boundaries.

**10. Stormwater – Management of Overland Flow**

The works associated with the development shall ensure that:

- a) water flowing from the property must not be redirected or concentrated to adjoining properties;
- b) all natural water flow from adjoining properties is not impeded or diverted; and
- c) surface and subsurface water flows are not redirected or concentrated onto adjoining properties.

**11. Compliance with Underground Petroleum Storage System (UPPS) Legislation**

- a) The groundwater in each groundwater monitoring wells on the storage site must be tested for contamination by petroleum at least every 6 months and within 60 days of any new well being installed or any indication of groundwater contamination or any detection of a leak in the system in accordance with the written instructions of a duly qualified person. The results of all tests must be recorded. Where responsibility for the system changes, all records of the site must be transferred to the new responsible person within 30 days.
- b) Not less than 30 days before any system is decommissioned or any tank removed or replaced, Council is to be notified in writing by the person responsible for the system. Where a storage system is decommissioned or any tank removed or replaced, the person responsible for the system must serve a report on the storage site to Council not later than 60 days after decommissioning or any required remediation of the site. The report must be prepared by a duly qualified person and must describe the processes that were used to decommission the storage system and to assess contamination at the storage site.
- c) Decommissioning and removal of the existing UPSS and above ground LPG tank and system must be undertaken in accordance with SafeWork NSW requirements.
- d) Decommissioned UPSS and above ground LPG tank and system must be disposed of an approved facility and in accordance with the UPSS Regulation.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

- e) All documents to be kept for a minimum of seven years by the person responsible for the system with originals or copies provided to any subsequent person responsible.

**12. Ancillary Convenience Store**

The conditional approval for the convenience store is to be ancillary to the service station. In the event if **SERVICE STATION USE** is ceased, the beneficiary of the consent must lodge a separate development application with Greater Hume Council for its consideration for the building (convenience store) to be used for its intended use.

**13. Site Maintenance**

The owner or operator must at all times be responsible for on-going site management and maintenance in accordance with the following;

- a) Loading and unloading in relation to the use of the premises must occur in the designated loading areas.
- b) Goods or machinery must be stored, and all activities must occur, inside the building(s) and not in the carpark or driveway areas.
- c) Maintenance and replacement (if necessary) of all landscaping in accordance with the approved landscape plan.
- d) Maintenance of vehicular movement areas including driveways, car parking, manoeuvring areas, line marking, pedestrian facilities, lighting, to the standard specified by this consent.
- e) Ongoing waste and recycling must be managed in accordance with the approved Waste Management Plan. Waste bins are not to be stored within the loading area/space that is visible from a public place.
- f) Maintenance of stormwater drainage pipes and systems to ensure efficient discharge of stormwater in accordance with the approved stormwater drainage plan.
- g) Maintenance of buildings, fencing, signage/markings to the standards specified in this consent.
- h) The removal of all graffiti within a maximum of 14 days of being notified by Council.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

**CONDITIONS WHICH MUST BE FULFILLED PRIOR TO THE RELEASE OF THE CONSTRUCTION CERTIFICATE**

**14. Section 7.12 and Section 64 Contributions Charges**

The payment of Section 7.12 Levy Development Contributions and Section 64 sewerage headworks charges are applicable and must be paid to Council prior to the release of the Construction Certificate. The fees are charged and calculated in accordance with Council's Adopted Fees and Charges Policy at the time the payment is made with Council. See below:

<b>Contribution Type</b>	<b>\$ value</b>
Section 7.12 charges are 1% of the cost of the development	\$ 36,026.00 <b>(As per 2022/2023 Fees &amp; Charges Schedule)</b>
Section 64 Contributions charges for sewer	\$55,314.00 <b>(As per 2022/2023 Fees &amp; Charges Schedule)</b>
<b>Total outstanding Section 7.12 and 64 Contributions charges.</b>	<b>\$91,340.00</b> <b>(As per 2022/2023 Fees &amp; Charges Schedule)</b>

**15. Payment of Long Service Levy**

Prior to the issue of a Construction Certificate any Long Service Levy payable under Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* (or, where such a levy is payable by instalments, the first instalment of the levy) must be paid and a receipt of the payment submitted to Council).

**16. An amended vehicular manoeuvrability plans**

An amended vehicular manoeuvrability plan is to be submitted to and approved by Council. The plan is to include the following:

- a) One way in and one way out car movement arrangement,
- b) 5km/h speed limit stencil is to be placed on the surface entrance of the carpark off Commercial Street
- c) Proposed lighting design.

Once Council has approved the plan(s) it will form a part of this Development Consent.

**17. Liquid Trade Waste Agreement/s**

Liquid Trade Waste Agreement must be concluded with Council prior to the issue of a Construction Certificate for development.

**Note:** a fee on application submission will apply.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

**18. Construction Management Plan**

A Construction Management Plan must be submitted to and approved by Council prior to the issue of the Construction Certificate. The Construction Management Plan shall include the following:

- a) The Plan may provide details of the works including the extent, staging and proposed timing of the works.
- b) A detailed Traffic Management Plan shall be provided in accordance with the 'Traffic Management and Control Plan' condition **(Condition 19)** requirements.
- c) Details shall be provided to demonstrate how the works will be undertaken in accordance with the Draft Construction Noise Guideline published the NSW Environment Protection Authority (EPA).
- d) Plans detailing the erosion and sediment control measures for the site shall be provided in accordance with the "Erosion and Sediment Control – A Resource Guide for Local Councils".
- e) Details shall be provided indicating how the site will be managed to avoid or minimise dust impacts.

**19. Traffic Management and Control Plan**

A detailed Traffic Management Plan must be submitted to and approved by Council prior to the issue of the Construction Certificate indicating how construction vehicles will safely enter and exit the site in a practical manner whilst minimising any negative effects on the surrounding roads and community. This must be prepared by an appropriately qualified person in accordance with the Roads and Maritime Services publication 'Traffic Control at Worksites'.

The Traffic Management Plan must include the following:

- a) the proposed method of access to and egress from the site for vehicles is to be safe and practical;
- b) the proposed method of loading and unloading excavation and construction machinery, excavation and building materials, formwork and the erection of any part of the structure within the site;
- c) all loaded vehicles entering or leaving the site must have their loads covered.
- d) Parking for construction vehicles.

Details demonstrating compliance with these requirements are to be submitted to the Council prior to the issue of the Construction Certificate.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

**20. Food Premises - Construction and Plans**

Detailed plans and specifications for the construction and installation of fittings, furnishings and equipment to all food preparation and storage areas are to be submitted and approved by Council prior to the issue of the Construction Certificate.

All plans, specifications, construction and maintenance of a food premises must comply with Australian Standard AS4674-2004 Design, construction and fitout of food premises (Available from [www.sai-global.com](http://www.sai-global.com)).

**21. Stormwater Drainage Plan**

Prior to the issue of a Construction Certificate a detailed drainage design for the site must be submitted to and approved by Council.

The stormwater drainage plan must be prepared by a suitably qualified engineer showing stormwater from the site area and development being collected and disposed of to a lawful point of discharge with adequate capacity. A Construction Certificate must not be issued for the development until the above requirements are deemed an acceptable design by the relevant Council Officers.

**22. Forecourt Design**

Design of the service station forecourt shall be consistent with the best practice guidance set out in the NSW EPA practice note: [Managing Runoff from service station forecourts](#). Surface drainage from bunded fuel dispensing areas shall be directed to the sewer via an appropriate treatment system. Details demonstrating compliance are to be submitted and approved by Council prior to the issue of the Construction Certificate.

**23. Underground Petroleum Storage Systems (UPSS)**

Any storage system used for any petroleum product (excluding LPG) where any part of that system including piping is underground is considered to be an Underground Petroleum Storage System (UPSS) under the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019.

Installation of a UPSS, or any work involving the systems, are to comply with Australian Standard 'AS1940: 2017- Storage, Handling of Flammable and Combustible Liquids'.

It is a requirement that ventilation pipes from tanks and fuel dispensers are not to be located next to 51 Commercial Street Walla Walla NSW.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

'AS4897: 2008 – The design, installation and operation of underground petroleum storage systems' and the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019. Specified loss monitoring and leak detection systems are to be installed to ensure system integrity.

A duly qualified person must prepare a report that details how the system is to be installed and commissioned. This is to be submitted to Council for written approval prior to the issue of the Construction Certificate. The report is to clearly detail that the proposed UPSS is to:-

- a) be appropriately designed, installed and commissioned by duly qualified persons in accordance with the UPSS Regulation; and,
- b) have minimum mandatory pollution-protection equipment installed, consistent with the Regulation, comprising non-corrodible secondary containment tanks and associated pipework and overfill protection devices; and,
- c) have groundwater monitoring wells installed and tested in accordance with the Regulation and,
- d) have a certificate showing that an equipment integrity test (EIT) has been carried out in line with the written directions of duly qualified persons.
- e) be the subject of an Environment Protection Plan (EPP), including loss monitoring and incident management procedures.

**Dilapidation Survey and Report- Private Properties (Neighbouring Buildings and Structures)**

A Dilapidation Survey and Report of adjoining properties detailing the physical condition of those properties - both internally and externally - including, but not limited to, such items as walls, ceilings, roof, structural members and other similar items, shall be prepared and submitted to the **Principal Certifier** AND **Greater Hume Council** prior to the release of the Construction Certificate.

The Survey and Report is to be prepared by an appropriately qualified person.

All costs incurred in achieving compliance with this condition shall be borne by the person entitled to act on this Consent.

In the event that access for undertaking the Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the satisfaction of Council that all reasonable steps have been taken to obtain access, advise the affected property owner of the reason for the survey and that these steps have failed. Written concurrence must be obtained from Council in such circumstances

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

**Notes:**

1. This documentation may be used by an Applicant or affected property owner to assist in any action required to resolve any dispute over damage to adjoining properties arising from the works. It is in the Applicant's and the adjoining owner's interest for it to be as full and detailed as possible.
2. A dilapidation report can comprise of video footage and photos of adjacent public infrastructure and relevant structures on adjoining properties.

**CONDITIONS WHICH MUST BE FULFILLED PRIOR TO THE COMMENCEMENT OF ANY WORKS**

**24. Construction Certificate**

A Construction Certificate must be **submitted to and approved by a nominated Certifier** prior to any building works taking place on the subject site. The Construction Certificate must be lodged via the [NSW Planning Portal](#).

**25. Appointment of a Principal Certifier and Notice of Commencement**

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

- a. appoint a Principal Certifier,
- b. notify Council of the appointment; And
- c. a notice of commencement has been provided to Council not less than two days from the date on which it is proposed to commence work associated with this Development Consent

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

**26. Vehicular Crossover/ Road Opening Permit**

New heavy industrial type driveway crossovers (onto Commercial Street) to be constructed to Council specifications. 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.

**27. Section 68 Application**

An application under Section 68 of the [Local Government Act 1993](#) must be lodged with Council via the [NSW Planning Portal](#) (**application fees apply**) and approved prior to the following works commencing on the site:

- a. To carry out, sewerage and stormwater drainage work in accordance with Part B of Section 68 of the [Local Government Act 1993](#).

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

Once the Section 68 approval has been granted, before any sanitary plumbing and drainage work or water supply work (up to the point of connection) is commenced, a Notice of Work (NoW) must be submitted to Council 48 hours **prior to works commencing**. On completion of work, the licensed plumber/drainer must apply for an inspection (inspection fees apply) and a Certificate of Compliance (CoC) must be submitted to Council. A Sewer Service Diagram (SSD) must also be provided to Council upon completion of the drainage works.

**28. Disconnection of Essential Services**

Any essential service (e.g. water supply, sewer, gas, electricity, stormwater) must be appropriately disconnected/capped from the structure being demolished or removed in accordance with the requirements of the relevant authority.

**CONDITIONS WHICH MUST BE COMPLIED WITH DURING WORKS**

**29. 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.

**30. Riverina Water Approval**

Riverina water must be contacted regarding potable water approval, meter connection and inspection requirements. The Applicant is advised to make an early Application, as there may be water pipes to be built that can take some time.

**31. Plumbing and Drainage Work**

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*.

**32. Temporary Water Closet**

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.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

**33. Vehicles During Construction**

Vehicles must be clean and free of debris prior to leaving the site. Deposited material may be ordered to be removed at the Applicant/operator's expense.

**34. Construction Site Management**

While works are being carried out:

- a) All aspects of the 'Construction Management Plan' (**as outlined in Conditions 18 and 19**) must be implemented and maintained until the completion of the works.
- b) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed. The garbage receptacle must have a tight-fitting lid and be suitable for the reception of waste.
- c) Building materials and equipment must be stored wholly within the site. No building materials, sand, waste materials, construction equipment, bulk bins, waste skips, containers, or other items which may cause a hazard to pedestrians are to be placed on roadway or nature strip while building works are being carried out.

**35. Demolition**

- a) Demolition must be carried out in accordance with the provisions of AS 2601 2001 – *Demolition of Structures*.
- b) All works removing more than 10 square metres of non-friable asbestos or asbestos containing materials (ACM) must be carried out by a suitably licensed asbestos removalist duly licensed with SafeWorkNSW, holding either a Friable (Class A) or a Non- Friable (Class B) Asbestos Removal Licence which ever applies. All work must comply with the Work Health and Safety Regulation 2017.  
A copy of the relevant licence shall be made available to any authorised Council officer on request within 24 hours.  
Clearance Certificate: Upon completion of the demolition/asbestos removal works a duly qualified person is to confirm the site as being free from contamination and determined suitable for future use. This must be to the satisfaction of Council.  
Note: Information on the removal and disposal of asbestos to landfill sites licensed to accept this waste is available from NSW EPA.
- c) Demolition activity shall not cause damage to or adversely affect the structural integrity of adjoining buildings.
- d) No material is to be burnt onsite.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

**36. Finished Floor Level**

The finished floor level of the building must be constructed at least the height of the Flood Planning Level (300mm above the natural ground surface).

This level must be determined on site by an NSW Registered Land Surveyor, and clearly marked in a manner as will allow ready confirmation that the floor height has been achieved.

A certificate from the NSW Registered Land Surveyor must be submitted to Council confirming the Finished Floor Height requirement has been met. Such certification must be in writing and submitted to and approved by Council.

**CONDITIONS WHICH MUST BE FULFILLED PRIOR TO THE RELEASE OF THE OCCUPATION CERTIFICATE OR USE OF THE DEVELOPMENT**

**37. Occupation Certificate**

The Applicant must not allow or permit the building to be occupied or used, until:

- a) All conditions of this consent have been completed in full;
- b) An application for an Occupation Certificate has been completed and lodged with the Principal Certifier via the NSW Planning Portal; and
- c) The Principal Certifier has issued an Occupation Certificate.

Where a partial Occupation Certificate has been issued, only that part of the building to which the Certificate applies may be occupied or used.

**38. Food Premises Registration and Notification**

Prior to the issue of the Occupation Certificate and two (2) days prior to the premises opening, Council's Environmental & Planning Department must be contacted for a Health Inspection and registration of the premises in accordance with the *Food Act 2003*, the *Food Regulations 2015* and Food Safety Standards Code.

**39. Compliance - Lot Consolidation**

The Applicant must consolidate the Titles of Lot 7 DP 658510, Lot 1 DP 930569 and Lot 6 DP 2741 and the new Title must be registered by NSW Land Registry Services so as to ensure that the siting of the development is satisfactory in relation to the size and shape of the land to be occupied. The Applicant must provide evidence prior to the issue of the Occupation Certificate to Greater Hume Council.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

**40. Landscaping - Completion of Landscaping**

All landscape works must be constructed in accordance with the stamped approved plan (**'master Site Plan; Project No. 80079; Drawn by ZB and dated 21/03/23'**). Landscaping must be maintained;

- In accordance with the approved plan,
- in a healthy state; And
- in perpetuity by the existing or future owners and occupiers of the property.

If any of the vegetation comprising landscaping dies or is removed, it must be replaced with vegetation of the same species and the same maturity, as the vegetation which died or was removed.

**41. Car parking Facility**

All areas set aside for access and vehicle parking on the approved plans together with turning area, must be constructed, line marked, signposted.

The off-street parking facility gradients, levels, internal dimensions are to comply with Australian Standards AS2890.1:2004 'Parking facilities: Off-street parking facilities', AS2890.2:2018 'Parking facilities: Off-street commercial vehicle facilities'.

This included;

- a) Surfaced with an impervious all-weather seal coat;
- b) Drained in accordance with an approved stormwater drainage plan;
- c) Properly illuminated with lighting designed, baffled and located to prevent any adverse effect on adjoining land;
- d) Provision of traffic control signage or structures as required;
- e) entry/exit points and internal aisle ways are to be marked with pavement arrows and signage to direct traffic movements in and out of the site and guide traffic circulation through the car park;
- f) All spaces must be appropriately line-marked and labelled;
- g) The off-street parking facility and internal driveway must be designed for the largest design vehicle likely to use the facility and for any specialist vehicles for which access must be made.

A suitably experienced and qualified civil engineer is to certify that the car parking facility complies with all requirements of this condition. Details demonstrating compliance are to be submitted to the Certifier and Council prior to the issue of the Occupation Certificate

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

42. **Before use of the Underground Petroleum Storage System (UPSS).**
- a) The UPSS system is to be registered with Council as the Appropriate Regulatory Authority under the Regulation.
  - b) **An Environment Protection Plan (EPP)**, including loss monitoring and protection, and **incident management procedures**, is to be prepared in accordance with the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019. The EPP should address the development and implementation of loss protection procedures prior to use of the UPSS.
  - c) Certification shall be submitted to the Principal Certifying Authority that the UPSS was installed, tested (including Equipment Integrity Testing) and commissioned by duly qualified persons in accordance with the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019.
43. **Private Waste Collection Service.**
- Prior to the issue of an Occupation Certificate, the developer/owner must provide evidence to the Certifier of a formal agreement with a licenced private waste contractor to service the development. A copy of the contract must be forwarded to Council.
- The agreement must ensure:
- a) the removal of all waste from the developed property.
  - b) the service is functional and meets the operational requirements for the developed property.
  - c) the service minimises environmental nuisances including noise and other adverse impacts on the safety and amenity of residents and the public.
44. **Spill Response Plan**
- A spill response plan must be submitted to and approved by Council. The plan must be implemented, reviewed, and updated as required. Spills should be cleaned up immediately, and waste must be disposed of in accordance with EPA requirements to mitigate any discharge to soil or waters.
- For large scale hazardous spills contact the NSW Fire Brigade (000) immediately for help with clean-up operations and notify Council. Contaminated water and other waste (spill materials) from the clean-up of spills must be collected and disposed of in accordance with EPA requirements.
45. **Drainage Works-As-Executed Plan**
- Upon completion of installation of all drainage lines, a works-as-executed plan prepared by the licensed plumber/drainer shall be submitted for Council's records.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

**46. Plumbing Works Final**

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

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

**47. Traffic – Vehicle Access Signage and Street Address Number**

Vehicle entrances and exits must be clearly signposted, including street number, and visible from both the street and site at all times.

**48. Council property**

Any damage or deterioration to any Council property including road reserves, or removal of any existing street trees, must be reinstated to its original condition to the satisfaction of Council and at no cost to Council.

**49. Final Dilapidation Survey and Report - Completion of Works**

On completion of the development the subject of this consent and prior to the issue of the Occupation Certificate, a Final Dilapidation Report is to be prepared by an appropriately qualified person and is to be provided to the Principal Certifier and Greater Hume Council identifying:

- a) whether any damage to surrounding properties and/or public infrastructure has occurred as a result of the development;
- b) the nature and extent of any damage caused to the adjoining property and/or public infrastructure as a result of the development;
- c) the nature and extent of works required to rectify any damage caused to the adjoining property and/or public infrastructure as a result of the proposed development;
- d) the nature and extent of works carried out to rectify any damage caused to the adjoining property and/or public infrastructure as a result of the development; and
- e) the nature and extent of any agreements entered into for rectification of any damage caused to the adjoining property and/or public infrastructure as a result of the development.

This report must reference the original Dilapidation Survey and Reports that were required to be provided to the Certifier and Greater Hume Council in accordance with this consent. The developer must bear the cost of carrying out works to restore all damage to adjoining buildings and public infrastructure as a result of the carrying out of the development, and **NO OCCUPATION** of the development must occur until damage caused as a result of the carrying out of the development is rectified

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DEVELOPMENT APPLICATION 10.2022.243.1 - DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A SHOP, A RESTAURANT OR CAFE, SERVICE STATION ASSOCIATED WITH AN ANCILLARY CONVENIENCE STORE, CAR PARKING AND ADVERTISING STRUCTURES ON LOT 7 DP658510, LOT 1 DP930569 AND LOT 6 DP2741 AT 55 COMMERCIAL STREET WALLA WALLA NSW 2659 [CONT'D]

**CONDITIONS HAVE BEEN PLACED ON THE CONSENT FOR THE FOLLOWING REASONS:**

1. To ensure compliance comply with the *Biodiversity Conservation Act 2016*.
2. To protect Aboriginal heritage and to comply with the *National Parks and Wildlife Act 1974*.
3. To ensure compliance with the terms of the *Environmental Planning and Assessment Act 1979*.
4. To protect public interest, the environment and existing amenity of the locality.
5. To improve the amenity, safety and environmental quality of the locality.

**ADVICE TO APPLICANT**

- a. It is the Applicant's responsibility to ensure compliance with the requirements of the *Disability Discrimination Act 1992* (DDA). Note: Compliance with the Building Code of Australia does not necessarily meet the requirements of the DDA. You are advised to seek advice from the Australian Human Rights Commission (phone (02) 9284 9600) in respect of your application.
- b. The land subject to this consent may have restrictive private covenants applying to it. It is the responsibility of the Applicant and owner/builder to ensure private covenants are adhered to. Council does not enforce or regulate private covenants and therefore accepts no responsibility for checking the compliance of building design with such covenants.
- c. Underground assets may exist in the area subject to this application. In the interests of health and safety and to prevent damage to third party assets, please contact Dial Before You Dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures. If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary.

Individuals owe asset owners a duty of care which must be observed when working in the vicinity of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

**2. DRAFT CONFLICT OF INTEREST POLICY FOR COUNCIL RELATED DEVELOPMENT**

**Report prepared by Town Planner – Gayan Wickramasinghe**

**REASON FOR REPORT**

To present Council with a submission received during the public exhibition of the Draft ‘Conflict of Interest Policy for Council Related Development’ and seek endorsement of the amended ‘Conflict of Interest Policy for Council Related Development’ if no further submissions are received after 19 April 2023 until 22 May 2023.

**REFERENCE TO DELIVERY PLAN**

Nil.

**DISCUSSION**

At the Ordinary meeting on 19 April 2023, Council resolved to place the Draft ‘**Conflict of Interest Policy for Council Related Development**’ on public exhibition and to adopt the Policy subject to no submissions being received during the exhibition period.

The Council resolution was as follows:

1. *That draft ‘Conflicts of Interest Policy For Council Related Development’ be adopted;*
2. *That the draft policy be exhibited for community input for twenty eight (28) days, to allow for its adoption as required by the Environmental Planning and Assessment Act 1979. If any submissions received a supplementary report be tabled. In the event if no submissions received, the policy be adopted and published on Council’s website;*
3. *Once Council adopted the ‘Conflicts of Interest Policy For Council Related Development’ the existing policy ‘(Independent Assessment of Development Applications Policy)’ be revoked.*

The Draft ‘**Conflict of Interest Policy for Council Related Development**’ is being publicly exhibited from 21 April 2023 until 22 May 2023 on Council’s ‘Have Your Say’ Webpage whilst it was also advertised in the local newspaper. During the notification period (only until 18 May 2023), Council received a total of one submission. The below table provides an excerpt of the full submission along with a summary of the officer’s response.

**Submission**

*I believe that the following text should be added “...and meet the legislative requirements of Section 66A Environmental Planning and Assessment Regulation 2021.”*

**Officer’s Response**

No change is required as reference has been made to the Environmental Planning and Assessment Regulation 2021 within the policy where applicable.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DRAFT CONFLICT OF INTEREST POLICY FOR COUNCIL RELATED DEVELOPMENT  
[CONT'D]

**Submission**

*It is stated General Manager will assess the application for a conflict of interest and that Council but will record ONLY the proposed management approach for the proposal in a statement that is published on the NSW Planning Portal. I believe the policy is going to be transparent then the record of the assessment by the General manager of any Council development also needs to be recorded. It may be a statement as simple as "The General Manager's assessment of the project found no conflict of interest amongst staff and Councillors."*

**Officer's Response**

No change is required. As noted within the Policy, the General Manager is required to make the decision (i.e. if a management strategy is required), based on risk, type of development and capital investment value of the proposal.

**Submission**

*The document states there is no links. However I believe as it involves Councillors and staff there should be a link to Greater Hume's code of conduct for Councillors as well as its Code of Conduct for Staff.*

**Officer's Response**

Comments noted. The draft policy has been updated to reflect the comment.

**Submission**

*Part B Procedure need to include "Where Council is the assessing authority, the application shall not be prepared by Council's Environment and Planning Division. Alternatively, applications may be prepared by another Division of Council or through external consultancy."*

**Officer's Response**

This has been already incorporated into the policy. Therefore no change is required.

**Submission**

*It is recognised Local councils play a key role in managing and protecting our natural resources, including a range of Natural Resource Management (NRM) responsibilities as defined under section 36 of the Local Government Act 1993. Where the application involves the removal of native trees the assessment of tree health should be made through external consultancy.*

**Officer's Response**

When the application involves removal of native trees, at minimum a Test of Significance (ToS) is required to be incorporated with the application. In a case if proposed removal is likely to significantly affect threatened species the application must be incorporated with a Biodiversity Development Assessment Report (BDAR). This requirement remains the same regardless of the applicant. **Of note** Council does not have a suitably qualified person to produce such documents. Therefore no change is required.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DRAFT CONFLICT OF INTEREST POLICY FOR COUNCIL RELATED DEVELOPMENT  
[CONT'D]

As a result of the above feedback received through the public exhibition period (only until 18 May 2023), a minor amendment has been made and is included in the final version of the Policy **ANNEXURE 4**.

Overall Council staff considered that the amendment is minor in nature.

**BUDGET IMPLICATIONS**

As noted previously within the original report the finalisation of the draft policy can be undertaken with Council internal staff. Adoption of the policy will help to reduce conflict of interest risks for future Council-related development applications.

**CONCLUSION**

Following consideration of the submission received during the formal public exhibition period only until 18 May 2023, Council staff have made necessary minor amendment to the policy as required. Staff however acknowledged that the formal public exhibition period for the Policy ends on 22 May 2023.

The draft policy establishes the process for identifying and managing potential conflicts of interest, and includes requirements during the preparation, assessment, and determination stages of a council-related development application.

**RECOMMENDATION**

That Council:

1. Receive and note the submission received through the public exhibition period of the draft Policy as outlined in the body of this report;
2. If any further submissions received from 19 May 2023 until 22 May 2023 a supplementary report be tabled. In the event if no submissions received, the policy be adopted and published on Council's website; and
3. Once Council adopted the 'Conflicts of Interest Policy For Council Related Development' the existing policy '(Independent Assessment of Development Applications Policy)' be revoked.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

## **GOVERNANCE**

1. **NSW GOVERNMENT ‘GROWING REGIONAL ECONOMIES’ FUND – SEEKING AUTHORITY TO SUBMIT EXPRESSION OF INTEREST FOR FUNDING TO UNDERTAKE RECONSTRUCTION OF HAWTHORN ROAD (520 METRES) AND CONSTRUCT 46 LOT EXPANSION OF THE JINDERA INDUSTRIAL ESTATE**

**Report prepared by Economic Development Coordinator – Marg Killalea**

### **REASON FOR REPORT**

The purpose of the report is to seek Council's delegated authority to submit an Expression of Interest application to NSW Government Growing Regional Economies fund to undertake reconstruction of Hawthorn Road (520 metres) and construct a 46 lot expansion of the Jindera industrial estate. Council to commit in principal to provide the 25% cash contribution, should it be successful in the detailed application stage.

### **REFERENCE TO DELIVERY PLAN ACTION**

<b>Theme:</b>	Growth and Prosperity
<b>Outcome G1:</b>	Our towns and villages are championed to stimulate economic growth, investment and employment opportunities

### **DISCUSSION**

#### **Background:**

The Growing Regional Economies Fund (GREF) is part of the NSW Government's \$3.3 billion Regional Growth Fund, designed to increase economic activity in regional NSW.

The key objectives of the GREF are to:

- accelerate economic development and prosperity in regional NSW
- increase the appeal of investing in regional NSW
- support investment in major transformational projects that increase employment opportunities in regional areas
- ensure that regional communities have the infrastructure and services required for sustainable growth.

Applications for funding can be for a minimum of \$2 million up to a maximum of \$30 million. Applications are required to have a financial cash co-contribution of at least 25 per cent of the total grant amount and evidence of such must be provided as part of the application.

Applicants are faced with a two-step process in applying for funding under the program.

Greater Hume Council is an eligible applicant.

Step 1 is an Expression of Interest (EOI) application, which closes 5pm, 23 May 2023. If Council is successful in the EOI stage, it will be invited to submit a detailed application which closes on 17 October 2023. Successful applicants will be notified confidentially from January 2024.

Projects must be completed by 30 June 2026.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

NSW GOVERNMENT 'GROWING REGIONAL ECONOMIES' FUND – SEEKING AUTHORITY TO SUBMIT EXPRESSION OF INTEREST FOR FUNDING TO UNDERTAKE RECONSTRUCTION OF HAWTHORN ROAD (520 METRES) AND CONSTRUCT 46 LOT EXPANSION OF THE JINDERA INDUSTRIAL ESTATE [CONT'D]

The focus of the GREF is to build enabling infrastructure including roads, and services to develop investment precincts that support increased investment, land activation and expand employment opportunities.

The program guidelines are attached as **ANNEXURE 5**.

Notable also is that the GREF will support projects that can demonstrate alignment with the NSW Government's Regional Economic Development Strategies and has the potential to increase investment and economic activity across the Functional Economic Regions (there are 38 across NSW).

Greater Hume Local Government Area (LGA) is grouped in the Albury Wodonga Functional Economic Region (FER) which comprises Greater Hume, Federation, Albury, Wodonga, and Indigo councils. The logic about a FER is that the movement of workers between LGA's including cross-border commuting, combined with economic and industry linkages, forms the basis for considering the five LGA's as a single cross-border 'functioning economic region'.

Earlier in 2023, the Albury Wodonga Regional Economic Development Strategy Regional Economic Development Strategies | NSW Government was updated, which is significant in relation to this report.

The proposed project is an enabling infrastructure project that will strongly benefit the Albury Wodonga FER, due to its close proximity to Albury Wodonga and this will be demonstrated strongly in the detailed business case, should Council's application proceed further.

Noteworthy, the updated strategy lists

"the need to identify and facilitate opportunities to cluster industrial and manufacturing land uses along major road and rail corridors". Source: Albury Wodonga Regional Economic Development Strategy – 2023 Update, p 7.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

NSW GOVERNMENT 'GROWING REGIONAL ECONOMIES' FUND – SEEKING AUTHORITY TO SUBMIT EXPRESSION OF INTEREST FOR FUNDING TO UNDERTAKE RECONSTRUCTION OF HAWTHORN ROAD (520 METRES) AND CONSTRUCT 46 LOT EXPANSION OF THE JINDERA INDUSTRIAL ESTATE [CONT'D]

**Proposed application for funding**

The proposed project application aligns with the GREF guidelines.

Enabling infrastructure – 46 lot expansion of the Jindera Industrial Estate

The project provides for the reconstruction of Hawthorn Rd on the southern side of the estate to ensure that overland water flows to east and west drainage channels and for the construction of a 46 Lot Subdivision to expand the existing industrial precinct on 20 ha of land south of the existing industrial zone, as shown in the locality map and subdivision plan shown below.



**STAGE 3 AND 4  
JARWICK WAY JINDERA, NSW**



**Image 1, 2: courtesy SJE Consulting**

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

NSW GOVERNMENT 'GROWING REGIONAL ECONOMIES' FUND – SEEKING AUTHORITY TO SUBMIT EXPRESSION OF INTEREST FOR FUNDING TO UNDERTAKE RECONSTRUCTION OF HAWTHORN ROAD (520 METRES) AND CONSTRUCT 46 LOT EXPANSION OF THE JINDERA INDUSTRIAL ESTATE [CONT'D]

Stages 1, 2, 2a and 2b developments of the estate have been completed. Stage 3 (26 lots) and Stage 4 (20 lots) are now proposed to be undertaken as a single project.

The project is focused on increasing the provision of employment land in response to demand and help build community resilience through local employment opportunities. Jindera has a number of key factors which make it a suitable site for industrial expansion including good access to transport routes, visibility of industrial opportunities due to its proximity to Albury City, desirability as a place to live and work, projected high population growth, and a large pool of local and regional labour to draw on and a well thought out land use strategy.

**Demand for new industrial land allotments at Jindera**

Council has recently completed a seven (7) lot subdivision (Stage 2b), of which 5 lots have sold or in contract awaiting settlement this month. At the time of writing the report, the remaining two unsold lots which were under offer but have not progressed to contract exchange and may be subject to a further report to Council.

Demand is still regarded as strong for the next staged developments at Jindera Industrial Estate. The Economic Development Officer continues to receive phone calls and emails requesting updates in relation to the progress of new industrial land development at Jindera. Councillors should refer to the de-identified interested parties list **ENCLOSED SEPARATELY** to this report as further insight to the current demand.

**Development Consent, Estimate of Development Costs, Shovel Ready Status**

Development consent for the project subject to conditions was issued on 9 September 2022.

The project is well advanced in terms of planning and so can be described as 'shovel ready' and this fact should enhance Council's EOI application.

Council has sought current Engineer's Estimate of Development Costs for Hawthorn Road reconstruction and Stages 3 and 4, **ENCLOSED SEPARATELY** for councillors' information.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

NSW GOVERNMENT 'GROWING REGIONAL ECONOMIES' FUND – SEEKING AUTHORITY TO SUBMIT EXPRESSION OF INTEREST FOR FUNDING TO UNDERTAKE RECONSTRUCTION OF HAWTHORN ROAD (520 METRES) AND CONSTRUCT 46 LOT EXPANSION OF THE JINDERA INDUSTRIAL ESTATE [CONT'D]

The current Estimates of Development Costs is summarised below.

		GST Excl.
47 lot industrial subdivision	Fully serviced water, sewer, NBN fibre to the premise, electricity and upgrade to Hawthorn Road to provide access to the estate and improved drainage and new intersection with Urana Rd	\$6,580,551
Project Management 5%		\$329,027
Contingency 25% *Recommended by Regional NSW		\$1,645,137
NBN Backhaul to bring fibre to Jindera Industrial Estate 6.7 km from Jindera Gap		\$1,040,586
<b>TOTAL</b>		<b>\$9,595,302</b>
Total funds to be secured by Growing Regional Economies Fund grant		\$7,196,477
Council's required cash co-contribution 25%		\$2,398,825
<b>TOTAL PROJECT ESTIMATE</b>		<b>\$9,595,302</b>

Council should note that this report is seeking Council's commitment in principal to provide the 25% cash contribution to the project to support the submission of the Expression of Interest (first stage of the application).

Should Council in mid July 2023 be invited to submit a Detailed Application, a further report will be presented to Council at its September meeting for deliberation, and at that point Council will be informed as to the detailed business case for the project including:

- A completed business case using the NSW Government regional infrastructure project template
- A detailed project plan that outlines the project delivery timeline
- A detailed project budget and cost estimates
- Cash flows – economic costs and benefits and economic net benefits
- Evidence of experience delivering projects of similar size and scope, or demonstrated capability to deliver the project
- Evidence that the project is ready to be delivered, including the status of development application, landowners consent and construction approvals where required
- Letters of support for the project.

Council's Chief Financial Officer, Dean Hart, has recommended that a 10-year loan borrowing be secured to provide for Council's 25% cash contribution to the project, and likely such facility be taken up with T-Corp.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

NSW GOVERNMENT 'GROWING REGIONAL ECONOMIES' FUND – SEEKING AUTHORITY TO SUBMIT EXPRESSION OF INTEREST FOR FUNDING TO UNDERTAKE RECONSTRUCTION OF HAWTHORN ROAD (520 METRES) AND CONSTRUCT 46 LOT EXPANSION OF THE JINDERA INDUSTRIAL ESTATE [CONT'D]

**BUDGET IMPLICATION**

Should Council be successful in the EOI and Detailed Application stages, a loan facility will be necessary to fund Council's cash co-contribution for the project, but noting that any future Australian Government grant program that aligns to the timing of the project be pursued as an alternative source of the cash co-contribution.

**CONCLUSION**

The Growing Regional Economies Fund provides a unique opportunity to obtain funding for enabling infrastructure such as has been described in this report, and will fast-track these projects to realise completion of both Stage 3 and 4 of the industrial estate and accelerate economic development and prosperity for the region.

**RECOMMENDATION**

That Council:

1. delegates authority to the General Manager, to submit an Expression of Interest application to NSW Government Growing Regional Economies fund to undertake reconstruction of Hawthorn Road (520 metres) and construct 46 lot expansion of the Jindera industrial estate
2. commits in principal to provide the 25% cash contribution to the project estimated at \$2,398,825.00
3. notes that if it is successful in the EOI stage, it will receive a further report in relation to the business case regarding the detailed application.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

## **CORPORATE AND COMMUNITY SERVICES**

### **1. DRAFT DELIVERY PROGRAM, OPERATIONAL PLAN & RESOURCING STRATEGY**

#### **REASON FOR REPORT**

This report seeks approval for public exhibition of the draft Delivery Program 2022-2026 incorporating draft Operational Plan 2023-2024 and budget, and draft Fees and Charges 2023-2024.

#### **REFERENCE TO DELIVERY PLAN ACTION**

Objective Our leadership and communication cultivate confidence in our decision making

CSP Strategy L3.1 Undertake integrated, long-term planning and decision making, reflective of community needs, resources and aspirations

#### **DISCUSSION**

Council is required to undertake corporate planning and reporting activities in accordance with the Local Government Act 1993, the Local Government (General) Regulation 2021, and the NSW Government's Integrated Planning and Reporting Guidelines and Handbook 2021, also referred to as the IP&R framework in this report. Under this legislation, Council is required to:

- engage with the community to review and prepare a revised 10-year Community Strategic Plan every four years, and before 30 June in the year following the election of a new Council
- prepare a 10-year Resourcing Strategy, reviewed every four years
- prepare a four-year Delivery Program for the term of elected Council, and review annually
- prepare an annual Operational Plan including budget and Fees and Charges
- publicly exhibit all of these documents for at least 28 days and invite submissions.

In 2022 Council adopted the Community Strategic Plan 2022-2032 "live a greater life" and associated Delivery Program 2022-2026 and Resourcing Strategy 2022-2032.

The Delivery Program 2022-2026 has been updated to include the draft Operational Plan 2023 - 2024 and associated budget and fees and charges are included as **ANNEXURE 6**.

#### **Delivery Program incorporating Operational Plan, budget and fees and charges**

The Delivery Program and the Operational Plan have been prepared as a combined document. Both are structured around the same four focus areas of the Community Strategic Plan.

The Delivery Program is a four-year plan that covers the term of an elected council and is reviewed annually. It includes strategies based on what Council can achieve over the next four years to bring us closer to the community's objectives outlined in the Community Strategic Plan. Financial projections for the Delivery Program use a combination of detailed project and program information and assumptions.

Due to the postponement of the 2020 local government elections to December 2021, the term of the current elected Council will be two years and nine months instead of the usual four-year term. The Local Government Act 1993 still requires the new Delivery Program to cover a four-year period i.e. 2022 - 2026.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

DRAFT DELIVERY PROGRAM, OPERATIONAL PLAN & RESOURCING STRATEGY  
[CONT'D]

The Operational Plan includes a list of actions and projects Council will undertake and aligns with the strategies of the Delivery Program. It incorporates an annual budget and projections for the term of the Delivery Program. The annual budget is determined from detailed information of projects and programs that are expected to be delivered within the 2023-2024 financial year and is connected to actions in the Operational Plan.

The fees and charges for various Council services are reviewed annually. Changes to fees and charges for 2023-2024 are included in the annual budget.

**Draft Budget 2023 – 2024**

Highlights of the draft 2023 – 2024 budget include:

- \$49m total budget (excluding depreciation)
- Projected surplus of \$14,196 for 2023 - 2024
- \$22m capital works program
- \$16.3m for road, bridge and footpath projects
- \$1.2m for water and sewer projects

**BUDGET IMPLICATIONS**

All costs associated with preparing the draft IP&R documents have been met from existing budget allocations.

**CONCLUSION**

Council is required to undertake corporate planning and reporting activities in accordance with the Local Government Act 1993, the Local Government (General) Regulation 2021, and the NSW Government's Integrated Planning and Reporting Guidelines and Handbook 2021. The draft Delivery Program 2022-2026 incorporating draft Operational Plan 2023-2024 and budget, and draft Fees & Charges 2023-2024 have been prepared and it is recommended that the documents be placed on exhibition and that Council accepts submissions until Friday 16 June 2023.

**RECOMMENDATION**

That:

1. Council places the Delivery Program 2022-2026 incorporating draft Operational Plan 2023-2024 and budget, and draft Fees and Charges 2023-2024 on public exhibition and accepts submissions until Friday 16 June 2023.
2. Staff prepare a further report outlining the outcomes of the public exhibition for presentation at the June 2023 Council Meeting.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

**2. INTERIM 2022/2023 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2023**

Report prepared by Chief Financial Officer – Dean Hart

**REASON FOR REPORT**

To present the Interim Budget Review as at 31 March 2023 in accordance with Section 203 of the Local Government (General) Regulation 2005.

**REFERENCE TO DELIVERY PLAN ACTION**

Not Applicable – legislative requirement

**DISCUSSION**

The Interim Budget Review as at 31 March 2023 is included as **ANNEXURE 7** for Councillors' perusal. The Budget Review, as presented, indicates that the projected 2022/2023 cash surplus will be \$54,334, which represents an improvement of \$3,877 on the budget surplus of \$50,457 as at 31 December 2022.

**OVERALL BUDGET REVIEW**

Detailed below is a full review on a functional basis with comments. The commentary below provides an explanation of major variances (greater than \$5,000) except where offset within the same function.

**GOVERNANCE**

Function and comment		Projected Budget Variance \$
<b>Elected Members Expenses</b> Satisfactory		Nil
<b>Governance Expenses</b> Satisfactory		-584
<b>Risk Management</b> Satisfactory		Nil
<b>TOTAL GOVERNANCE</b>		<b>-584</b>

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

INTERIM 2022/2023 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2023 [CONT'D]

**ADMINISTRATION**

Function and comment	Projected Budget Variance \$
<b>Corporate Services Administration</b> A number of relatively minor adjustments made in areas such as legal expenses, staff training, advertising and finalisation of capital expenditure projects. Overall result was an improvement of \$15,436.	+15,436
<b>Information Technology Services</b> The IT budget has been amended to include the major project of migration to Office 365 with costs offset through existing budget allocations thereby resulting in a nil budget impact.	-701
<b>Employment On-Costs</b> Satisfactory	Nil
<b>Engineering and Depot Administration</b> Budget adjusted to include comprehensive asset management project with costs offset through savings in engineering salaries and depot operational costs.	-7,400
<b>Plant Operations</b> Satisfactory	Nil
<b>TOTAL ADMINISTRATION</b>	<b>+7,335</b>

**PUBLIC ORDER AND SAFETY**

Function and comment	Projected Budget Variance \$
<b>Animal Control</b> Satisfactory	Nil
<b>Fire Services</b> Satisfactory	Nil
<b>Emergency Services</b> Satisfactory	Nil
<b>TOTAL PUBLIC ORDER &amp; SAFETY</b>	<b>Nil</b>

**HEALTH SERVICES**

Function and comment	Projected Budget Variance \$
<b>Health Administration</b> Satisfactory	-1,328
<b>TOTAL HEALTH SERVICES</b>	<b>-1,328</b>

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

INTERIM 2022/2023 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2023 [CONT'D]

**ENVIRONMENT**

Function and comment	Projected Budget Variance \$
<b>Waste Management</b> Additional costs incurred in one-off mattress disposal project and recycling services.	<b>-65,789</b>
<b>Noxious Animals &amp; Insects</b> Satisfactory	<b>Nil</b>
<b>Noxious Plants</b> Satisfactory	<b>Nil</b>
<b>Street Cleaning</b> Budget adjusted to reflect significant reduction in street sweeping activities	<b>+75,477</b>
<b>Stormwater Maintenance &amp; Drainage</b> Satisfactory	<b>Nil</b>
<b>TOTAL ENVIRONMENT</b>	<b>+9,688</b>

**COMMUNITY SERVICES AND EDUCATION**

Function and comment	Projected Budget Variance \$
<b>Family Day Care</b> Satisfactory	<b>Nil</b>
<b>Preschools</b> Satisfactory	<b>Nil</b>
<b>Youth Services</b> Budget adjusted to reflect non recovery of contribution from Lockhart Shire Council following suspension of youth services	<b>-22,321</b>
<b>Community Housing</b> Satisfactory	<b>Nil</b>
<b>Frampton Court Rental Units</b> Satisfactory	<b>Nil</b>
<b>Kala Court Rental Units</b> Satisfactory	<b>Nil</b>
<b>Kala Court Self-Funded Units</b> Satisfactory	<b>Nil</b>
<b>Aged Care Rental Units – Culcairn</b> Satisfactory	<b>Nil</b>
<b>Aged Care Rental Units – Jindera</b> Satisfactory	<b>Nil</b>
<b>TOTAL COMMUNITY SERVICES &amp; EDUCATION</b>	<b>-22,321</b>

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

INTERIM 2022/2023 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2023 [CONT'D]

**HOUSING AND COMMUNITY AMENITIES**

Function and comment	Projected Budget Variance \$
<b>Street Lighting</b> Satisfactory	Nil
<b>Public Cemeteries</b> Additional maintenance activities undertaken across all cemeteries	-21,646
<b>Town Planning</b> Budgeted income reduced to reflect waiving of DA fees for the Henty respite Centre project.	-10,000
<b>Public Conveniences</b> Additional maintenance activities undertaken across all public toilets offset by a reduction in parks and gardens maintenance costs.	-37,500
<b>Council Owned Housing</b> Satisfactory	Nil
<b>Other Community Amenities</b> Satisfactory	-245
<b>TOTAL HOUSING &amp; COMMUNITY AMENITIES</b>	<b>-69,146</b>

**RECREATION AND CULTURE**

Function and comment	Projected Budget Variance \$
<b>Public Halls</b> Satisfactory	+252
<b>Libraries</b> Building maintenance costs increased due primarily to a major sewer blockage at the Holbrook Library, which required immediate rectification works.	-17,046
<b>Museums</b> Satisfactory	Nil
<b>Swimming Pools</b> Satisfactory Reconciliation of final budget position will take place once all outstanding invoices for the pool season have been finalised.	-2,494
<b>Sporting Grounds &amp; Recreation Reserves</b> Satisfactory	Nil
<b>Parks &amp; Gardens</b> Budget reallocated to public conveniences as above.	+37,500
<b>Other Cultural Services</b> Satisfactory	Nil
<b>TOTAL RECREATION &amp; CULTURE</b>	<b>+18,212</b>

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

INTERIM 2022/2023 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2023 [CONT'D]

**MINING, MANUFACTURING & CONSTRUCTION**

Function and comment		Projected Budget Variance \$
<b>Building Control</b> Satisfactory		-283
<b>Quarries &amp; Pits</b> Satisfactory		Nil
<b>TOTAL MINING, MANUFACTURING &amp; CONSTRUCTION</b>		-283

**TRANSPORT AND COMMUNICATIONS**

Function and comment		Projected Budget Variance \$
<b>FAG Grant – Roads Component</b> Satisfactory		Nil
<b>Urban Roads Local</b> Satisfactory		Nil
<b>Sealed Rural Roads – Local</b> Satisfactory		Nil
<b>Sealed Rural Roads – Regional</b> Satisfactory		Nil
<b>Unsealed Rural Roads - Local</b> Satisfactory		Nil
<b>Bridges</b> Satisfactory		Nil
<b>Kerb &amp; Gutter</b> Satisfactory		Nil
<b>Footpaths</b> Satisfactory		Nil
<b>Aerodromes</b> Satisfactory		-1,568
<b>Bus Shelters</b> Satisfactory		Nil
<b>Ancillary Road Works</b> Satisfactory		Nil
<b>State Roads RMCC Works</b> Satisfactory.		Nil
<b>Natural Disaster Recovery</b> Satisfactory		Nil
<b>Road Safety Officer</b> Satisfactory		Nil
<b>TOTAL TRANSPORT &amp; COMMUNICATIONS</b>		-1,568

**ORDINARY MEETING OF GREATER HUME COUNCIL  
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CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

INTERIM 2022/2023 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2023 [CONT'D]

**ECONOMIC AFFAIRS**

Function and comment	Projected Budget Variance \$
<b>Jindera Medical Centre</b> Satisfactory	Nil
<b>Caravan Parks</b> Budget adjusted to reflect lower than anticipated revenue.	-9,000
<b>Tourism Operations</b> Satisfactory	Nil
<b>Visitor Information Centre &amp; Submarine Museum</b> Satisfactory	-13
<b>Economic Development</b> Satisfactory	Nil
<b>Community Development</b> Satisfactory	Nil
<b>Real Estate Development</b> Water charges that will be subject to possible debt recovery brought to account as an expense to Council. Income budget also adjusted to reflect actual rental payments received.	-11,487
<b>Real Estate Sales</b> Satisfactory	Nil
<b>Private Works</b> Budget adjusted to reflect actual costs and income from private works.	+8,764
<b>TOTAL ECONOMIC AFFAIRS</b>	-11,736

**GENERAL PURPOSE REVENUES**

Function and comment	Projected Budget Variance \$
<b>FAG Grant – General Component</b> Satisfactory	Nil
<b>Interest on Investments</b> Modest adjustment made to income from interest on investments in line with current average rates of return.	+75,608
<b>Rates</b> Budget adjusted to actual rates levied.	Nil
<b>TOTAL GENERAL PURPOSE REVENUES</b>	+75,608

**SUMMARY OF BUDGET VARIATIONS**

<b>SUMMARY OF BUDGET VARIATIONS</b>	<b>+3,877</b>
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**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

INTERIM 2022/2023 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2023 [CONT'D]

**WATER AND SEWERAGE**

General income and expenditure figures appear to be satisfactory.

**SUMMARY**

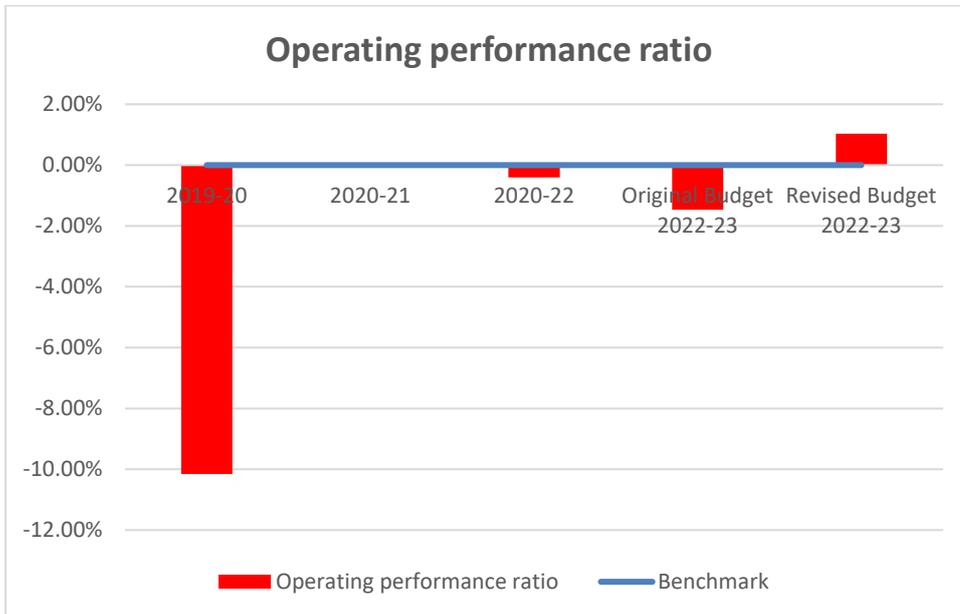
Council’s overall budget position has improved slightly with a surplus of \$54,334 predicted as at 31 March 2023.

Shown below are a number of Council’s financial indicators as at 31 March 2023. These indicators are consistent with those reported in Council’s Annual Financial Statement.

**RECOMMENDATION**

That Council note and approve the Interim Budget Review Statement as at 31 March 2023.

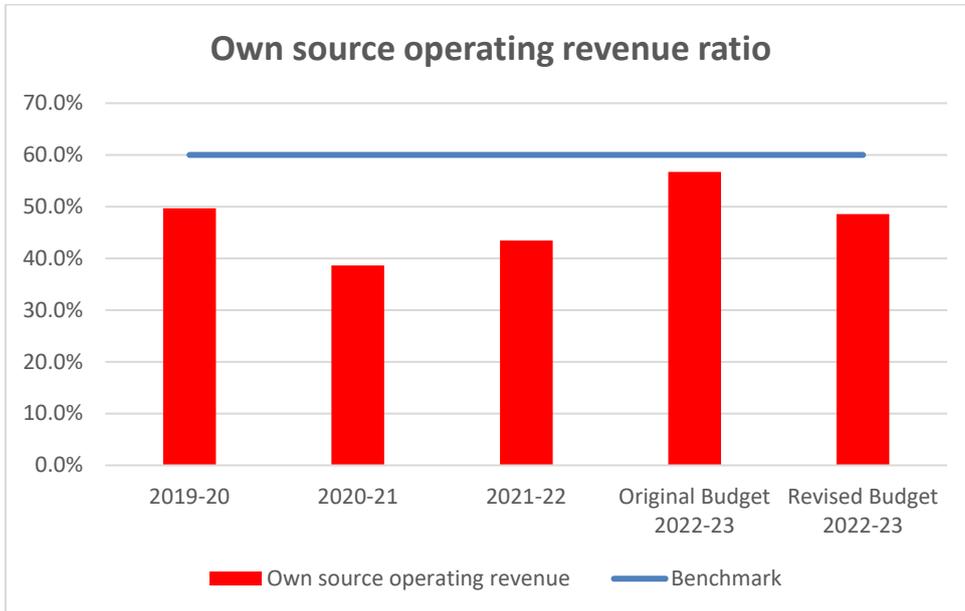
**KEY FINANCIAL INDICATORS**



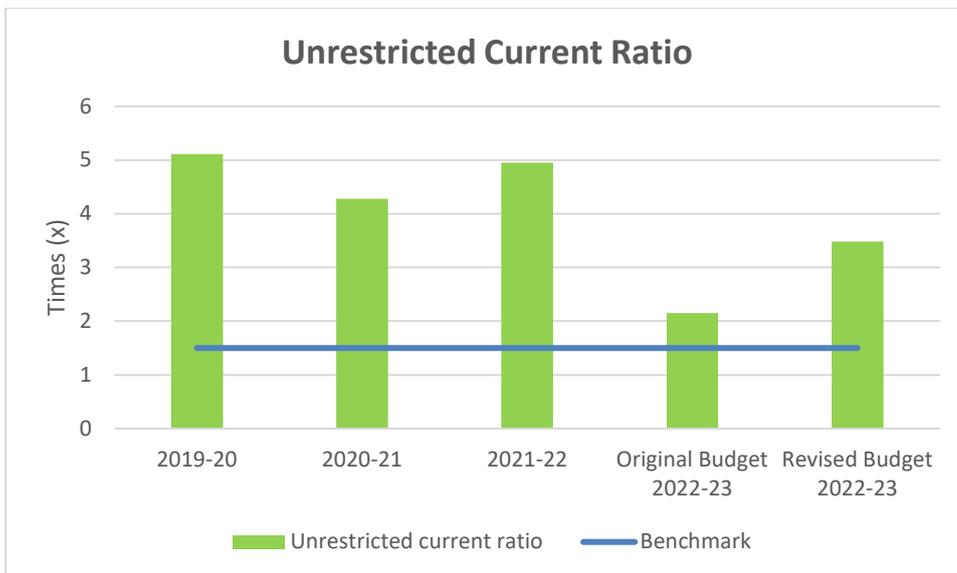
This ratio measures Council’s achievement of containing operating expenditure within operating revenue.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

**INTERIM 2022/2023 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2023 [CONT'D]**



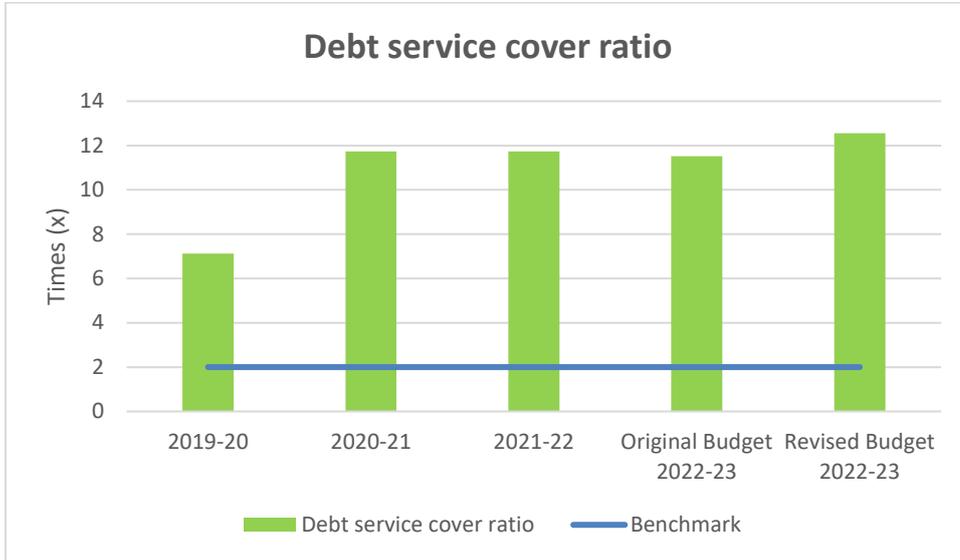
This ratio measure fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions. It should be noted that the benchmark 60% is unlikely to be achieved In rural councils such as Greater Hume Council due to their heavy reliance on grants and contributions due to their large area and small populations.



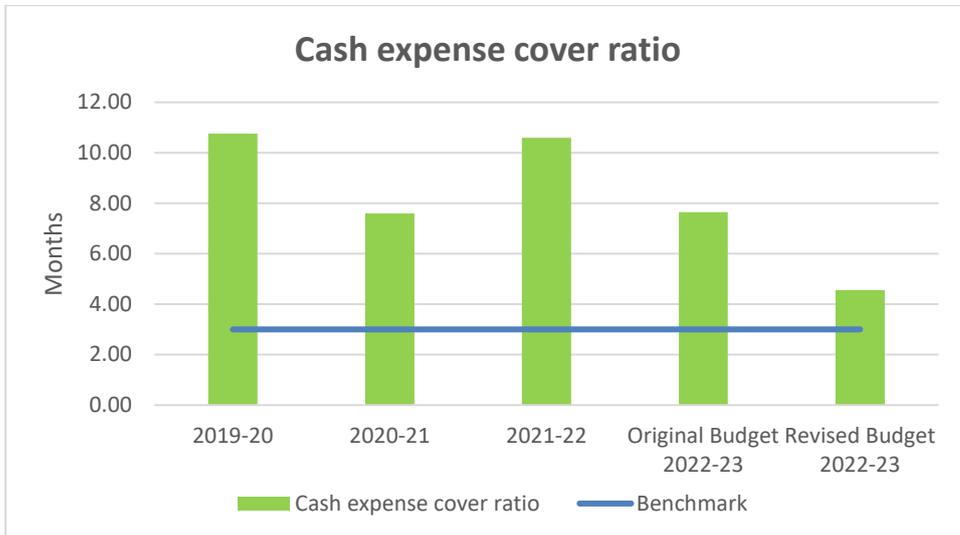
This ratio assesses the adequacy of Council’s working capital and its ability to satisfy its obligations in the short term for the unrestricted activities of Council.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
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CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

**INTERIM 2022/2023 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2023 [CONT'D]**



This ratio measures the availability of operating cash to service debt, including interest, principal and lease payments.



This liquidity ratio indicates the number of months Council can continue to pay for its immediate expenses without additional cash inflow.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

## **ENGINEERING**

### **1. TRANSFER OF CROWN ROAD TO PUBLIC ROAD – MORVEN**

**Report prepared by Engineering Administration Assistant – Amanda Williams**

#### **REASON FOR REPORT**

To seek Councillors approval to transfer a Crown road adjacent to the following Lots to a Public road, under the control of Council:

- Lot 1 DP 1120311
- Lot 2 DP 1120311
- Lot 173 DP 53751
- Lot 3 Section 31 DP 58711

#### **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 (part of Atkins Street Morven) is currently utilised as access for residential properties, and currently maintained by Council unaware that it was a Crown Road. . However, as Crown Lands are not the road works authority it is felt that the road should be formally 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.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
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CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

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

A copy of the map highlighting the road to be transferred in yellow 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 Lots to be transferred to Council as a Public Road:
  - Lot 1 DP 1120311
  - Lot 2 DP 1120311
  - Lot 173 DP 53751
  - Lot 3 Section 31 DP 58711
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.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

**2. CLASSIFICATION OF COUNCIL LAND – LOT 1 DP 571901, JINDERA**

**Report prepared by Engineering Administration Assistant – Amanda Williams**

**REASON FOR REPORT**

This report seeks approval to classify land recently acquired by Council as Operational Land in accordance with Section 31 (2) of the Local Government Act 1993.

**REFERENCE TO DELIVERY PLAN ACTION**

Nil

**DISCUSSION**

Council has acquired Lot 1 DP 571901, 29 Nioka Road Jindera.

In accordance with Sec 31 (2) and Sec 34 of the Local Government Act 1993, Council must resolve that land acquired be classified as community land or operational land, before the land is acquired or within three months after acquiring. Council must also give public notice of its intended classification.

The public notification process to classify Lot 1 DP 571901, 29 Nioka Road Jindera as Operational Land has been completed and a Resolution of Council is now sought to finalise the classification process.

The public notice advertisement regarding the proposed classification appeared in the Border Mail on Saturday 1 April 2023 with the submission period closing on Friday 28 April 2023. No submissions were received objecting (or otherwise) to the proposal.

**BUDGET IMPLICATION**

Nil.

**CONCLUSION**

A Resolution of Council is now sought to classify the land recently acquired at Jindera as Operational Land.

**RECOMMENDATION**

That in accordance with Section 31 (2) of the Local Government Act 1993, Council resolve that Lot 1 DP 571901, 29 Nioka Road Jindera be classified as Operational Land.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

**ITEM TO BE REFERRED TO CLOSED COUNCIL**

Nil

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

**CORPORATE AND COMMUNITY SERVICES**

1. **2022/2026 DELIVERY PLAN AND 2022-2023 OPERATIONAL PLAN – REPORT AS AT 31 MARCH 2023**

Report prepared by Director Corporate & Community Services – David Smith

**REASON FOR REPORT**

To ensure compliance with section 407 of the Local Government Act, 1993.

**REFERENCE TO DELIVERY PLAN ACTIONS**

Statutory matter.

**DISCUSSION**

Section 407 of the Local Government Act 1993 requires the General Manager to report to Council, within two months after the end of each quarter, regarding the extent to which the performance targets set by the Council's Delivery Program have been achieved.

**ENCLOSED SEPARATELY** with the agenda is the report to 31 March 2023, detailing key actions contained in the 2022/2026 Delivery Program and 2022/2023 Operational Plan and achievements.

The comprehensive Delivery Plan Report is available to the public at the following link:

<https://www.greaterhume.nsw.gov.au/Your-Greater-Hume-Council/Documents-and-Policies>

Given the ongoing difficult operating environment satisfactory progress has been made in all Themes during the 2022/2023 Financial Year.

**BUDGET IMPLICATIONS**

Nil.

**CONCLUSION**

It is Management's view that overall satisfactory progress towards the achievement of Performance Targets included in the 2022/2026 Delivery Program and 2022/2023 Operational Plan has been achieved during the first three quarters.

**RECOMMENDATION**

That Council receive and note the 2022/2026 Delivery Program and 2022/2023 Operational Plan review report to 31 March 2023.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

**2. COMBINED INVESTMENT ACCOUNT – MONTH ENDED 30 APRIL 2023**

**Report prepared by Accountant – Camilla Webb**

**REASON FOR REPORT**

This report presents to Council details of all funds invested as at 30 April 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.

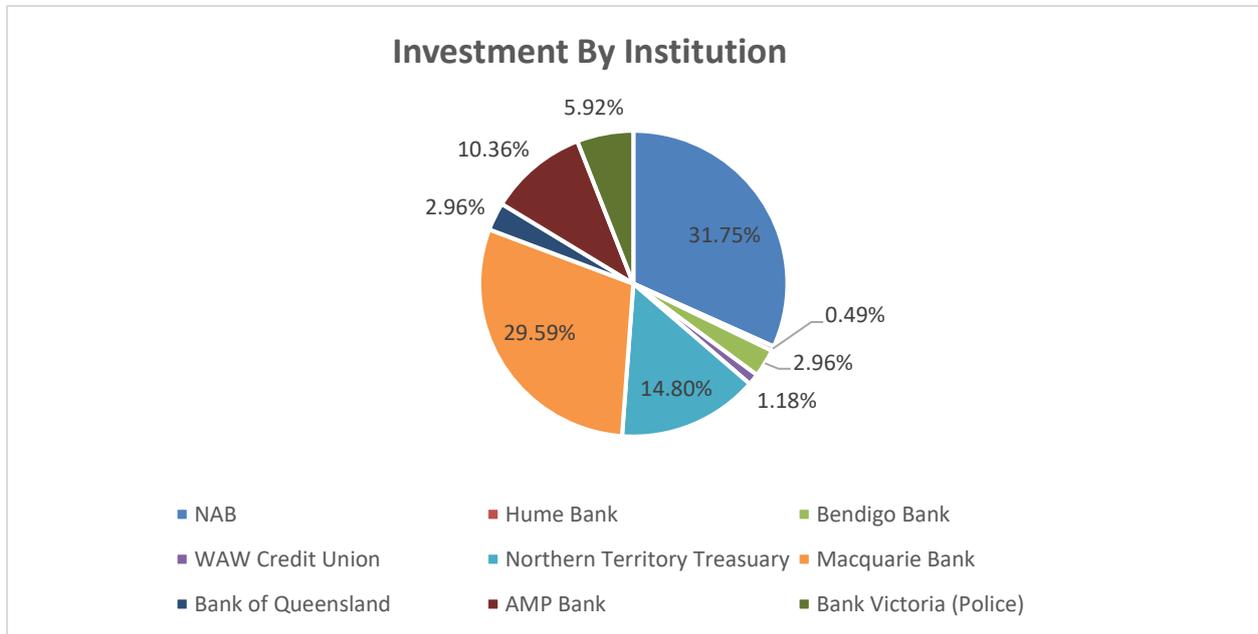
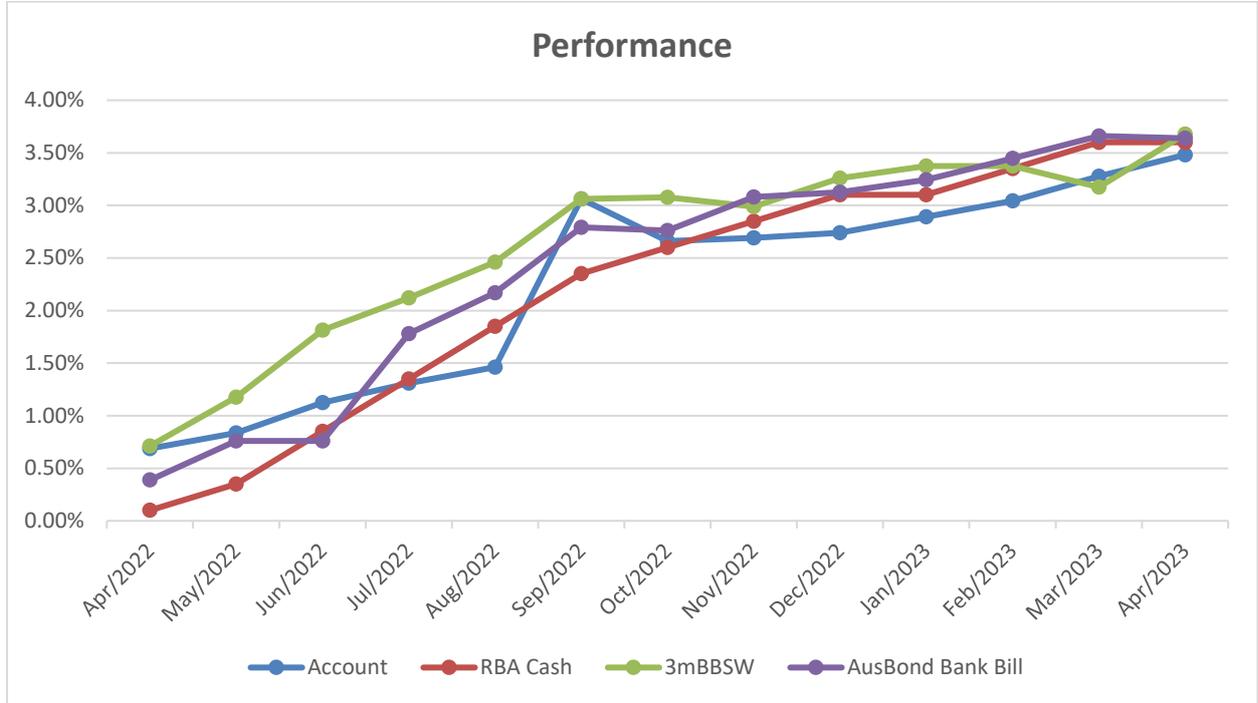
**Greater Hume’s overall investment portfolio**

Total Portfolio Value	<b>\$33,792,764.87</b>
Weighted Average Term (days)	231
Weighted Average Yield	3.48%
Total Monthly Accrued Interest	<b>\$82,422.01</b>
Total Interest Received this month	<b>\$90,217.81</b>
Interest Payments this month	5
Matured Investments this month	5
Total Funds Matured this month	<b>\$5,000,000.00</b>
New Investments this month	4
Total Funds Invested this month	<b>\$3,000,000.00</b>

Note: The Reserve Bank of Australia cash rate remained on 3.60% from 5 April 2023.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
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CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

**COMBINED INVESTMENT ACCOUNT – MONTH ENDED 30 APRIL 2023 [CONT'D]**



**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

**COMBINED INVESTMENT ACCOUNT – MONTH ENDED 30 APRIL 2023 [CONT'D]**

**Investment Register**

Contract Number	ADI/Security Name	Maturity Date	Amount	Long Term Rating	Term in Days	Monthly Accrued Interest	Yield
58201	Hume Bank	2/05/2023	\$46,751.06	NR	365	\$23.06	0.60%
58000	Macquarie Bank	19/05/2023	\$1,000,000	A+	365	\$2,219.18	2.70%
58022	Bendigo & Adelaide Bank	19/05/2023	\$500,000	BBB+	365	\$1,150.68	2.80%
63556	NAB	1/06/2023	\$500,000	AA-	91	\$1,726.03	4.20%
63561	Macquarie Bank	1/06/2023	\$500,000	A+	90	\$1,754.79	4.27%
63745	Macquarie Bank	13/06/2023	\$500,000	A+	91	\$1,787.67	4.35%
63087	Macquarie Bank	13/06/2023	\$1,000,000	A+	123	\$3,410.96	4.15%
63536	NAB	26/06/2023	\$500,000	AA-	150	\$1,726.03	4.20%
63463	Macquarie Bank	27/06/2023	\$500,000	A+	120	\$1,750.68	4.26%
58640	Hume Bank	30/06/2023	\$50,112.21	NR	365	\$113.27	2.75%
62452	Bank Of Queensland.	4/07/2023	\$500,000	BBB+	180	\$1,787.67	4.35%
64269	Macquarie Bank	12/07/2023	\$1,000,000	A+	91	\$2,316.44	4.45%
63230	Police Financial Services	18/07/2023	\$500,000	BBB	152	\$1,808.22	4.40%
63023	Macquarie Bank	8/08/2023	\$1,000,000	A+	180	\$3,427.40	4.17%
63022	NAB	8/08/2023	\$1,000,000	AA-	181	\$3,534.25	4.30%
63314	Macquarie Bank	11/08/2023	\$1,000,000	A+	171	\$3,715.07	4.52%
63557	NAB	21/08/2023	\$500,000	AA-	172	\$1,869.86	4.55%
63284	Police Financial Services	21/08/2023	\$1,500,000	BBB	182	\$5,486.30	4.45%
63562	Macquarie Bank	22/08/2023	\$500,000	A+	172	\$1,869.86	4.55%
63564	Macquarie Bank	30/08/2023	\$500,000	A+	181	\$1,869.86	4.55%
63558	NAB	30/08/2023	\$500,000	AA-	181	\$1,869.86	4.55%
54123	NAB	13/09/2023	\$2,000,000	AA-	727	\$986.30	0.60%
63907	Macquarie Bank	20/09/2023	\$1,000,000	A+	184	\$3,723.29	4.53%
63908	NAB	20/09/2023	\$500,000	AA-	184	\$1,828.77	4.45%
60497	AMP Bank	27/09/2023	\$500,000	BBB	365	\$1,931.51	4.70%
60822	WAW Credit Union	9/10/2023	\$400,000	NR	365	\$1,150.68	3.50%
60817	AMP Bank	12/10/2023	\$1,000,000	BBB	365	\$3,739.73	4.55%
64397	Bank Of Queensland.	16/10/2023	\$500,000	BBB+	179	\$700.68	4.65%
60956	AMP Bank	20/10/2023	\$1,000,000	BBB	365	\$3,904.11	4.75%
64444	AMP Bank	25/10/2023	\$1,000,000	BBB	187	\$1,356.16	4.95%
63063	NAB	6/11/2023	\$1,000,000	AA-	270	\$3,657.53	4.45%
63559	NAB	27/11/2023	\$500,000	AA-	270	\$1,931.51	4.70%
63565	Macquarie Bank	27/11/2023	\$500,000	A+	269	\$1,939.73	4.72%
63842	Macquarie Bank	11/12/2023	\$1,000,000	A+	271	\$3,797.26	4.62%
64367	Bendigo & Adelaide Bank	13/12/2023	\$500,000	BBB+	240	\$872.60	4.55%
63568	Hume Bank	1/03/2024	\$68,304.65	NR	365	\$241.41	4.30%
56079	Northern Territory Treasury Corp	15/06/2025	\$1,000,000	NR	1,248	\$1,150.68	1.40%
52490	Northern Territory Treasury Corp	16/06/2025	\$1,500,000	NR	1,481	\$1,356.16	1.10%
51782	Northern Territory Treasury Corp	15/06/2026	\$2,500,000	NR	1,887	\$2,671.23	1.30%
49570	NAB	1/05/2023	\$3,727,596.95	AA-	1	\$265.53	2.60%
<b>Total</b>			<b>\$33,792,764.87</b>			<b>\$82,422.01</b>	

**ORDINARY MEETING OF GREATER HUME COUNCIL  
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CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

COMBINED INVESTMENT ACCOUNT – MONTH ENDED 30 APRIL 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 30 April, 2023 total Investments held were \$33,792,764.87. The year to date accrued investment earnings for 2022/23 was \$751,069.47 representing a weighted average yield of 3.48%.

**RECOMMENDATION**

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

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

## **ENVIRONMENT AND PLANNING**

### **1. HOLBROOK STRUCTURE PLAN – PROGRESS REPORT**

**Report prepared by Director Environment and Planning – Colin Kane and Economic Development Coordinator – Marg Killalea**

#### **REASON FOR REPORT**

This report provides an update to Council and the community following the launch of the Holbrook Structure Plan project in March 2023.

This report documents the level of initial community and landowner interest about preparing a structure plan for the town which will in turn inform the next stage of the project.

#### **REFERENCE TO DELIVERY PLAN ACTION**

<b>Theme:</b>	Growth and Prosperity
<b>Outcome G1:</b>	Our towns and villages are championed to stimulate economic growth, investment and employment opportunities

#### **DISCUSSION**

The Holbrook Structure Plan project builds upon the Greater Hume Local Strategic Planning Statement adopted in 2019.

The preparation of a Holbrook Structure Plan will result in a strategy to support growth of Holbrook over the next 20 years. The project 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, which will be supported by well thought out land use zonings for the future development of Holbrook.

A Stakeholder Engagement Plan for the project was endorsed by Council at its March meeting. Since, correspondence and explanatory flyer has been distributed to landowners within the defined footprint for the study as well as insertion of the flyer in the March issue of Holbrook Happenings as well as setting up of an information page on Council's website <https://www.greaterhume.nsw.gov.au/Newsroom/Current-News/Holbrook-Structure-Plan>

In the first phase of the project, Council has sought interest from landowners identified in the study footprint to make contact with Council about the development potential of their land. The invitation period concluded on Friday, 5 May 2023.

At the time of writing, sixteen (16) landowners have made submission for Council to investigate the development potential of their land. Council officers are very pleased with the level of community and landholder interest in the project to date.

The project now moves into the "Issues and Opportunities" phase of the project which is expected to be completed mid-year, shown in the project timeline below.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

**HOLBROOK STRUCTURE PLAN – PROGRESS REPORT [CONT'D]**

**Table: Timeline**

Timeline 2023		
Feb	Background Review	
15 March	Report to Council	
20 March - 5 May	Consultation Phase 1	
<b>May - June</b>	<b>Issues and Opportunities Identified</b>	<b>Current stage</b>
July - Aug	Draft Holbrook Structure Plan prepared	
Sept	Report to Council	
25 Sept - 3 Nov	Consultation Phase 2	
Dec 2023	Final report and adoption by Council	

**BUDGET IMPLICATION**

An allocation has been included in the 2023/2024 Draft Budget to meet the cost of detailed design and mapping and publishing of the final report.

**CONCLUSION**

The preparation of a Holbrook Structure Plan will result in a strategy to support growth of Holbrook over the next 20 years.

**RECOMMENDATION**

That the progress report be received and noted.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

## **PART C - ITEMS FOR INFORMATION**

### **GOVERNANCE**

#### **1. TOURISM AND PROMOTIONS REPORT – APRIL 23**

**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	
April 2023		Previous	Current	Previous	Current	Previous	Current
Website Traffic	New	5188	4547	349	473	923	1244
	Returning	1694	1436	130	104	151	153
Traffic Source	Organic	3591	4257	280	356	573	834
	Direct	1023	796	177	150	125	92
	Referral	1240	177	5	5	277	361
	Social	136	134	17	66	0	5
Device Paths	Desktop	2791	1909	408	207	360	430
	Mobile	2895	3215	269	345	531	788
	Tablet	211	155	10	3	55	47
Bounce Rate	%	51.38	67.41	81.98	72.86	77.70	73.23

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

1. Events - ANZAC Day Services in Greater Hume
2. Living in Greater Hume – Waste Facilities Opening Times Charges and Accepted Waste
3. Living in Greater Hume - Roads and Road Safety - Current Road and Facility Closures
4. Contact Us
5. Your Greater Hume Council – Careers with Us

#### **www.ghchildren.com.au – top pages:**

1. Family Day Care
2. News – Changes to Child Care Subsidy – CCS
3. Enrol Your Child/Children
4. Featured Content - Enrol Your Child - Our Services
5. Contact Us

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

TOURISM AND PROMOTIONS REPORT – APRIL 23 [CONT'D]

**www.visitgreaterhume.com.au – top pages:**

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

**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 – 1065 followers

Individual facebook pages:

- Greater Hume Council – 3500 followers
- Visit Greater Hume – 651 followers
- Holbrook Submarine Museum – 1237 followers
- Greater Hume Children’s Services – 1000 followers
- Greater Hume Youth Advisory Committee – 493 followers
- Buy Local in Greater Hume – 606 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**

Development of the Winter edition of Greater Hume Council Newsletter is well under way and should be out in early June.

**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. Grant applications managed by writer are:

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

**TOURISM AND PROMOTIONS REPORT – APRIL 23 [CONT'D]**

<b>Name</b>	<b>About</b>	<b>Current</b>
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 completed construction of the road, carpark and sealed footpath. Linemarking, interpretational signage and opening to complete.
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

**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 April' 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 July 2023. The Destination NSW campaign will feature Morgan's Lookout at Walla Walla. #feelNSW

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

TOURISM AND PROMOTIONS REPORT – APRIL 23 [CONT'D]

**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:

Apr 23 - Walk In – 2270, Phone Calls - 26, Emails – 3.

Apr 19 - Walk In – 1806, Phone Calls - 33, Emails – 7.

Submarine Museum Statistics:

Apr 23 - Adult - 178, Child - 42, Concession - 200, Family - 165, Group - 55, Total - 640.

Apr 19 - Adult - 107, Child - 134, Concession - 26, Family - 152, Group - 85, Total - 504.

**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 Commander Holbrook Races; Morgan Country Car Club Swap Meet & Show and Shine, Jindera; High Tea at Jindera Pioneer Museum; Holbrook Easter Fly In; Culcairn Station House Museum Open Day; Jindera Community Garage Sale; Holbrook Agricultural Show and ANZAC Day.

**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 finalized signage for Jindera Pioneer Museum.

**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**

- 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 July 2023.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

TOURISM AND PROMOTIONS REPORT – APRIL 23 [CONT'D]

**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. The Oral History workshop on 13 April was well attended with 4 of our community museums represented. Planning is underway for a pest management workshop.

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.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

## **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 30 APRIL 2023**  
The statement of bank balances as at 30 April 2023 is attached at **ANNEXURE 8.**
3. **GREATER HUME LIBRARY SERVICES**

**Report prepared by Library & Youth Services Team Leader – Susan Kane**

### **REASON FOR REPORT**

To clarify matters raised in response to the Library Services report presented to the April 2023 Council Meeting.

### **REFERENCE TO DELIVERY PLAN ACTIONS**

Objective Our lifestyle and services nurture the health and wellbeing of the individual and community as a whole

CSP Strategy H2.1 Provide the facilities, spaces and activities that support wellbeing, active and healthy communities

### **DISCUSSION**

An information report on library services was presented to the April 2023 Council Meeting for the information of Councillors.

A section of the report provided advice on recent announcements regarding funding for the Trove system of digitised archives. Concerns have been raised that the tone of the report on the Trove funding could be interpreted as politically favouring the actions of the current Federal Government.

Management apologise if the reference made in the report has caused offense to Councillors and reiterate that when preparing the report the author's sole intent was to convey the successful allocation of funding to an important function of our library service and was in no way intended to convey or suggest their political views.

### **BUDGET IMPLICATIONS**

Nil.

### **CONCLUSION**

For the information of Councillors.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

**4. GREATER HUME LIBRARY SERVICES**

**Report prepared by Library & Youth Services Team Leader – Susan Kane**

**REASON FOR REPORT**

To inform Council on library membership and participation in Greater Hume Council Libraries.  
To inform Council on Federal Funding for Trove.

**REFERENCE TO DELIVERY PLAN ACTIONS**

Theme	Health Communities.
Outcome	We are revitalising our communities, welcoming visitors, growing our economy and promoting the lifestyle, culture and heritage offered in our communities.

**DISCUSSION**

The Greater Hume Council Libraries continue to organise and facilitate programs and services that meet the needs and wants of the community.

**Library Programs – April 23**

<b>April 23</b>	<b>Location</b>	<b>Event</b>
April School Holiday Programs	All Libraries	Arts & crafts including sand art and painting held at all libraries.
Afterschool Technology & Games Program with Lucas	Culcairn and Henty Libraries	Discover the fun of technology games and other games with SBAT student Lucas from St Paul's College Walla Walla
Author visit – Anne Smith	Henty Library	Anne Smith author of Private CRL SMITH – A digger's story from the Western Front visited the Henty Library on Friday 28 April 23 from 12noon – 1pm.
Easter Egg Competition	Henty Library	Children were invited to participate in an Easter Egg Colouring Competition
Knitting Group	Jindera & Culcairn	Women in the community get together for a chat and knitting
Storytime	Culcairn, Jindera, Holbrook	Storytime continues at all libraries each month except Henty as the date fell during the school holidays
Women's Online Study Group	Henty	Up to 10 women meet in the library to study a Childcare Certificate each Friday

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

GREATER HUME LIBRARY SERVICES [CONT'D]

**Upcoming library programs – May 23**

<b>Upcoming Programs</b>	<b>Location</b>	<b>Event</b>
Law Week	Culcairn & Henty Library	A local Solicitor will do a presentation on Succession Planning and Wills
RSA & First Aid Courses	Billabong High School and St Paul's College	Adulting 101 funding
Youth Skate Workshop and Competitions with Al's Skate School	Culcairn, Walla Walla and Henty	Greater Hume Council Libraries are promoting this event

**Library Statistics – April 23**

<b>Library Statistics – February 23</b>	<b>Henty</b>	<b>Culcairn</b>	<b>Holbrook</b>	<b>Jindera</b>
Issues	276	182	406	94
Online Resources eBook and eAudios	171	65	200	30
Door Count	515	1211	996	862

**Mobile Library Statistics – April 23**

<b>Mobile Library Statistics</b>	<b>Brocklesby</b>	<b>Burrumbuttock</b>	<b>Gerogery</b>	<b>Jindera</b>	<b>Walla Walla</b>	<b>Walbundrie</b>	<b>Woomargama</b>
	25	11	15	47	65	18	11

**BUDGET IMPLICATIONS**

Nil. Works are funded from budget allocations.

**CONCLUSION**

Greater Hume Council Libraries continue to facilitate programs and services that meet the needs and wants of the community. Throughout April the Greater Hume Council Libraries held a number of programs for all ages.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

## **ENGINEERING**

### **1. APRIL REPORT OF WORKS**

#### **Grants Program**

##### **State Roads Maintenance (RMCC)**

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

##### **Regional Roads**

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

Jingellic Road (MR331) 1km reconstruction works including table drains and road widening is to commence mid May.

Walla Walla Jindera Road (MR 547) has been resealed through Walla Walla township with linemarking still to be completed.

##### **Local Roads**

###### **Sealed**

General maintenance on local roads is continuing.

Road reconstruction of 4km of Brocklesby Balldale Road (Stage 1), from Brocklesby Goombargana Road to Woodland Road is continuing. Installation of culverts is almost complete.

Tree trimming and removal is due to commence in May for preparation of road reconstruction of 3.25km of Brocklesby Balldale Road (Stage 2).

Clean up of tree debris across Council and culvert repairs from Woodland Road to end of seal is continuing from storm damage caused in January 2022 as approved by TfNSW (Natural Disaster AGRN 1001).

Clean up of tree debris from severe weather events in September onwards in 2022 (AGRN 1034) is continuing under natural disaster funding.

Road widening and sealing of the first 500m of Ferndale Road, Woomargama from Tunnel Road is almost complete with linemarking still to be carried out.

Heavy Patching on Bungowannah Road is complete.

###### **Unsealed:**

Clean up of tree debris, medium grading, heavy grading and culvert repairs across Council is continuing as approved from TfNSW (Natural Disaster AGRN 1001).

Immediate repairs on various roads is ongoing from damage caused by storms September 2022 onwards. (Natural Disaster AGRN 1034).

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

APRIL REPORT OF WORKS [CONT']

Replacement of Coppabella Road Bridge is continuing following damage caused by storms/floods March 2021 (Natural Disaster AGRN 960) as approved by TfNSW.

Maintenance grading has been carried out on the following roads during April. See Map **ANNEXURE 9**.

Capital Works Program 2022-2023 spreadsheet is also attached as **ANNEXURE 9**.

Road Name	Location & Length (km)
Benambra Rd	Both unsealed section – 5.5km
Brocklesby Balldale Rd	From Old Balldale Rd to Woodland Rd – 4km
Coppabella Rd	Patch east of Cribbs Rd – 0.1km
Jobsons Rd	Full length – 1.9km
Maginnitys Gap Rd	From boundary – 5.5km
Morebringer Ln	From Howlong Balldale Rd – 2.3km
Old Balldale Rd	Overlaps with March mapping (mapped previous month) – 1km
Rosewood Rd	From bend to Cararoo Rd – 5.5km
Sherwyn Rd	From Alma Park Rd to Gluepot Rd – 3.4km
Weeamera Rd	Unsealed section – 4.4km
Woodland Rd	From Brocklesby Balldale Rd end – 1.1km
Yenches Rd	First two unsealed sections – 4.5km

**Urban Streets:**

General maintenance of urban streets and signage is continuing.

Underground stormwater drainage in Fraser and Balfour Streets, Culcairn is continuing.

Underground storm drainage construction in Adams Street, Jindera Street to Watson Street, Jindera is nearing completion.

**General:**

General maintenance of public toilets and parks is continuing.

General sign maintenance is continuing.

Road works at Jacob Wenke Drive subdivision has been completed.

Road reconstruction of Hanel's Road for the Hanel's Lookout project, Woomargama has been carried out, including sealing. Linemarking and installation of speed restriction signage is still to be completed.

**ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023**

APRIL REPORT OF WORKS [CONT'D]

**Monthly Works Maintenance Expenditure:**

Local Roads Program	Current Budget	Monthly Budget to Date	YTD Expenditure	Monthly Budget Variance to Actual	Natural Disaster & Pothole Expenditure to Date	Comments
Urban Roads Maintenance	\$210,000	\$175,000	\$192,298	-\$17,298	\$31,675	Over expenditure will be covered by the under expenditure of Street Trees.
Urban Roads Town Maintenance	\$250,000	\$208,333	\$260,713	-\$52,380		Over expenditure will be covered by the under expenditure of Street Trees.
Rural Roads Sealed	\$764,975	\$637,479	\$728,398	-\$90,919	\$813,710	Over expenditure will be covered by the under expenditure of resealing program.
Rural Roads Unsealed	\$1,221,603	\$1,018,003	\$1,177,677	-\$159,675	\$820,341	Over expenditure will be covered by the under expenditure of resheeting program.
Street Tree Maintenance	\$250,000	\$208,333	\$136,791	\$71,542		

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	Natural Disaster & Pothole Expenditure to Date	Comments
Regional Roads Maintenance	\$750,000	\$625,000	\$1,160,328	-\$535,328	\$374,922	Over expenditure will be covered by the under expenditure of resealing program.

Sportsgrounds, Parks & Public Toilets	Current Budget	Monthly Budget to Date	YTD Expenditure	Monthly Budget Variance to Actual	Natural Disaster & Pothole Expenditure to Date	Comments
Sportsground Maintenance	\$353,512	\$294,593	\$329,455	-\$34,861		Over expenditure will be covered by the under expenditure of P & G maintenance.
Parks & Gardens Maintenance	\$353,378	\$294,482	\$233,432	\$61,050		
Public Toilets Maintenance	\$163,248	\$136,040	\$201,700	-\$65,660		Over expenditure will be partially covered by the under expenditure of P & G maintenance.

**NB : Sportsground Maintenance excludes annual GHC contribution payment**

ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023

APRIL REPORT OF WORKS [CONT'D]

**Major Projects Expenditure:**

Project	Budget	YTD	Committed	Total	Remaining	Comments
Gerogery Road Rehab	\$2,609,911	\$1,870,172	\$104,113	\$1,974,285	\$635,626	Project only has Guardrail to be installed on second section of the works.
Brocklesby Balldale Road Rehab	\$1,750,000	\$345,440	\$0	\$345,440	\$1,404,560	Drainage Works - only 1 triple cell culvert left to be installed.
Pothole Funding - State Government	\$3,801,504	\$0	\$0	\$0	\$3,801,504	Vender Panel request have been issued and work has been scoped.
Brocklesby Balldale Road Rehab - Stage 2	\$2,921,579	\$0	\$78,136	\$78,136	\$2,843,442	Trees removal has been awarded and culvert pipes ordered.
Coppabella Bridge Replacement	\$1,566,500	\$134,301	\$0	\$134,301	\$1,432,199	Contractor has commenced.

ORDINARY MEETING OF GREATER HUME COUNCIL  
TO BE HELD AT  
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN  
ON WEDNESDAY 17 MAY 2023

## **ENVIRONMENT AND PLANNING**

### **1. DEVELOPMENT APPLICATIONS PROCESSED FOR THE MONTH OF APRIL 2023**

The schedule of development applications processed for the month of April 2023 is attached at **ANNEXURE 10**.

## **PART D**

## **COMMUNITY MEETING- MINUTES**

Attached in **ANNEXURE 11**, are minutes of the following items:

1. **MINUTES OF BURRUMBUTOCK COMMUNITY FORUM GENERAL MEETING  
MINUTES HELD ON 27<sup>TH</sup> MARCH 2023 AT THE BURRUMBUTOCK HALL**
2. **MINUTES BROCKLESBY FOCUS GROUP MEETING 13<sup>TH</sup> FEBRUARY 2023**
3. **CULCAIRN COMMUNITY DEVELOPMENT COMMITTEE ANNUAL GENERAL MEETING  
25<sup>TH</sup> APRIL 7PM CULCAIRN COUNCIL CHAMBERS**