

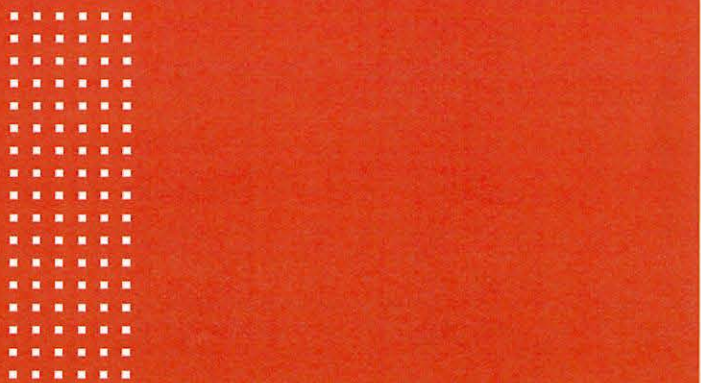
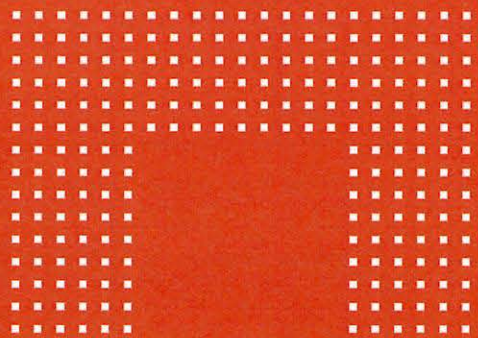
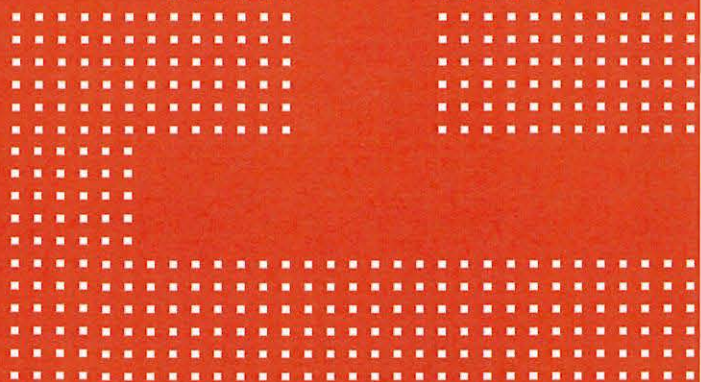
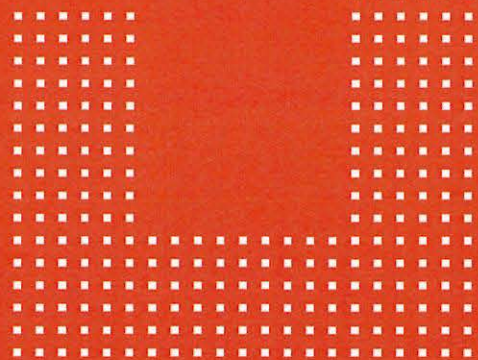
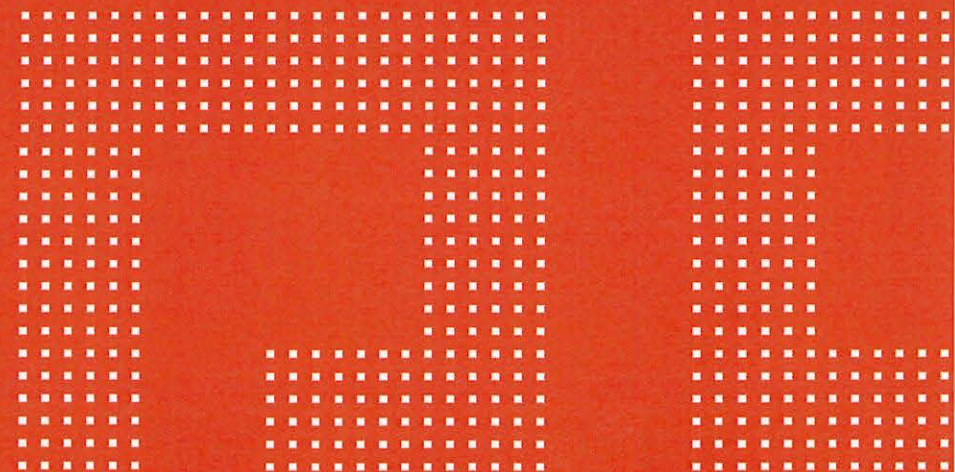
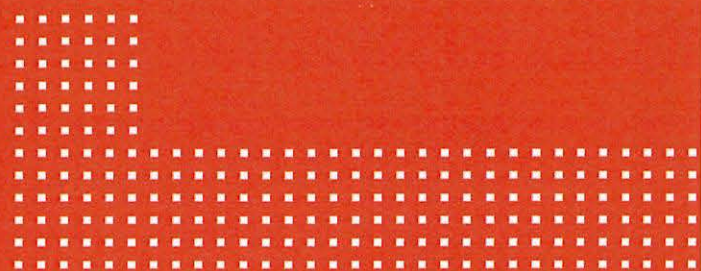
habitat planning

Development Application

Short Street, Walla Walla

Alterations & additions to industry
Kotzur

July 2018



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Attachments

- A. Plans
- B. DCP compliance table
- C. Statement of Environmental Effects
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Figure 1: Location of the subject land within the context of Walla Walla (Source: SIX Maps).



Figure 2: The development site within the context of the subject land (Source: nearmap)

walls are to be constructed of concrete 'tilt-up' panels to act as a sound barrier to residents to the west. There are no openings in the building addition other than an access door in the southern wall. Access to the additional space is through the existing building.

An Environmental Noise Impact Assessment relating to the use of the shed has been prepared as part of the proposal and this is included at Attachment 'D'. This assessment concludes that the proposed activity can comply with the requirements of the EPA's *Noise Policy for Industry 2017*.

It is intended for the laser cutting machine within the shed to operate 24 hours per day and seven days a week. The activity is associated and integrated with other activities at the complex and is not an independent operation.

The development, or more specifically its use, will generate one additional truck movement per day at the Kotzur complex. Truck movements associated with the development will only be on the northern side of the building. As is the current arrangement, truck access will be from Short Street and exit via Railway Street.

The proposal will generate an additional five jobs at the Kotzur complex.

4. Matters for consideration

Section 79C(1) of the EP&A Act requires the consent authority to take into consideration a range of matters relevant to the development. The following sections of this report assess the proposal against the relevant provisions required by Section 79(C)(1)(a), as appropriate.

4.1. State Environmental Planning Policies

The following SEPP's are relevant to the application.

4.1.1. State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) sets out considerations relating to land contamination across the state. The intention of the SEPP is to establish 'best practice' guidelines for managing land contamination through the planning and development control process.

In the context of this application, clause 7 of SEPP 55 generally requires that consideration be given to whether or not land proposed for development is contaminated and fit for use for its intended purpose.

The subject land has been historically used for agricultural and industrial purposes, and is not known to be contaminated, nor is it expected to be potentially contaminated. Consequently, the land is considered fit for use for its intended purposes (being additions to an industrial activity) and therefore the relevant considerations of SEPP 55 are satisfied by the current proposal.

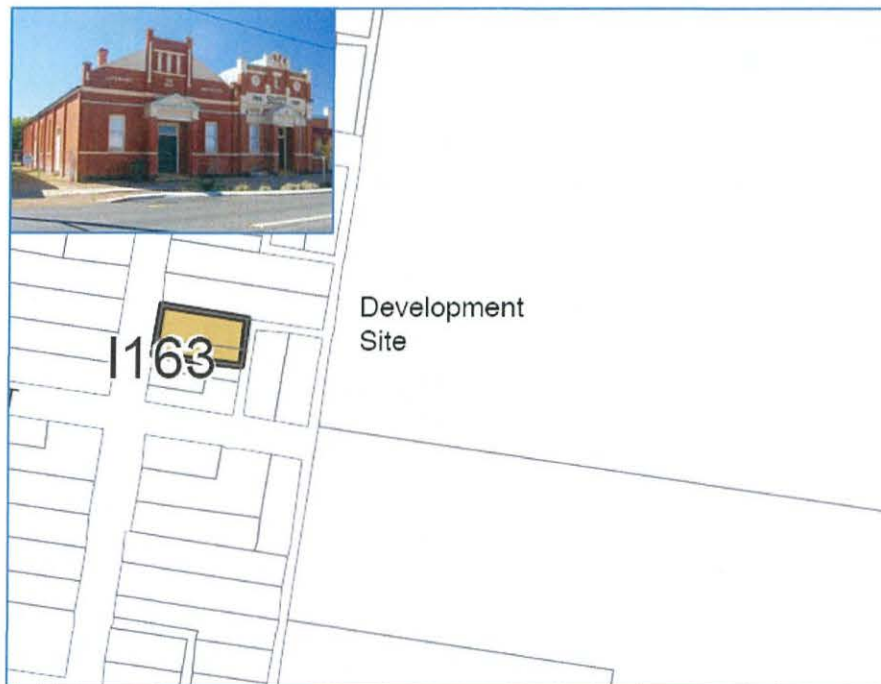


Figure 4: Extract from the Heritage Map (Source: GHLEP)

4.2.3. Terrestrial biodiversity (clause 6.2)

A significant portion of the subject land is mapped for Biodiversity on the Terrestrial Biodiversity Map in the GHLEP (see Figure 5). This clause requires Council to consider whether the proposed development will have any adverse impact on the vegetation within the mapped area. The site for the proposed development is situated more than 500 metres from the mapped area. In addition the development is sited as far from the mapped area as is possible within the subject land.

Consequently Council can be satisfied this clause has no influence on the proposal.

- provide for a range of industrial activities in industrial precincts;
- provide a level of amenity in industrial areas for those that visit and work there; and
- ensure that development incorporates safe and functional movement of vehicles on and off site.

The proposal is considered to satisfy these objectives because:

- it is proposing an industrial development;
- it has been designed to minimise potential amenity impacts (principally noise);
- there are no environmental impacts;
- it will create employment;
- it is part of an existing industrial complex;
- it is not in a residential area; and
- it does not create any on or off-site traffic issues.

The development controls relating to industrial development as set out within Chapter 3 are addressed in Attachment 'B'. This assessment concludes that the proposal generally complies with the majority of the development controls or they are not relevant.

The non-compliances for parking and addressing street frontage are justified having regard for the circumstances of the development; namely that the proposal is an addition to an existing industrial development and not a stand-alone development.

4.3.2. Township Structure Plans (Section 5.0)

This chapter of the GHDCP provides guidance to Council in the appropriate location of various types of land uses via a township Structure Plan. The Structure Plans (including that for Walla Walla) are derived from a Strategic Land Use Plan undertaken for the whole of the Shire as part of the preparation of the GHLEP

Figure 6 shows the Structure Plan for Walla Walla and has no land use designation for the site of the proposed development. The site adjoins a strip of land to the west shown as 'Residential' and to the north the existing Kotzur complex as 'Industrial'.

The Structure Plan therefore neither supports nor discourages the proposed industrial activity in the nominated location.

Table 1: Aboriginal archaeology due diligence assessment

Due diligence steps	Response
1. Will the activity disturb the ground surface or any culturally modified trees?	Yes, construction will involve earthworks.
2. Are there any: a) relevant confirmed site records or other associated landscape feature information on AHIMS? and/or b) any other sources of information of which a person is already aware? and/or c) landscape features that are likely to indicate presence of Aboriginal objects?	There are no recorded archaeological sites on the AHIMS database or on the Heritage Map in the ALEP within or near the subject land. The site at which the development is proposed is highly modified through the existing shed to which the additions are proposed and the surrounding area. There are no landscape features at the site or in the vicinity likely to indicate the presence of Aboriginal objects.
3. Can harm to Aboriginal objects listed on AHIMS or identified by other sources of information and/or can the carrying out of the activity at the relevant landscape features be avoided?	Not applicable having regard for the response to Step 2 above.
4. Does a desktop assessment and visual inspection confirm that there are Aboriginal objects or that they are likely?	No.
5. Further investigation and impact assessment	Not required having regard for the response to Steps 2 and 4 above.

5. Statement of Environmental Effects

Clause 2 of Part 1 of Schedule 1 to the *Environmental Planning and Assessment Regulation 2000* lists the documents that must accompany a development application. Subclause 2(1)(c) states that one of these documents must be a statement of environmental effects. Subclause 2(4) specifies the matters to be addressed in a statement of environmental effects as follows:

- a) the environmental impacts of the development,
- b) how the environmental impacts of the development have been identified,
- c) the steps taken to protect the environment or to lessen the expected harm to the environment,
- d) any matters required to be indicated by any guidelines issued by the Director-General for the purpose of this clause.

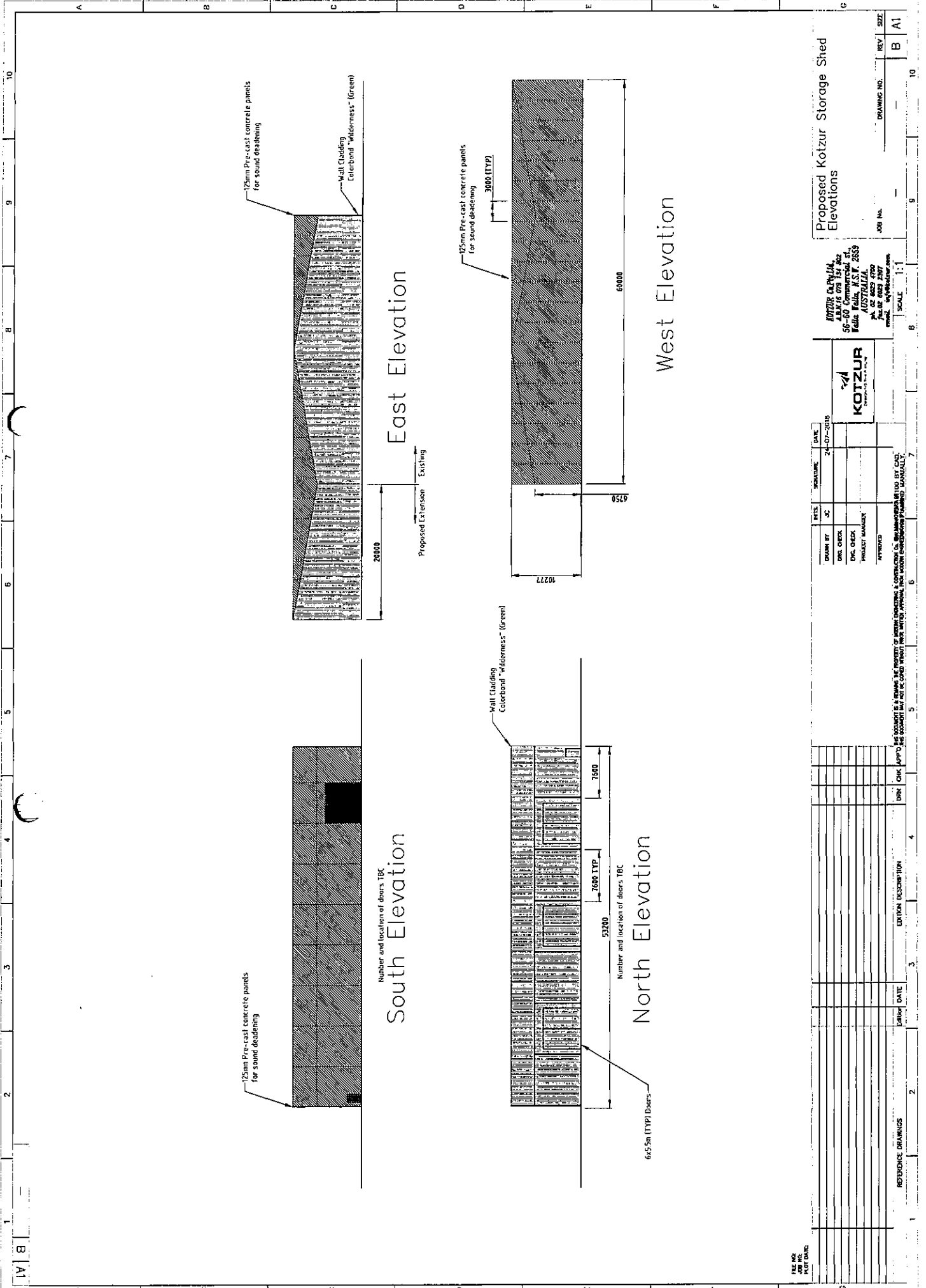
It is noted that there are no guidelines issued by the Director-General applicable to this proposal.

An assessment of the environmental impacts of the proposed subdivision is undertaken in Attachment 'C'. In summary, this assessment reveals that there are no potential detrimental environmental impacts that can't be satisfactorily addressed through mitigation measures. Consequently the proposal is considered to be satisfactory in terms of environmental impacts.

Attachment A

Plans

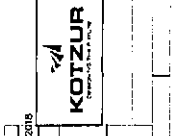




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 PROJECT MANAGER: JC
 APPROVED: JC

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Compliance with controls in Chapter 3.0 of the Greater Hume Development Control Plan

Control	Comment
Appearance	
1. Buildings are to have their main building facade and entries addressing the primary street frontage.	Non-compliant. The site of the proposed development does not have a street frontage as such and consequently can't address it. In addition the proposal is just one element of a much larger complex of buildings that does have a primary street frontage to Commercial Street. The complex has an entrance feature to this street and consequently satisfies this control.
2. High quality materials and finishes should be used for building exteriors as well as any fences.	Complies. The roof and two walls of the building addition are to be clad in metal coloured 'Wilderness' (see below for colour sample). This colour will 'soften' the visual appearance of the building by blending with the rural environment to the east. The western and southern walls facing the nearest residences will be constructed of concrete 'tilt-up' panels.
3. All building surfaces (with the exception of the roof) shall be of a non-reflective nature (e.g. not white or silver), details of which are to be supplied to Council at the time of lodging the development application.	
4. Office components shall be generally located at the street frontage to enable the placement of windows and doors to 'break up' the façade.	Complies. See above.
5. Sites are to be maintained in a neat and tidy condition at all times.	Not applicable. There is no office component in the development.
	Noted. This is a management issue rather than development. The applicant undertakes to heed this requirement.
Landscaping	
1. All industrial sites are to be appropriately landscaped.	Complies. The development is located within a rural lot predominantly used for agriculture. The building will have no impact on visual amenity from the north, east and south and thus does not require landscaping on these fronts. To the west is the rear and side of three residential properties that will be separated from the development by a 6 metre wide road reserve, a 20 metre wide wind break of trees and a further 20 metre setback from the lot boundary. The wind break satisfies this control for landscaping.

Control	Comment
<p>4. Fencing is permissible within the setback area if it is:</p> <ul style="list-style-type: none"> • open type fencing (e.g. green coloured open mesh security fencing), provided that it is not closer than 5 meters to a road; and/or • low fencing (less than 500mm high) which does not obstruct the view of landscaping from the street and the driver's view from driveway to road. 	<p>Not applicable. No fencing is proposed.</p>
<p>5. Signs may be approved within the minimum setback area (see below).</p>	<p>Not applicable. No signage is proposed.</p>
<p>Parking & access</p>	
<p>1. Parking is to be provided on-site at the minimum rates specified in the DCP. <i>For 'industry' this is 1 space per 70m² of gross floor area.</i></p>	<p>Non-compliant. Whilst this control would demand 15 parking spaces to be provided for the development, no parking is proposed as it is already accounted for elsewhere within the Kotzur complex. The development is an addition to existing activities within the complex rather than something independent. The development will increase the number of employees at the complex by five, hence the need for parking in addition to that already provided for Kotzur employees is not considered necessary.</p>
<p>2. Council may consider a reduction in these standards if it can be demonstrated the proposed use of the premises does not warrant such provision. However Council will take into consideration the nature of the proposed activity. Applicants must demonstrate there is sufficient room on the site to provide parking in accordance with the standards should the use of the premises change.</p>	<p>Noted. A reduction in the number of parking spaces theoretically demanded by the development is considered justified for the reasons given above. It is noted that it is difficult to determine a single development standard for car parking that is relevant to all types of industrial development.</p>
<p>3. Council may require on-site parking at a rate in excess of the above if the proposed use of the premises warrants such an outcome.</p>	<p>Noted. No car parking is demanded by the development, let along the provision of car parking above the rate specified above.</p>
<p>4. Parking spaces must be physically separated from access ways, loading and unloading areas, and manoeuvring areas.</p>	<p>Not applicable. No parking spaces are proposed (see above).</p>
<p>5. All parking areas are to be constructed so as to allow for the catchment and disposal of stormwater to a point of discharge agreed to by Council.</p>	<p>Not applicable. No parking spaces are proposed (see above).</p>
<p>6. Driveways should generally comprise a width of at least 8 metres, allowing two-way 'in' and 'out' movements.</p>	<p>Not applicable. No driveways are proposed.</p>
<p>7. Access and internal layout must ensure all vehicles (including trucks) are able to enter and exit the site in a forward direction.</p>	<p>Complies. The development is not constrained for vehicle (including heavy vehicles) manoeuvrability. Hence all vehicle can comfortably enter and exit in a forward direction.</p>
<p>8. Developments should be designed to allow a heavy vehicle to complete a three point or semi-circular turn on site without interfering with parked vehicles, buildings, landscaping or outdoor storage and work areas</p>	<p>Complies. See above.</p>

Control	Comment
<p>8. Land uses or development considered by Council to potentially have a detrimental impact on existing or future residential areas through noise or air emissions (e.g. dust or odour) will be discouraged without the submission of a relevant Impact Statement by the applicant demonstrating otherwise. Compliance with the Impact Statements will then become a condition of consent.</p>	<p>Noted. See above.</p>
<p>Signage</p>	
<p>1. Signage to be restricted to identifying and promoting the business activity occupying the site and the goods and services it offers only.</p>	<p>Not applicable. No signage is proposed.</p>
<p>2. Signage relating to a product, activity or service unrelated to the business on the site is not permitted.</p>	<p>Noted.</p>
<p>3. Advertising signs and structures shall be of a size, colour and design which are compatible with the building to which they relate.</p>	<p>Not applicable. No signage is proposed.</p>
<p>4. Signs should be proposed in a manner which does not visually dominate the area of building walls nor should they extend above the roof of the building.</p>	<p>Not applicable. No signage is proposed.</p>

	How the environmental impacts of the development have been identified	The potential environmental impacts of the development	The steps taken to protect the environment or to lessen the expected harm to the environment
Context & setting	Walla Walla Structure Plan Anticipated.	Detrimental visual impact by a significant addition to a large industrial shed.	The development is separated by nearly 50 metres from nearest residential properties, including a 20 metre wide tree wind break.
Access & traffic	Anticipated	<p>Potential negative impact on the existing intersection of Railway and Commercial Streets through increased traffic movements (including heavy vehicles).</p> <p>Potential negative impact on the function of Railway Street through an increase in traffic (including heavy vehicles).</p> <p>Potential negative impact on public safety through the introduction of a new traffic generator at the end of Railway Street.</p> <p>Potential negative impact on road surface through additional traffic.</p>	<p>The design and structure of Railway Street can accommodate the small, increase in traffic generated by the proposal without accelerating its deterioration.</p> <p>The relatively small increase in traffic will not reduce road user safety at the intersection of Railway and Commercial Streets.</p>
Infrastructure	Anticipated	<p>Potential detrimental impact through an unsustainable load being placed on the town's infrastructure.</p> <p>Potential positive impact through use of infrastructure already provided to the site.</p>	None required as the urban infrastructure in Walla Walla can accommodate the demands of the proposal.
Heritage	Schedule 5 of the GHLEP for list of heritage items.	Potential detrimental impact on the nearest heritage item in the Walla Walla Literary Institute and Memorial Hall at 72 Commercial Street through the presence of a nearby large industrial building.	The heritage item is 100 metres from the development and separated by residential and related structures.
Archaeology	AHIMS & Due Diligence Assessment	None as the site does not contain any known archaeological items. There are also no features on the subject land that would indicate the presence of archaeological items.	None required.

	How the environmental impacts of the development have been identified	The potential environmental impacts of the development	The steps taken to protect the environment or to lessen the expected harm to the environment
Noise	Environmental Noise Impact Assessment (see Attachment 'D')	<p>Potential detriment on the residential amenity of the area though noise associated with construction.</p> <p>Potential detriment on the residential amenity of the area though noise associated with the use of the building, particularly at night.</p>	<p>Construction noise is temporary and will only be undertaken during normal working hours.</p> <p>In regards to ongoing use, the noise impact assessment (see Attachment 'D') concludes:</p> <p><i>Calculations and predictions show that the level of noise emission from the operation of the laser cutter will be within the noise design goals at each receptor location, to ensure the EPA's Noise Policy for Industry 2017 recommended noise limits are met for the overall operation of the Kotzur facility. This is providing that recommendations made in Section 6 of this report are implemented and adhered to.</i></p> <p>The applicant has committed to adopting and implementing these recommendations, This will satisfactorily ameliorate any detrimental off-site impacts from noise.</p>
Natural hazards	Greater Hume Bush Fire Prone Land Map Anticipated	<p>The subject land is not mapped as bush fire prone.</p> <p>The site is not known to flood.</p>	None required.
Social impact	Anticipated.	Potential positive impact through confidence in the future of Walla Walla.	None required.
Economic development	Anticipated.	Potential positive economic impact on Wala Walla through investment in new development.	None required.

[Show header](#)

Development Application 10.2018.77.1 Kotzur

From : "Virginia Scholz" <virginia.scholz@raywhite.com>
To : MailMailbox, Colin Kane
Cc : BRIGITTE RICHARDSON
Sent : 4 July 2018 13:38:24

Dear Sirs,

In relation to the above mentioned application.
I previously had not considered an objection to this development, as I know how important Kotzurs' are to the township of Walla Walla.

However, since I have taken on the Marketing and hopeful sale of 66A Commercial Street Walla Walla, I have become aware of the detrimental affect that this is and will have on the residential property values of nearby homes.

I have current potential buyers looking into this development and the impact it will have on 66A Commercial Street In regards to noise and possible re-sale value.

I estimate that this proposed Development has devalued this properties' potential sale value by approximately \$30,000 - \$40,000.

For Walla Walla to continue to grow we not only need Industry, but more-so families and children to actually contribute to the growth of childcare, schools, health facilities etc. This will provide the town with 7 day a week community, as opposed to a 5 day a week 'drive in drive out' society.

We need to ensure that the heart of the town is family friendly and not perceived to be wholly industrial.
We need to encourage more small businesses which can viably operate on the weekend and recreate Walla Walla as the once vibrant little village that it once was. To do this we need population growth.

It is a difficult balancing act of both industry and quality of life, but I hope that the Council will do the right thing by the towns folk and give full consideration to the proposed development of such an invasive proposal.

Kind Regards,

Virginia Scholz

Virginia Scholz
Sales Consultant | Ray White Albury

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GREATER HUME SHIRE COUNCIL
CULCAIRN CUSTOMER SERVICE5 JUN 2018
E Jones

BL RICHARDSON

66a Commercial Street
WALLA WALLA NSW 2659

Phone 0427247572

4 June 2018

Colin Kane
Greater Hume Shire Council
40 Balfour Street
CULCAIRN NSW 2660

Dear Sir,

Re: Development Application 10.2018.77.1 by A C Kotzur

I refer to my email to you dated 30/5/2018 and your response of the same date in which you state that you will be requesting additional information from the Applicant.

I now make the following comments :-

. I took up residence at Walla Walla, after renovating the butcher shop, in December, 2008. My property, at that stage, was adjoined by a residence owned by Mr. and Mrs. Pumpa on the northern side and Mr. & Mrs. Clancy to the southern side and vacant land to the east. The land going further to the east was farm land, presumably owned by the Applicant.

. Over the period from taking residence until now, that environment referred to above, changed markedly as follows :-

The vacant land was enclosed by a high, mesh, fenced enclosure which mostly houses industrial waste materials which are unsightly and depressing to look at. The farmland, referred to above, has a large shed on it now as well as a further fenced enclosure which contains more industrial waste, a transmission tower having two large receivers on it and two small sheds, which I assume are connected to the tower.

. I have recently moved to Gerogery, where my husband and I have built a new home. My main reasons for moving from Walla Walla were the expansions to the factory, which happened after I moved in, as well as the growth of the output from the factory in both noise and emissions. This resulted in my wanting to leave for a good quality of life. My husband, who only came to take up permanent residence with me in Walla, after selling his property in Victoria, has told me that he was not able to enjoy the outdoor area at my home, as he had expected, because of noise and emissions coming from the factory. I have chosen not to shut my mind to matters regarding the factory and feel duty bound to bring my concerns relating to this latest expansion proposal (of which I have received notice) to your notice for consideration.

Since taking up residence in Walla, the only notification of a Development Application relating to the Applicant's property and factory was the D.A. relating to the fenced area to the east and directly behind my property. I was never given the opportunity to object to any of the other developments that have taken place.

I have, however, had correspondence and dealings with your Council regarding emissions, noise and hours of operation of the factory, since November, 2014. I have also had direct dealings with Mr. Andrew Kotzur regarding the operations of the factory.

As no additional information has been provided by you, at present, in regard to the D.A. I can only deal with what has been forwarded to me with your letter dated 24/5/18 and I wish to make additional observations regarding what I know relating to the present D.A. in relation to and relevant to the proposed shed extension.

No heights have been given for the existing shed, the proposed shed and the proposed wall.

The existing shed has a pitched roof with an apex that runs east/west. The extension is proposed to run off the existing shed to the south and I assume the apex will also be east/west. The height of the present shed, to which the extension is to be added, seems to be in excess of a two-storey building (excluding the roofing). As you will appreciate, the existing shed and the proposed new structures would be very large and dominating.

There is no information, to hand, regarding where the industrial waste materials, stored around the existing shed, would be located, what would be housed in the proposed shed, what would be stored outside the proposed shed, and what additional fencing is proposed to enclose materials not stored under cover. Also, what trade waste would be generated from operations in the new shed area and how will they be disposed of (in this we include emissions). How would storm water, off the shed etc., be disposed of, what products would be produced from the operations in the new area and what would be the proposed output as well as what traffic (trucks, fork lifts etc.) as well as other machinery would be operating in and around the new area and whether there would be an optimum time of operation or not.

In my opinion, the Application must be considered in the context of the whole factory development and its operations and not as a stand-alone project.

In my opinion the proposed extension of operating hours to 24/7 must not be agreed to for the factory or any part of it hence it is not necessary to consider what lighting would be necessary for night operations.

Presently and for some time I have been disturbed that large trucks – semi trailers etc. – park in the middle of the road outside the gates to the factory in Railway Street in the night and in the day and that this part of Railway Street has really become an extension of the factory premises and its purposes. Entry to my property, via the lane, has been difficult because of this.

The template forwarded to me by you and completed by the Applicant is very sketchy and lacking vital information and I am not able to understand how the Applicant can answer "No" to Items 1, 3 and in regard to item 7, I agree with the Applicant's answer that he does not consider the development to be

environmentally sustainable under "Environmental Impacts" also, I just do not understand how the Applicant states what he has under the heading "Context and Setting".

Under the heading "Access/Traffic and Utilities" I consider this matter should be carefully looked into by the Council, as traffic movement and access is very relevant to the operation of the factory and impinges on residents – see the paragraph regarding trucks in Railway Street.

On the back of the template, forwarded to me, there is a document under the heading "Statement of Environmental Effects". This document is also very sketchy in content and raises a number of questions to me – namely – 1. The proposal in the document would be to have 5 workers engaged in the new area. What would those workers be undertaking, what other workers would be needed to bring materials in and out of the area and to assist as needed? 2. What would be the extent of the laser cutting time and steel fabrication work happening in the new area? 3. What would be the implications of cutting sheet metal with a laser cutter and what risks are involved? 4. The document states "no waste will be generated in this area". This is a very definite statement by the Applicant and would need to be backed up by hard facts.

In the Template under "Social and Economic Impacts", the Applicant states "long term this development will create jobs". This indicates to me that the Applicant has further development plans for the long term. This present, proposed development may not necessarily be the last of the developments proposed for the factory. It is obvious that more development will equate to the need for more workers and from what I have been told the majority of the work force at present are not residents of Walla Walla.

In regard to the matters covered in the Template, an independent risk and impact assessment is necessary covering the proposed development and existing development and what impacts and risks the operations of the factory would create and what they would cause.

Noise in regard to the factory is a real issue and is present, constantly, during operations of the factory to such an extent that being in my outdoor area was, quite often, impossible and when I had visitors for e.g. a meal, we would have to move inside when the noise became such that it made it difficult to hear one another.

Dust, which contains small metallic fragments, is also a real issue. It visually coats outdoor tables and chairs, tiles etc. In addition, the factory stack emits a yellow smoke - like substance, on a daily basis, which spreads out over the surrounding area.

Noise also comes from spray painting activities and this seems to create a type of haze which hangs in the atmosphere.

My opinion is that there should be no further developments, of the factory, at the present site and that any further developments should only be in an industrial estate away from the town boundaries. To allow the factory, in the middle of the town, as it is now, is bizarre and to even contemplate extending the factory further on the present site is bizarre in the extreme. To do so would create an undesirable precedent.

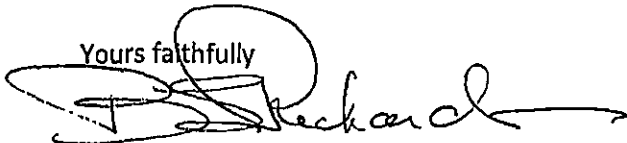
In my opinion, as a resident of Walla Walla for 9 years, this Application should not be approved. In my opinion it is not in the best interests of the residents of Walla Walla and is detrimental to the town's development as a desirable place to live.

I take this opportunity to raise the subject that it would be good if the Council encourages and assists the town to undertake residential developments (the current development is a really good start) as well as desirable developments such as shops which can work in conjunction with the growth of population. In addition, it has been interesting to observe that more caravans and recreational vehicles are staying at the Walla Walla camping area. This is despite there being only basic facilities. To develop the caravan park would be good for tourism, for the economy of the town and for employment and I hope that the caravan park will be developed to its full potential

I note your advice to my husband on 30/5/18 that after you receive additional information from the Applicant you may send neighbours a further notification with 14 days to respond.

I trust that Council will give proper consideration to my observations, comments, Submission and email of 30/5/18, a copy of which is attached.

Yours faithfully

A handwritten signature in black ink, appearing to read 'B L Richardson', with a long horizontal flourish extending to the right. The signature is written over a circular stamp that is partially obscured.

B L Richardson

Encl. 1



BRIGITTE RICHARDSON <liddia43@gmail.com>

Development Application 10.2018.77.1 Applicant A C Kotzur

2 messages

BRIGITTE RICHARDSON <liddia43@gmail.com>
To: Colin Kane <CKane@greaterhume.nsw.gov.au>

Wed, May 30, 2018 at 12:45 PM

I refer to the conversation you had with my husband, Michael Ronald, regarding the above this morning.

I note that you require submissions by 8/6/18 but that you are not happy with the information provided, to date, by the Applicant and that you propose seeking further information in regard to the Application.

Some things that stand out to us are the lack of clear and understandable drawings of the proposed extension, including the extent of the hard stand, i.e. just how big and how high is the shedding, including the extension, to be. In regard to height, I am referring to the overall height of the proposed building not just walls.

In addition, information is missing in regard to emissions and noise from the factory which will include the proposed extension and there is no mention of any risk or impact assessments having being undertaken. There is no mention of traffic noise associated with the factory operations and including arrival of workers from about 5.30 am up to about 6.30 am, this being the high volume time of traffic arrivals.

It also concerns me that the existing factory, which operates a plasma cutter, is not mentioned and I ask the question whether the proposed laser cutter is proposed to be in lieu of or in addition to the the existing plasma cutter.

Much more information is needed regarding the proposed 24/7 operations of the factory.

I note your advice that the Applicant is not licensed with the Environment Protection Authority in regard to the factory. I consider that this should be clarified with the Applicant and details of the throughput going through the factory should be looked into, bearing in mind the threshold set out in the schedule to the Act.

I would appreciate you informing me on what additional documentation and information is provided to you by the Applicant in regard to the above Application.

Yours faithfully,

Brigitte Richardson

Colin Kane <CKane@greaterhume.nsw.gov.au>
To: BRIGITTE RICHARDSON <liddia43@gmail.com>

Wed, May 30, 2018 at 5:09 PM

Hello Brigitte

Thankyou for the following email. I will be requesting additional information from the applicant.

Regards

Colin Kane

Director Environment & Planning

Greater Hume Council

39 Young St

PO Box 99

Holbrook NSW 2644

T 02 6044 8928 M 0428 667 071



Greater
Hume
Council

www.greaterhume.nsw.gov.au

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From: BRIGITTE RICHARDSON [mailto:liddia43@gmail.com]
Sent: Wednesday, 30 May 2018 12:45 PM
To: Colin Kane
Subject: Development Application 10.2018.77.1 Applicant A C Kotzur

[Quoted text hidden]

Document Control

Document Name	Document Version Number	Review Date
Delegation of Authority Mayor		September 19
Date Adopted	Minute Number	Summary of Changes
		Readopted – No Alterations

In order to provide for the expedient exercise and performance of its powers and duties and the efficient management of its business and responsibilities, Greater Hume Shire Council, as provided under Section 377 of the Local Government Act, 1993, hereby delegates to the person holding the position of Mayor COUNCILLOR HEATHER WILTON and to the Deputy Mayor when acting in place of the Mayor, the following functions, duties and authorities as specified in Schedule 1 subject to the limitations specified in Schedule 2. This delegation shall commence on 26 September 2018 and remain in force until specifically altered or revoked in writing.

Schedule 1

1. To give effect to the provisions of the Local Government Act, 1993 and any other Act conferring powers or duties upon the Mayor and to any resolution of direction given to the Mayor by the Council.
2. **To obtain legal advice from council's solicitor and/or the legal advisor of the NSW Shires Association.**
3. To represent the council, in conjunction with the general manager, in deputations to government, inquiries, appropriate forums and at meetings of organisations which council has resolved to be a member of and for which an alternative delegate has not been specifically appointed.
4. To make media statements and issue media releases in respect of council decisions and relevant issues.
5. To carry out the general supervision, control and direction of the General Manager.
6. Appointment of an Acting General Manager for a period of up to 10 working days following a recommendation from the General Manager. Where possible an information report be submitted to Council on such appointments prior to the appointments taking effect.
7. To determine applications by the general manager for various classes of leave.
8. To determine, in conjunction with the general manager, requests from community groups for minor subsidies of up to \$300 and requests for *in-kind* assistance to an estimated value of \$300.
9. To authorise appropriate presentations to be made to visiting dignitaries and to residents in recognition of achievements and milestones.

10. To exercise the powers of expulsion from meetings of council pursuant to section 10(2)(b) of the Local Government Act for persons guilty of acts of disorder as prescribed in the Local Government (Meetings) Regulation 1999.
11. In conjunction with the General Manager, to engage consultants to undertake projects, on behalf of Council, in those circumstances where the Council does not have the capacity or expertise to undertake the project. However, other than in an emergency the engagement of a consultant must be in accordance with a decision of the Council, or a general budgetary provision. If there is no budget provision, the consultancy is not to exceed \$10,000.
12. **To authorise any works deemed urgent within the sums provided in the Council's budget at a cost not exceeding \$20,000 in any particular situation.**
13. To perform citizenship ceremonies and present Certificates of Australian Citizenship as provided by the relevant Act.
14. Approve attendance by Elected Members and Senior Staff at conferences and seminars, etc. within NSW and the ACT to a maximum of three days and within budget provisions.

Schedule 2

Limitations

1. The following functions of Council are specifically excluded in accordance with Section 377 (1) of the Local Government Act, 1993.
 - The appointment of a general manager.
 - The making of a rate.
 - A determination under section 549 as to the levying of a rate.
 - The making of a charge.
 - The fixing of a fee.
 - The borrowing of money.
 - The voting of money for expenditure on its works, services or operations.
 - The compulsory acquisition, purchase, sale, exchange or surrender of any land or other property (but not including the sale of items of plant or equipment).
 - The acceptance of tenders which are required under this Act to be invited by the council.
 - The adoption of a management plan under section 406.
 - The adoption of a financial statement included in an annual financial report.
 - A decision to classify or reclassify public land under Division 1 of Part 2 of Chapter 6.
 - The fixing of an amount or rate for the carrying out by the council of work on private land.
 - The decision to carry out work on private land for an amount that is less than the amount or rate fixed by the council for the carrying out of any such work.
 - The review of a determination made by the council, and not by a delegate of the council, of an application for approval or an application that may be reviewed under section 92 A of the Environmental Planning and Assessment Act 1979.
 - The power of the council to authorise the use of reasonable force for the purpose of gaining entry to premises under section 194.

- A decision under section 356 to contribute money or otherwise grant financial assistance to persons.
- The making of an application, or the giving of a notice, to the Governor or Minister.
- This power of delegation.
- Any function under this or any other Act that is expressly required to be exercised by resolution of the council.

End of delegation.

Adopted 17 August 2005
Minute No. 344
Reviewed 26 September 2007
Minute No. 1170
Reviewed 24 September 2008
Minute No. 1622
Reviewed 16 September 2009
Minute No. 2016
Readopted 15 September 2010
Minute No. 2438
Readopted 14 September 2011
Minute No. 2832
Readopted 19 September 2012
Minute No. 3199
Readopted 11 September 2013
Minute No. 3546
Readopted 17 September 2014
Minute No. 3880
Readopted 16 September 2015
Minute No. 4175
Readopted 21 September 2016
Minute No. 4483
Revised 20 September 2017
Minute No. 4807

Document Control

Document Name	Document Version Number	Review Date
Delegation of Authority - General Manager		September 19
Date Adopted	Minute Number	Summary of Changes
		Revised

Greater Hume Shire Council in order to provide for the expedient exercise and performance of its powers and duties and the efficient management of its business and responsibilities hereby delegates under Section 377 of the Local Government Act, 1993, to the person specified by resolution of the Council to have the functions of the GENERAL MANAGER, STEVEN PINNUCK and **to the person holding the aforementioned position in an acting capacity the exercise of Council's** powers, functions, duties and authorities contained in legislation and matters specified in Schedule 1 subject to the limitations specified in Schedule 2. This delegation shall commence on 26 September 2018 and remain in force until specifically altered or revoked in writing in accordance with a resolution of the Council.

Schedule 1

General

- Functions which relate to the role of the General Manager as specified in the Local Government Act 1993 its Regulations, Cognate and related legislation.
- **For the purposes of Section 381 of the Act, The General Manager's delegated authority to act on behalf of Council includes all functions and powers conferred or imposed by any of the legislation set out from time to time in Section 22 of the Act, including but not limited to the following:**
 - Biosecurity Act 2015
 - Companion Animals Act 1998
 - Companion Animal Regulation 2008
 - Crimes Act 1990
 - Community Land Development Act 1989
 - Conveyancing Act 1919
 - Contaminated Land Management Act 1997
 - Crown Lands Act 1989
 - Crown Lands Regulation 2006 and Crown Lands (General Reserve) By-Law 2006
 - Environmental Planning and Assessment Act 1979
 - Environmental Offences and Penalties Act 1989
 - Environmental Protection and Biodiversity Conservation Act 1999
 - Fines Act 1996
 - Fire Brigades Act 1989
 - Food Act 2003
 - Government Information (Public Access) Act 2009
 - Heritage Act 1977
 - Impounding Act 1993
 - Impounding Regulation 2008
 - Land Acquisition (Just Terms Compensation) Act 1991

- Land and Environment Court Act 1979
 - Library Act 1939
 - Local Government (General Regulation) 2005
 - Protection of the Environment Operations Act 1997, Protection of the Environment Operations Regulation 2000, Protection of the Environment Operations Amendment Act 2005 (POEO Amendment Act)
 - Public Health Act 1991
 - Recreation Vehicles Act 1983
 - Protection of the Environment Operations Act 1997
 - Protection of the Environmental Operations (Clean Air) Regulation 2010
 - Protection of the Environmental Operations (Noise Control) Regulation 2008
 - Protection of the Environmental Operations (Waste) Regulation 2005
 - Public Health Act 1991
 - Roads Act 1993
 - Roads Regulation 2008
 - Roads Rules 2008
 - Roads Transport (Safety and Traffic Management) Act 1999
 - Roads Transport (Safety and Traffic Management) Regulation 1999
 - Road Transport (General) Act 2005
 - Road Transport (General) Regulation 2005
 - Rural Fires Act 1997
 - Rural Fires Regulation 2008
 - State Emergency and Rescue Management Act 1989
 - Swimming Pool Act 1992
 - Threatened Species Conservation Act 1995
 - Unclaimed Money Act 1995
- Functions which **relate to the role of the General Manager as specified in Council's adopted Codes, Policies and Procedures.**
 - Functions relative to the achievement of performance objectives as listed in the **General Manager's employment contract.**
 - Authority to prepare submissions and make representations to Members of Parliament, Ministers of the Crown and Government Departments in accordance with policy and the best interests of Council.
 - Authority to execute documents, contracts and agreements on behalf of Council including those requiring the affixing of the Common Seal of the Council.
 - To affix the Common Seal of the Council in conjunction with the Mayor or Deputy Mayor to any necessary document pursuant to or consequent upon any decision of Council.

Administration

- To fulfill the responsibilities of Public Officer as defined in the Local Government Act 1993.
- To carry out the role of Privacy Contact Officer of Council.
- To carry out the regular services and operations of the Council within the sums voted by the Council for expenditure thereon and in accordance with any policy or resolution of the Council.
- To perform or authorise any action necessary to comply with any decision, policy or code of Council, any statutory requirements of the local Government Act or regulation or any other law, rule or regulation affecting Council.
- Reject any application within the prescribed period if it is not clear as to the approval sought or if it is not easily legible.
- Request any additional information that is reasonably necessary to determine any application.
- Subject to Council for its consideration any application or submission for a review of any decision or determination.
- To sign purchase orders on Council's behalf.
- To approve the use and arrange the lettings of the Council Chambers, meeting rooms and administrative buildings and approve or refuse such applications and apply any conditions of approval considered necessary.
- Authorised key personnel officer for the provision of Aged Care Services (as required by the **Australian Government's Department of Health and Ageing**) including authorisation to complete returns and legislative reports pertaining thereto.
 - Authorised representative to contact Centrelink and Department of Veteran Affairs with regard to confirming hostel bonds.
 - Nominated as the Authorised Officer under the Companion Animals Act 1998, No. 87.
 - Sign documentation on behalf of Family Day Care requiring the signature of the Coordinator and/or representative of the Licensee including funding agreements, grant applications and quarterly funding agreements.
 - **Act as Council's Public Officer with authority to accept, consider and determine GIPA applications.**
 - Reject any application within the prescribed period if it is not clear as to the approval sought or if it is not easily legible.
 - Request any additional information that is reasonably necessary to determine any application.
 - Subject to Council for its consideration any application or submission for a review of any decision or determination.

Animals

- Nominated as the Authorised Officer under the Companion Animals Act 1998, No. 87.

Animal Control

- To impound or seize any animals in accordance with the provisions contained in the Companion Animals Act 1998.
- To issue Penalty Infringement Notices where owners fail to comply with the necessary provisions of the Companion Animals Act 1998.
- To impound straying stock or abandoned articles in accordance with the provisions of the Impounding Act 1993.
- To make determinations in relation to declarations of dangerous dogs, objections from owners of proposed dangerous dogs and revocation of dangerous dog declarations (including restricted, menacing and nuisance dog orders in accordance with the Companion Animals Act 1998).

Approvals

- To consider any application for approval for any item in the Table of Approvals in Chapter 7 of the Local Government Act 1993:
 - 1) If in the opinion that such application can be approved, grant such approval either conditionally or subject to conditions, or
 - 2) If of the opinion that such applications should be refused report such matter to Council for its determination.
- Submit to Council for its determination any application "for approval in principle" or "stage approval".
- To approve of the use of swimming pools, recreation areas, etc., for any legitimate purpose and to accept and arrange lettings of the Council Chambers, and Administrative Buildings and approve or refuse such applications and apply any conditions of approval considered necessary.
- To grant approval for conduct of Street Stalls/Door Knock Appeals and allocate dates to applicant bodies.
- To approve the use of roads and streets for charitable and other legal purposes.
- Approve of the holding of festive celebrations such as Carols by Candlelight and the like in **Council's Parks and Gardens**.
- The power to determine an objection under Section 82(3) of the Local Government Act 1993 in relation to Council's Local Approvals Policy.

Biosecurity

- Appoint Authorised Officers under the *Biosecurity Act 2015* (the Act), pursuant to section 372 of the Act.

Building

- Make determinations in regard to the provisions of the Building Code of Australia (Administrative Provisions).
- To approve applications for Construction Certificates which comply in all respects with the Building Code of Australia, the Local Government Act 1993, as amended by the Environmental **Assessment Act 1979 and Regulations, Council's Planning Controls and Policies and do not depart** from the conditions and plans of development consent.
- The function of making recommendations for the purposes of Section 5 (1A) of the Building Professionals Act 2005 (Accreditation of Council Building Surveyors).

Bush Fire Hazard Reduction

- To make determinations, serve notices and review objections to notices where bush fire hazard reduction works are considered appropriate in accordance with Division 2 of the Rural Fires Act 1997.

Business Papers

- To determine the matters which are to be included in the Business Papers subject to the inclusion of the following items whenever they arise, namely:-
 - a) Reports on matters which cannot be determined under Delegated Authority.
 - b) Reports required to be submitted under any Act or regulation.
 - c) Reference to any deputations which the Council has agreed to receive.
 - d) Matters requiring a determination of policy.
 - e) Reports directed by Council to be submitted.
 - f) Matters essential for the Councils information.
 - g) Matters requiring a vote of money.
 - h) Matters where the General Manager is of the opinion that any application should be refused.

Certificates

- To issue any Certificate for which provision is made for the issue of Certificates by the Council under any Act or Regulation.
- To issue Certificates under section 603 of the Local Government Act, on behalf of Council.

Child Care

- Be authorised to undertake requirements as the Child Protection Disclosure Officer under the **Child Protection (Prohibited Employment) Act, 1998** and Council's Child Protection Policy and Procedures.

Communications

- To respond to media publicity on Council matters and to issue media releases and make statements to the media on behalf of Council if the Mayor is unavailable or if the Mayor so authorises.

Contracts

- To sign Contracts for the sale and purchase of land where the sale or purchase has been approved by Council.
- To approve and sign lease agreements for aged accommodation and low income rental properties.

Correspondence

- To reply to all routine correspondence not involving a monetary vote by Council, not effecting Council policy and not requiring the consideration of Council.

Dogs

- To declare a dog "dangerous" in accordance with the Companion Animals Act.

Environment

- Be authorised to issue Self Enforcing Infringement Notices under the Environmental Offences and Penalties Act.

Finance

- To authorise the payment of salaries and wages of the employees of the Council within the sums voted by the Council for expenditure thereon.
- To authorise payment of accounts in respect of works or votes authorised by Council or associated with the functions of Council.
- Determine requests for in kind assistance from locally based, not-for-profit organisations and citizens of the Shire where such works can be reasonably accommodated with the programs and budget of Council.
- To approve applications for extension of time to pay accounts where acceptable case is made out.
- To invest surplus Council funds in accordance with section 625 of the Local Government Act, Local Government Regulations and Council Policies.
- To sign cheques drawn on Council's bank account and authorise and transmit electronic transfers from Council's bank account in conjunction with any other person authorised to sign cheques or electronic transfers on Council's behalf.
- Refund of Trust Fund Deposits including Contract Deposits on the recommendation and certification of the appropriate servant.

Food Act 2003

- Pursuant to Section 377(1) of the Local Government Act 1993 Council resolve to delegate to the General Manager the power to appoint authorised officers under Section 114 of the Food Act 2003.
- Pursuant to Section 377(1) of the Local Government Act 1993 Council resolve to delegate to the General Manager the power to serve Prohibition Orders under Section 60 of the Food Act 2003.
- Pursuant to Section 378(a2) of the Local Government Act 1993, and conditional upon advice from the NSW Food Authority, Council resolve to approve the General Manager to sub-delegate the power to serve Prohibition Orders under Section 60 of the Food Act 2003 to the Director, Planning and Environment.
- Pursuant to Section 381(3) of the Local Government Act 1993 Council resolve to approve the NSW Food Authority's delegation to the General Manger to provide written approvals for dispensations and alternative methods of compliance in regard to the Food Standards Code's Standard 3.2.2 (clauses 15 and 17) and Standard 3.2.3 (clauses 10 and 14).
- Pursuant to Section 109E of the Food Act 2003, and conditional upon approval from the NSW Food Authority Council resolve to approve the General Manager to sub-delegate the power to provide written approvals for dispensations and alternative methods of compliance in regard to the Food Standards Code's Standard 3.2.2 (clauses 15 and 17) and standard 3.2.3 (clauses 10 and 14) to the Director, Planning & Environment.

Grants

- Submit grant applications on Council's behalf subject to any budgetary commitment being consistent with Council's Management Plan and Annual Budget.
- Sign Income and Expenditure Statements in relation to Grant applications.

Impounding

- To be an impounding Officer in terms of the Impounding Act 1993 and to implement the objects of the Act and carry out all functions of the Act as outlined in Section 3.

Insurances

- To affect appropriate and adequate property and indemnity insurance in respect to any property of or under the control and management of Council or any civil liability of Council which may arise in connection with the exercise of its powers and authorities, duties or functions.
- Sign insurance claim forms on behalf of Council.
- Negotiate settlement of all insurance claims up to the current excess applicable to each policy.

Legal Proceedings

- Institution of:-
 - a) To authorise the issue of any penalty notice on the laying of any information or complaint or the institution of any other proceedings pursuant to the Local Government Act for the recovery of any penalty or the making of any ORDER for or in respect of any offence, nuisance or any other matter or thing whatsoever which the Council might be entitled to recover to seek under any Act or Regulation.
 - b) In respect to the institution, conduct and defence of legal proceedings concerning Councils activities in any Court to instruct and engage Council's Solicitors and counsel where necessary.
 - c) Lay information and appear in Court on behalf of Council in respect of any offence which prosecution is authorised by Council or provided by section 684 and 687 of the Local Government Act.
- To obtain legal advice from Council's Solicitors or counsel where considered necessary.
- Authorise the institution of legal proceedings for the recovery of all outstanding rates and other debts owing to Council and take all necessary action to recover such debts in accordance with Council Policy, after consultation with Director Corporate & Community Services.
- Sign Court documentation and Summonses to the point of Garnishee Action. After consultation with Director Corporate & Community Services.

- Represent Council at proceedings in any court of competent jurisdiction in relation to the recovery of outstanding rates and all other charges in accordance with the provisions of Section 687 of the Local Government Act, 1993 after consultation with Director Corporate & Community Services.

Loans

- Make applications for loan funds on behalf of Council to various lending authorities up to the maximum borrowing limit as determined by the Department of Local Government and in accordance with the Council Management Plan and Council resolutions.

Orders

- In accordance with Section 124 of the Local Government Act 1993 and Section 121 of the Environmental Planning & Assessment Act 1979 to give notice to any person to whom in the opinion of the General Manager an Order should be given in respect of any matters contained in any Act or regulation that Council intends to issue an Order.
- To issue an order in accordance with the above notice and to report to Council the circumstances where an order has been issued.

Note

This delegation shall include but is not limited to the following Acts: -

- Companion Animals Act 1998
- EPA Act 1979
- Food Act 1989
- Impounding Act 1993
- Noxious Weeds Act 1993
- Protection of Environment Operations Act 1997
- Public Health Act 1991
- Roads Act 1993
- Swimming Pools Act 1992
- Waste Avoidance and Resource Recovery Act 2001

Planning

- Sign linen plans of subdivision upon certification that all Council requirements have been complied with or that satisfactory bonding arrangements have been entered into.
- Council accept the offered delegation for plan making function under Section 59 of the Environment Planning and Assessment Act 1979 made by the Minister for Planning and Infrastructure under Section 23 of the Environment Planning and Assessment Act 1979. In accordance with Section 381 of the Local Government Act 1993 Council delegate the offered plan making functions under Section 59 of the Environment Planning and Assessment Act 1979 to the General Manager.

- In accordance with Section 381 of the Local Government Act 1993 should the General Manager concur, the plan making function under Section 59 of the Environment Planning and Assessment Act 1979 be sub-delegated to the Director Environment and Planning.
- To approve of all Development Applications within the Greater Hume Shire Council and in accordance with Council's Local Environmental Plan subject to the following:
 - a) Where objections are received following notification procedures, application be brought to **Council's attention. In situations where an objection is considered by the General Manager** (in consultation with the Director Environment and Planning) to be vexatious in nature, then such will not act as a trigger for referral of the application to Council.
 - b) Any application recommended for refusal (except where refusal is recommended following two written requests seeking further information and that information has not been provided within the requested time frame).
 - c) Any application where the applicants seeks to depart from the standards contained in a development Control Plan or policy of Council (except for minor variations).
 - d) Any application where the applicant is objecting to a development standard contained in a local planning instrument in accordance with State Environmental Planning Policy (SEPP) 1.
 - e) Any application considered by the General Manager (in consultation with the Director, Environment and Planning) to be of significant public interest.
- Applications approved under this delegated authority shall be reported to the next monthly meeting of Council.
- Approve Complying Development Certificates.
- In relation to delegation of waiving of non-compliance with the Greater Hume Development Control Plan 2013:
 - a) in accordance with Section 377 of the Local Government Act 1993 Council delegate to the General Manager the ability to waive areas of non-compliance with the GHDCP 2013 where no submissions have been received to the neighbour notification of development applications and the objectives of the GHDCP 2013 are met; and
 - b) Council note that the General Manager will sub delegate this function to the Director Environment and Planning under Section 378 of the Local Government Act 1993.

Plumbing and Drainage Act

- in accordance with Section 381 of the Local Government Act 1993, Council delegate the offered functions under Section 21 of the Plumbing And Drainage Act 2012 to the General Manager.
- in accordance with Section 381 of the Local Government Act 1993 should the General Manager concur, the functions under Section 21 of the Plumbing And Drainage Act 2012 be sub-delegated **to the Director Environment and Planning, Council's Building Surveyor and Environmental Health and Building Surveyor.**
- Council authorise the affixing of the common seal upon all return correspondence to NSW Fair Trading.

Powers of Entry and Inspection

- To grant from time to time to any employee of the Council the authority vested in Council under the provisions of the Local Government Act or any other Act to enter and inspect premises and to carry out works deemed necessary.
- To enter upon any land or building, for the purpose of making an inspection, under any Act of Parliament, or any rule, Regulation, Ordinance or Bylaw under or pursuant to any such Act.

Private Works

- To reach agreement with the owner or occupier of any private land to carry out private works on the land in accordance with any fee scale set by Council.

Rating

- To categorise all rateable land according to Section 514 of the Local Government Act 1993.
- Determine the eligibility for farmland rating in accordance with section 515 of the Local Government Act 1993 subject to appeals against eligibility being referred to Council.
- To prepare and serve rate notices at any time following the making of the rate by Council.
- In relation to payment of rates by instalments to determine if extenuating circumstances exist when instalment payments are not made by the due date and decide whether the instalment will be accepted as a bonafide payment.
- To authorise the Institution of Legal Proceedings for the recovery of outstanding rates and other debts due to the Council.
- To amend or alter the rate book where necessary.
- To adjust, recover or refund rates in respect to land owned by the Crown.
- To issue rate notices requiring rents due and payable on land to be paid to Council in liquidation of outstanding rates.
- Authority to authorise the writing off of rates and charges where the amount of any individual rate or charge is less than \$1,000.

Records - Destruction and Disposal of

- Subject to any reasonable requests or lawful direction to the contrary to destroy or dispose of by other means, records of the Council subject to the requirements of any Act or regulation and the general records disposal schedule for Local Government Records in New South Wales.

Roads

- That the General Manager be an authorised Officer in terms of Section 251 of the Roads Act 1993.

- That the General Manager be the authorised Officer pursuant to Section 121(1) of the Road Transport (General) Act 2005 for the purpose of the following sections:

Section 136:	Direction to stop vehicle or combination: to enable exercise of other powers.
Section 137:	Direction to move vehicle or combination: to enable exercise of other powers.
Section 138:	Direction to move vehicle or combination: where danger or obstruction.
Section 140:	Manner of giving directions under this Division.
Section 171:	Authorised officer may require production of driver licence and name and address from driver or rider.
Section 173:	Authorised officer may require responsible person for vehicle and others to disclose identity of driver who commits offence.

Service of Notices

- To serve on any person or body on behalf of the Council in the prescribed format any notices required by or under any Act or Regulation or consequent to any decision of Council.

Staff

- To authorise approval of leave of absence for all Staff of the Council.
- To apply to wages and salaries any automatic award variations basic wage variation or cost of living adjustments subject to official notification from the Local Government NSW or Fair Work Australia legislation or total financial resource allocation in Council's Annual Budget.
- To approve attendance by Council Officers and Staff at Conferences and Seminars which are conducted by or endorsed by the Division of Local Government and other relevant authorities and/or Local Government NSW.
- To approve attendance by Staff at training courses included in Council's Staff Training Programme together with associated User Group Meetings and for which funds are available in Council's Budget.
- To authorise Council Staff to attend Professional Conferences in accordance with Councils policy.
- Deal with industrial disputes.
- Grant authority for the placement or Work Experience students, subject to such authorisation **being in accordance with Council's policy. Such authorisation is to be undertaken in conjunction** with accepted Human Resource Management guidelines.
- Approve and authorise payment of salary and wages to members of staff including overtime and time in lieu of payment.

Swimming Pools

- To exercise the functions of the Council under the Swimming Pools Act, 1992 including the power **to appoint "inspectors" to perform the duties empowered by the Act.**
- Affixing of the Common Seal of Greater Hume Shire Council upon certificates of identification to Council staff involved in undertaking functions under the Swimming Pools Act 1992.

Schedule 2

1. Council may by resolution direct the General Manager in the exercise of any function herein delegated.
2. The General Manager shall exercise the functions herein delegated in accordance with and subject to:
 - a) the provisions of the Local Government Act, 1993, as amended
 - b) the policies of the Council adopted by Resolution and current at the time of the exercise of the functions herein delegated.
3. Submissions received in response to a notice of intention to serve a Section 18 Notice being referred to Council for consideration.

Adopted 17 August 2005
Minute No. 344
Amended 16 November 2005
minute no. 437
Reviewed 26 September 2007
Minute No. 1170
Amended 21 November 2007
Minute No. 1250
Amended 24 September 2008
Minute No. 1622
Amended 16 September 2009
Minute No. 2016
Amended 15 September 2010
Minute No. 2438
Amended 14 September 2011
Minute No. 2832
Amended 19 September 2012
Minute No. 3199
Revised 11 September 2013
Minute No. 3546
Readopted 17 September 2014
Minute No. 3880
Readopted 16 September 2015
Minute No. 4175
Readopted 21 September 2016
Minute No. 4483
Revised 20 September 2017
Minute No. 4807



Aerial Photography © Land and Property Information Accuracy of data subject to change

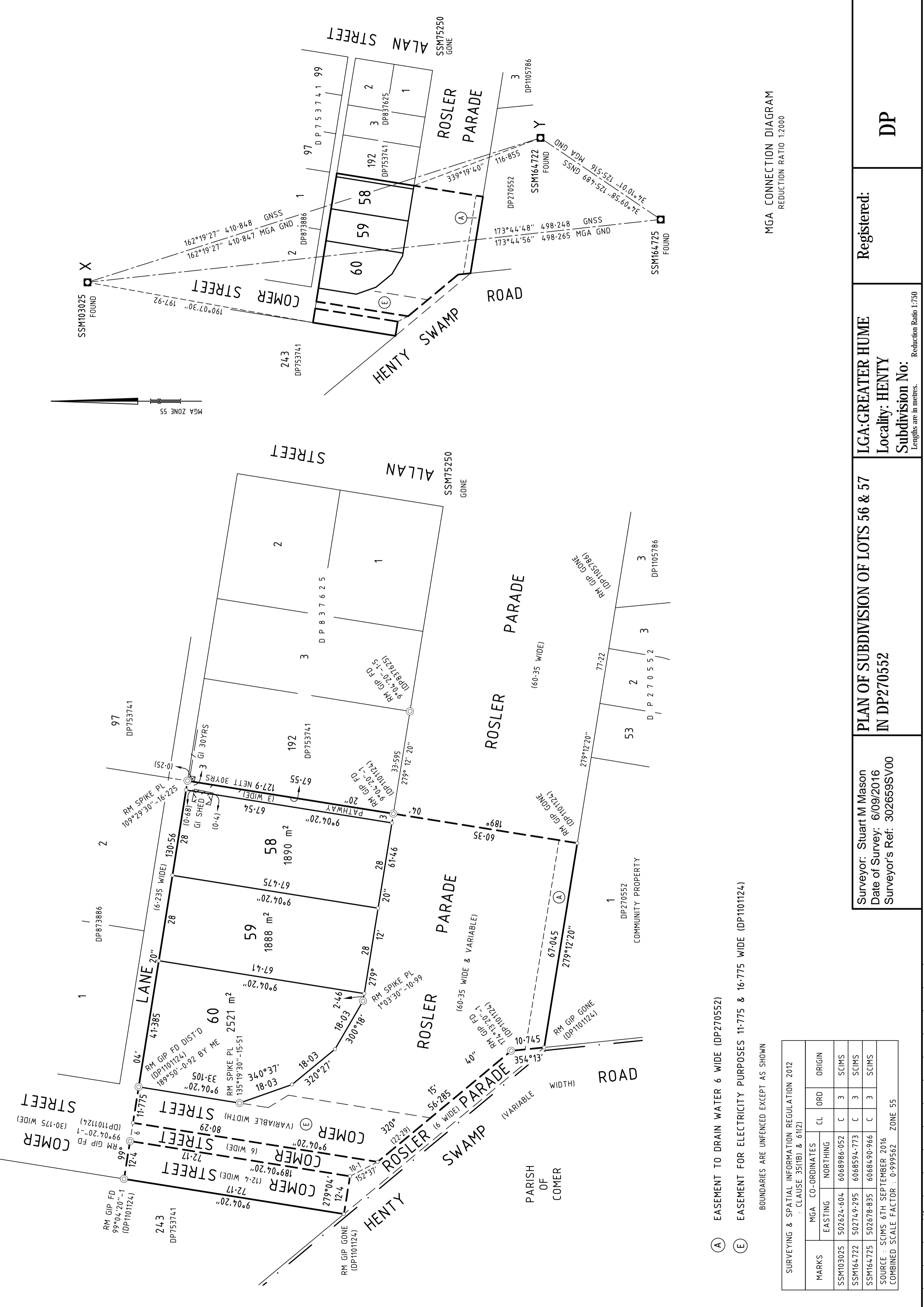
50 m

3-Sep-2018



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

PLAN FORM 2 (A2)



MGA CONNECTION DIAGRAM
REDUCTION RATIO 1:2000

- (A) EASEMENT TO DRAIN WATER 6 WIDE (DP270552)
- (E) EASEMENT FOR ELECTRICITY PURPOSES 11-775 & 16-775 WIDE (DP1101124)

BOUNDARIES ARE UNFENCED EXCEPT AS SHOWN

SURVEYING & SPATIAL INFORMATION REGULATION 2012 : CLAUSE 35(1B) & 61(2)					
MARKS	MGA CO-ORDINATES		CL	ORD	ORIGIN
	EASTING	NORTHING			
SSM103025	502624.604	6068986.052	C	3	SCIMS
SSM164722	502749.295	6068594.773	C	3	SCIMS
SSM164725	502678.835	6068490.966	C	3	SCIMS
SOURCE : SCIMS 6TH SEPTEMBER 2016					
COMBINED SCALE FACTOR : 0.999562 ZONE 55					

**PLAN OF SUBDIVISION OF LOTS 56 & 57
IN DP270552**

Surveyor: Stuart M Mason
Date of Survey: 6/09/2016
Surveyor's Ref: 302659SV00

LGA: GREATER HUME
Locality: HENTY
Subdivision No:
Lengths are in metres. Reduction Ratio 1:750

Registered:

DP



50 m

3-Sep-2018



Greater Hume Shire Council

Special Purpose Financial Statements for the year ended 30 June 2018

Statement by Councillors and Management made pursuant to the Local Government Code of Accounting Practice and Financial Reporting

The attached Special Purpose Financial Statements have been prepared in accordance with:

- the NSW Government Policy Statement 'Application of National Competition Policy to Local Government',
- the Division of Local Government Guidelines 'Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality',
- the Local Government Code of Accounting Practice and Financial Reporting,
- the NSW Office of Water Best-Practice Management of Water and Sewerage Guidelines.

To the best of our knowledge and belief, these financial statements:

- present fairly the operating result and financial position for each of Council's declared business activities for the year, and
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 26 September 2018.

Heather Wilton
Mayor

Matthew Hicks
Councillor

Steven Pinnuck
General manager

Dean Hart
Responsible accounting officer

Greater Hume Shire Council

General Purpose Financial Statements

for the year ended 30 June 2018

Statement by Councillors and Management

made pursuant to Section 413(2)(c) of the *Local Government Act 1993 (NSW)* (as amended)

The attached General Purpose Financial Statements have been prepared in accordance with:

- the *Local Government Act 1993 (NSW)* (as amended) and the regulations made thereunder,
- the Australian Accounting Standards and other pronouncements of the Australian Accounting Standards Board
- the Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, these financial statements:

- present fairly the Council's operating result and financial position for the year,
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 26 September 2018.

Heather Wilton
Mayor
20 September 2018

Matthew Hicks
Councillor
20 September 2018

Steven Pinnuck
General Manager
20 September 2018

Dean Hart
Responsible Accounting Officer
20 September 2018

30 July 2018

6 AUG 2018

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Mr Steven Pinnuck
General Manager
Greater Hume Shire Council
40 Balfour Street
CULCAIRN NSW 2660

Dear Steven,

I am requesting a reduction or waiver for my recently received water account. Due to a concealed leak on the property, we have received significant increase in our Water Account .

Once we received the invoice from Greater Hume Shire Council, dated 30th January 2018 for the amount of \$1448.14 and noted the significant increase, I immediately contacted the Greater Hume Shire Council and spoke with the Customer Service representative, Barbara. I have been making regular payment instalments on this account and when I received another invoice, I was extremely overwhelmed. After receiving the second invoice, I contacted Barbara to explain to her about another extremely high water bill asking what can I do. She suggested that a council representative attend the premises to investigate. The Council representative explained that there was probably a leak somewhere and advised that we needed to contact a plumber to find the source of the leak. I contacted the local plumber, advising that the matter was urgent all the while taking steps to not use the water except for essential purposes. The plumber did not turn up at the scheduled time and would not return my calls. As you are aware, this is a small community finding trades people can sometimes prove difficult. I contacted another plumbing service and again, we were promised that they would come and look at it urgently, however they once again didn't show up. Throughout this time, the water was turned off except for the use of essential water. Once we were able to secure a plumber to fix the problem, he advised that there were multiple leaks; the first near the front water meter and the second, after significant earth moving operations, found a leak going into the sewer pipes. As you will see from the plumbers invoice attached, this process has been quiet costly and is in addition to the substantial invoice from Greater Hume Shire. We then received a second invoice from Greater Hume Shire Council to the amount of \$5601.39.

As my daughter lives in the property, we were able to ensure that the water usage was kept to a minimum during this time period. We have made every attempt to keep the cost for water down. In addition, I am currently recovering from surgery and am on leave from my work as a nurse.

I understand that this invoice is my responsibility to finance however I am seeking a waiver on the following grounds:

1. I have not previously sought for a fee waiver in any capacity
2. The leak was unknown to me until the bill was received and once we were made aware, we made significant steps to stop using water except for essential needs.
3. I have had the leak permanently repaired by a plumber (invoice enclosed)
4. I am currently in financial hardship due to my recent surgery and not being able to earn an income.

I appreciate your time in considering my request and would be happy to answer any questions you may have.

With Regards

Michelle King

A handwritten signature in black ink that reads "Michelle King". The signature is written in a cursive style with a large, stylized 'K'.

Assessment number 10107365

20 Kirrindeen Street

Culcairn NSW 2660