



Greater
Hume
Council

To: «Name»

Ordinary Meeting of Greater Hume Council

Wednesday, 18 December 2019

NOTICE is hereby given that an Ordinary Meeting of the Greater Hume Council will be held at the Community Meeting Room, Library Complex, Library Lane, Holbrook, commencing at 6.00pm.

STEVEN PINNUCK
GENERAL MANAGER

ORDER OF BUSINESS TO BE CONSIDERED
REFER OVERLEAF

Ordinary Meeting of Greater Hume Council

Wednesday, 18 December 2019

BUSINESS TO BE CONSIDERED

1. PRAYER

2. 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".

**3. DECLARATIONS OF PECUNIARY INTEREST OR NON-PECUNIARY INTEREST
(CONFLICT OF INTEREST)**

4. APOLOGIES

5. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

- Minutes of the Ordinary Meeting of Council – 20 November 2019

6. ACTION REPORT FROM THE MINUTES

7. REPORTS FROM OFFICERS

PART A For Determination

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

PART B To Be Received and Noted

- Governance
- Corporate and Community Services

PART C Items For Information

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

PART D For Information

8. MATTERS OF URGENCY

9. COMMITTEE OF THE WHOLE - CONFIDENTIAL CLOSED COUNCIL REPORT

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**ORDINARY MEETING OF GREATER HUME COUNCIL
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OFFICERS' REPORTS – PART A - FOR DETERMINATION

ENVIRONMENT AND PLANNING

1. **DEVELOPMENT APPLICATION 10.2019.127 – DWELLING, CARPORT, GARDEN SHED & SHIPPING CONTAINER LOTS 9, 10 & 11 SECTION 14 DP758436 – 1685 GEROGERY ROAD GEROGERY**

Report prepared by Environmental Health & Building Surveyor – Sharyn Coulston

REASON FOR REPORT

Council is in receipt of a development application for the construction of a dwelling, carport, garden shed and shipping container (“proposed development”). The site is 1685 Gerogery Road, Gerogery described as Lots 9, 10, & 11 Section 14 DP758436 (“the subject land”). The applicant and landowner is JA & NT Petersen.

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

REFERENCE TO DELIVERY PLAN

None relevant.

DISCUSSION

An application has been received for the construction of a dwelling, carport, shed and shipping container. The zoning is R5 Large Lot Residential and the development is permissible within this zone.

The plans submitted to Council indicate the location of the development meets all the requirements of Council's DCP.

The neighbours are concerned that the placement of the development will put it too close to their home and will also cause loss of privacy, noise and disturbance, loss of view and they believe the development is not in keeping of the rural setting or the neighbourhood character.

The proposed development will be located 18 metres from the northern side boundary and approximately 37 metres from the southern side boundary, refer to site plan (**ANNEXURE 1**).

These setbacks are well within the setback requirements of the DCP and therefore will not impede on neighbouring privacy. There is also established landscaping between both neighbouring properties.

The objector's points have been addressed fully in the table below.

This allotment has been vacant for some time and the proposed development will ensure the allotment is maintained.

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ASSESSMENT

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

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

State Environmental Planning Policies

Nil.

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

The construction of any development or structure which would be permissible in the zone is permitted with consent. In this instance the proposed development is permissible with consent in the R5 Large Lot Residential zone.

Development Control Plans

This development application is for the construction of a dwelling, carport, garden shed and shipping container which meets all the requirements of the Greater Hume Development Control Plan 2013 ("the DCP).

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

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

ISSUE	ACCEPTABLE	RESPONSE
Context & setting		The proposed development will have no impacts on the context and setting of the allotment. The development is positioned well off all boundary lines.
Noise	✓	Nil effect
Access & parking	✓	Nil effect
Roads & traffic	✓	Nil effect
Utilities	✓	Nil effect
Heritage	✓	Nil effect
Archaeology	N/A	-
Stormwater	✓	Nil effect
Soils & erosion	✓	Nil effect
Flora & fauna	N/A	-
Flooding	✓	Nil effect
Bushfire	✓	Nil effect

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Issue	Acceptable	response
Technological hazards	N/A	-
Safety, security & crime prevention	✓	Nil effect
Privacy	✓	There will be minimal impact to privacy of neighbouring property
Landscaping	✓	Nil effect
Overshadowing	✓	The proposed development will not cause any overshadowing to neighbouring properties due to the large setbacks
Land resources	N/A	-

The suitability of the site for the development

The development is on a residential allotment. The setbacks are within the requirements of Council's DCP. The proposed development is for the construction of a dwelling, carport, garden shed and shipping container.

Any submissions made in accordance with this Act or the Regulations

As mentioned a submission has been received (**ANNEXURE 1**) that raises concerns that the development is too close to the objector's property, will cause loss of privacy, noise and disturbance, loss of view and not be in keeping with the rural setting and the neighbourhood character.

The concerns are addressed in the table below:

1. Concerned that the development is too close to the neighbours' property	The development is to be positioned 18 metres from the objector's boundary. In this zone and the size of the allotment the construction of the proposed development must be 10 metres from the boundary. The proposed development will not cause any overshadowing to the objector's property.
2. Loss of privacy	The proposed development is to be located 18 metres from the objector's property and will not cause any privacy issues in accordance with the National Construction Code.
3. Noise and disturbance	There are conditions pertaining to when construction work may be undertaken and therefore ensuring no out of hours construction.
4. Loss of view	The proposed development will have little impact on the objector's view of the surrounding area.

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<p>5. Not in keeping with rural setting and neighbourhood character</p>	<p>The proposed development is of a single storey dwelling with a carport, garden shed and shipping container. The layout of the proposed development is very orderly.</p> <p>The existing dwellings in the vicinity are all of single storey dwellings and sheds and therefore the proposed development suits the rural setting and neighbourhood character of Gerogery.</p>
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The public interest

The question of 'public interest' within the context of Section 4.15.

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

In this case there is very little possibility of public detriment.

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

BUDGET IMPLICATIONS

Nil.

CONCLUSION

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

1. approve the application, with or without conditions;
2. defer the application for further information or redesign; or
3. refuse the application.

After considering the assessment requirements of Section 4.15C of the EP&A Act, the application is supported for conditional approval.

RECOMMENDATION

Pursuant to Clauses 4.16 and 4.17 of the Environmental Planning & Assessment Act 1979 a dwelling, carport, garden shed and shipping container be approved at Lots 9, 10 & 11, Section 14 DP 758436, 1685 Gerogery Road, Gerogery subject to the following conditions of approval:

RECOMMENDED CONDITIONS: DWELLING

APPROVED PLANS

1 Compliance with Plans and Conditions

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

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2 Time Period of Consent

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

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

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

3 Section 7.12 Levy Development Contributions

Prior to the issue of a construction certificate, a receipt for the payment to Greater Hume Council of Section 7.12 Levy Contributions shall be submitted to the Certifying Authority.

The Section 7.12 Levy is calculated at 1% of the cost of development, as determined at the date of this consent. The total contribution to be paid has been calculated at \$900

NOTE: This amount may change if there is a delay with payment of the levy, as the cost of works is to be indexed before payment to reflect quarterly variations in the Consumer Price Index (CPI).

PRIOR TO THE COMMENCEMENT OF ANY WORKS

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

4 Construction Certificate Required

Prior to the commencement of any works, a construction certificate is required to be issued by a Certifying Authority.

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

5 Appointment of a Principal Certifying Authority

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

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

6 Notify Council of Intention to Commence Works

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

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7 Erosion and Sedimentation Control

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

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

8 Toilet Facility

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

9 Building Insurance/Owner Builders Permit

Prior to the commencement of works, the Certifying Authority shall be provided with an original copy of:

- a. The builder's (licensee's) name and contract license number and an approved insurance policy under Part 6 of the Home Building Act 1989; or
- b. The Owner Builders Permit, issued by the New South Wales Office of Fair Trading.

Note: An on the spot penalty of \$600 will be issued for any non-compliances with this requirement without any further notification or warning.

10 Sign During Construction

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

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

Note: A \$600 on the spot fine may be issued for non-compliance with this condition.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

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

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11 Interim/Final Occupation Certificate Required

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

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

12 Vehicular Crossover

The typical rural driveway crossover shall be in accordance with Council's Specifications Drawing (see attached). All works associated with the vehicle crossover shall be inspected by Council's Engineering Department prior to any pouring of concrete. A Road Opening Permit will only be issued upon completion of "Road Opening Permit Application" (form attached) and payment of the fee applicable.

13 Basix Certification

Prior to the issue of an occupation certificate (whether interim or final), a compliance certificate shall be submitted to the Principal Certifying Authority, certifying that the building has been constructed in accordance with the commitments identified on approved Basix Certificate.

Should the design of the building alter or the commitments to Basix change, a new Basix Certificate is required to be completed and submitted to the Principal Certifying Authority and the Consent Authority.

14 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.

15 Plumbing Works Final

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

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

16 Approval to Operate Onsite Sewerage Management System

The building shall not be occupied or used until such time Council has issued an Approval to Operate pursuant to Section 68 of the Local Government Act 1993.

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17 Basix Certificate

The commitments listed in the BASIX Certificate for the dwelling forms part of the development consent and are to be maintained during the life of the dwelling. Where the commitments require replacement, the replacement must be identical to or is at a higher star rating to that listed in the BASIX Certificate.

Note: Where there is any proposed change in the BASIX commitments, the applicant must submit a new BASIX Certificate for the development where the plans and specifications are inconsistent with development consent (see Clauses 145 & 146 of the Regulation). The applicant will be required to submit an amended development application to Council pursuant to Section 4.55 of the Act.

18 Certified Development Completed In Accordance With Approval (Prior To Occupation Certificate)

Prior to the release of an Occupation Certificate, a letter of certification is required from the owner/applicant to confirm all of the bushfire requirements of AS3959 have been completed in accordance with the approved level of construction as per the relevant Development Approval ie BAL29

GENERAL CONDITIONS

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

19 Compliance with Construction Certificate

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

20 Bushfire Construction requirements (BAL 29):

New construction shall comply with section 7 (BAL 29) Australian Standard AS3959-2009 "Construction of buildings in bush fire-prone areas" and section A3.7 Addendum Appendix 3 of "Planning for Bush Fire Protection".

REASON: It is in the public interest that the development be protected from bush fire. Section 4.15 (1)(e) of the Environmental Planning and Assessment Act 1979, as amended.

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21 Compliance with the National Construction Code (NCC)

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

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

22 Critical Stage Inspections

In accordance with Section 6.5 of the Environmental Planning and Assessment Act 1979 the Principal Certifying Authority for this development is to inform the applicant of the Critical Stage Inspections prescribed for the purposes of Section 109E(3)(d) Environmental Planning and Assessment Regulation 2000.

Note: A \$1500 on the spot fine may be issued for failing to request the Principal Certifying Authority to undertake the above inspections.

23 Construction – Maintenance and Clearing of Site

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

24 Construction - Hours of Work

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

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

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

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

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PRESCRIBED CONDITIONS OF CONSENT

The following conditions are known as “Prescribed Conditions” and are required by the Environmental Planning and Assessment Regulation 2000 to be imposed as part of any development consent whether or not they are relevant to the development approved under this consent. Please do not hesitate to contact staff in Council’s Development Department who will be happy to advise you as to whether or not the conditions are relevant to your consent.

- 25** All building work must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate or complying development certificate was made).
- 26** In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of the Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.
- 27** Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:
- in the case of work for which a principal contractor is required to be appointed:
 - (i) the name and licence number of the principal contractor, and
 - (ii) the name of the insurer by which the work is insured under Part 6 of the Act,
 - in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
- 28** A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- showing the name, address and telephone number of the principal certifying authority for the work, and
 - showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work is being carried out and must be removed when the work has been completed.

NOTE: This condition does not apply to building work that is carried out inside an existing building that does not affect the external walls of the building.

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- 29** Any development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
- (i) protect and support the adjoining premises from possible damage from the excavation, and
 - (ii) where necessary, underpin the adjoining premises to prevent any such damage.

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

- 30 All Work to be Carried Out by a Licensed Plumber and Drainer**
All plumbing and drainage work shall be carried out by a licensed plumber and drainer and to the requirements of AS/NZS 3500-2015 and the Local Government Act 1993 and Local Government (General) Regulations, 2005, the Plumbing & Drainage Act 2011 and Plumbing & Drainage Regulations 2012.

**RECOMMENDED CONDITIONS: CARPORT AND GARDEN SHED
APPROVED PLANS**

- 1 Compliance with Plans and Conditions**
The development shall take place in accordance with the approved development plans, except as modified in red by Council and/or any conditions of this consent.
- 2 Time Period of Consent**
This consent will lapse five (5) years from the date of determination unless the approved building, engineering or construction work has been physically commenced in accordance with this consent.

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

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

- 3 Approval Required Prior to the Issue of Construction Certificate**
The following documentation is to be submitted to Council or the Accredited Certifier, prior to the granting of the construction certificate:
- a. Contract of Insurance or Owner-builder Permit

Prior to the issue of a construction certificate, the Certifying Authority shall be satisfied that:

- (i) A contract of insurance that complies with Part 6 of the Home Building Act 1989 is in force in relation to the subject work. A certificate of insurance is to be provided to the other party of the contract; or

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- (ii) An owner-builder has a valid owner-builder permit issued by the Department of Fair Trading.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

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

4 Construction Certificate Required

Prior to the commencement of any works, a construction certificate is required to be issued by a Certifying Authority.

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

5 Appointment of a Principal Certifying Authority

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

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

6 Notify Council of Intention to Commence Works

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

7 Erosion and Sedimentation Control

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

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

8 Toilet Facility

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

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9 Building Insurance/Owner Builders Permit

Prior to the commencement of works, the Certifying Authority shall be provided with an original copy of:

- a. The builder's (licensee's) name and contract license number and an approved insurance policy under Part 6 of the Home Building Act 1989; or
- b. The Owner Builders Permit, issued by the New South Wales Office of Fair Trading.

Note: An on the spot penalty of \$600 will be issued for any non-compliances with this requirement without any further notification or warning.

10 Sign During Construction

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

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

Note: A \$600 on the spot fine may be issued for non-compliance with this condition.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

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

11 Interim/Final Occupation Certificate Required

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

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

12 Works-As-Executed Plans for Stormwater Drainage

Prior to the issue of the final occupation certificate, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved shall be submitted to the Principal Certifying Authority.

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13 Plumbing Works Final

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

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

GENERAL CONDITIONS

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

14 Compliance with Construction Certificate

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

15 Compliance with the National Construction Code (NCC)

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

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

16 Use of Building

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

17 Critical Stage Inspections

In accordance with Section 6.5 of the Environmental Planning and Assessment Act 1979 the Principal Certifying Authority for this development is to inform the applicant of the Critical Stage Inspections prescribed for the purposes of Section 109E(3)(d) Environmental Planning and Assessment Regulation 2000.

Note: A \$1500 on the spot fine may be issued for failing to request the Principal Certifying Authority to undertake the above inspections.

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18 BAL 29 Construction of Class 10 Buildings

All proposed Class 10 structures as defined per the "Building Code of Australia" attached to or within 10 metres of the habitable building shall comply with section 7 (BAL 29) Australian Standard AS3959-2009 "Construction of buildings in bush fire-prone areas" and section A3.7 Addendum Appendix 3 of "Planning for Bush Fire Protection".

REASON: It is in the public interest that the development be protected from bush fire. Section 4.15 (1)(e) of the Environmental Planning and Assessment Act 1979, as amended.

19 Stormwater Disposal

All stormwater shall be directed to the existing stormwater disposal system or alternatively to Gerogery Road table drain.

20 Construction - Hours of Work

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

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

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

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

PRESCRIBED CONDITIONS OF CONSENT

The following conditions are known as "Prescribed Conditions" and are required by the Environmental Planning and Assessment Regulation 2000 to be imposed as part of any development consent whether or not they are relevant to the development approved under this consent. Please do not hesitate to contact staff in Council's Development Department who will be happy to advise you as to whether or not the conditions are relevant to your consent.

- 21** All building work must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate or complying development certificate was made).

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- 22** In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of the Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.
- 23** Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:
- in the case of work for which a principal contractor is required to be appointed:
 - (i) the name and licence number of the principal contractor, and
 - (ii) the name of the insurer by which the work is insured under Part 6 of the Act,
 - in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
- 24** A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- showing the name, address and telephone number of the principal certifying authority for the work, and
 - showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work is being carried out and must be removed when the work has been completed.

NOTE: This condition does not apply to building work that is carried out inside an existing building that does not affect the external walls of the building.

- 25** Any development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
- a. protect and support the adjoining premises from possible damage from the excavation, and
 - b. where necessary, underpin the adjoining premises to prevent any such damage.

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

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RECOMMENDED CONDITIONS: SHIPPING CONTAINER

1 Use of Shipping Container

The shipping container shall not be used for industrial, commercial or human habitation purposes without further consideration by Council.

2 Hours of Operation

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

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

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

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

3 Compliance with Plans and Conditions

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

4 Hold Down of Shipping Container

The shipping container is to be affixed by means of chaining to 4x300x600 mass concrete anchors recessed into the adjacent ground.

5 Notify Council of Intention to Commence Works

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

6 Sign During Construction

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

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

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Note: A \$600 on the spot fine may be issued for non-compliance with this condition

PRESCRIBED CONDITIONS OF CONSENT

The following conditions are known as “Prescribed Conditions” and are required by the Environmental Planning and Assessment Regulation 2000 to be imposed as part of any development consent whether or not they are relevant to the development approved under this consent. Please do not hesitate to contact staff in Council’s Development Department who will be happy to advise you as to whether or not the conditions are relevant to your consent.

- 7 All building work must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate or complying development certificate was made).
- 8 In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of the Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.
- 9 Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:
 - in the case of work for which a principal contractor is required to be appointed:
 - (i) the name and licence number of the principal contractor, and
 - (ii) the name of the insurer by which the work is insured under Part 6 of the Act,
 - in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
- 10 A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - showing the name, address and telephone number of the principal certifying authority for the work, and
 - showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work is being carried out and must be removed when the work has been completed.

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NOTE: This condition does not apply to building work that is carried out inside an existing building that does not affect the external walls of the building.

- 11** Any development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
- (i) protect and support the adjoining premises from possible damage from the excavation, and
 - (ii) where necessary, underpin the adjoining premises to prevent any such damage.

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

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**2. DEVELOPMENT APPLICATION 10.2019.95 – TRANSPORTABLE DWELLING
LOT 190 DP753724 – 9 KING STREET BROCKLESBY**

Report prepared by Environmental Health & Building Surveyor – Sharyn Coulston

REASON FOR REPORT

Council is in receipt of a development application for the placement of a transportable dwelling. The site is 9 King Street Brocklesby described as Lot 190 DP753724 (“the subject land”). The applicant and landowner is J Souza Gadis & L Mirchuk.

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

REFERENCE TO DELIVERY PLAN

None relevant.

DISCUSSION

An application has been received for the placement of a transportable dwelling which consists of a gross floor size of 34m². The zoning is RU5 Village and the development is permissible within this zone.

The original plans submitted show that the preferred location of the transportable dwelling is 3 metres from the neighbouring boundary and 5 metres from the primary road, refer to **(ANNEXURE 2)**.

Council’s DCP requires that the setback of a dwelling house from a primary road must not be less than the average setback from the primary road of the two nearest dwellings on the same side of the primary road. However, in light of the issues raised in the objectors’ letter, a solution would be that the applicants have a minimum 10 metres setback from the primary road as outlined in the table below.

The street setback is outlined in the table below.

Lot Size	Minimum setback from primary road
600m ² -900m ²	4.5m
900m ² -1500m ²	6.5m
>1500m ²	10m

After initial discussions with the owners they agreed to move the transportable dwelling back the 10 metres from the primary road, but wished to maintain the 3 metres to utilise the shade provided by the existing trees.

ASSESSMENT

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

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

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DP753724 – 9 KING STREET BROCKLESBY [CONT'D]

State Environmental Planning Policies

Nil.

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

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

Development Control Plans

This development application is for the placement of a transportable dwelling which, although it meets all the requirements of the Greater Hume Development Control Plan 2013 (“the DCP), the option to have the applicant change the setback to 10 metres would alleviate the issues raised in the objectors’ letter.

The side and rear setback of 3 metres is acceptable in accordance with Council’s DCP where the applicant can have their dwelling 1150mm from the side boundary.

Council’s Development Control Plan states for side and rear setbacks the following:

Side and Rear Setbacks

The following buildings must have a minimum setback from side and rear boundaries as shown in the table to this subclause:

- (a) *Dwelling house*
- (b) *Carport or garage*
- (c) *Balcony, deck, patio, pergola, terrace or verandah*
- (d) *Cabana, cubby house, garden shed, gazebo, fernery, greenhouse or shed*

Lot width at the building line	Building height at any point	Minimum required side and rear setback from boundary*
6m – 24m	0m – 5.5m	900mm
6m – 24m	>5.5m – 8.5m	1150mm
>24m	0m – 8.5m	1500mm

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

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

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ISSUE	ACCEPTABLE	RESPONSE
Context & setting		Nil effect
Noise	✓	Nil effect
Access & parking	✓	Nil effect
Roads & traffic	✓	Nil effect
Utilities	✓	Nil effect
Heritage	✓	Nil effect
Archaeology	N/A	-
Stormwater	✓	Nil effect
Soils & erosion	✓	Nil effect
Flora & fauna	N/A	-
Flooding	✓	Nil effect
Bushfire	✓	The property is bushfire prone and therefore the dwelling will need to comply with AS3959-2009
Technological hazards	N/A	-
Safety, security & crime prevention	✓	Nil effect
Privacy	✓	There will be an impact to privacy of neighbouring property
Landscaping	✓	Nil effect
Overshadowing	✓	The proposed development will not cause any overshadowing to neighbouring properties
Land resources	N/A	-

The suitability of the site for the development

The development is on a large 2040m² allotment and could accommodate the transportable dwelling in any location on the allotment. However the applicants were adamant that they wished the dwelling to be located 3 metres from the neighbouring property to utilise the shade from the existing trees on the allotment. They have since relocated the dwelling to be 5.3 metres from the neighbouring property.

The new side setback (of 5.3m) together with the front setback of 10 metres would definitely be more suitable and would alleviate the issues raised in the objectors' letter.

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DP753724 – 9 KING STREET BROCKLESBY [CONT'D]

Any submissions made in accordance with this Act or the Regulations

As mentioned a submission (**ANNEXURE 2**) has been received that raises concerns which are addressed in the table below.

1. Dwelling Location	The objectors are concerned about the placement of the transportable dwelling and the proximity to their home. The transportable dwelling at 3 metres from the boundary is well within the DCP requirements. The applicants have since reviewed their plans and have decided to move the dwelling out to 5.3 metres from the neighbouring property (ANNEXURE 2). This will definitely alleviate the issues raised by the objector.
2. Boundary Distances	The proposed development meets all the setback distance requirements of the DCP.
3. Privacy, Noise	There is an existing colourbond fence dividing the properties. The objectors are concerned that the neighbours will be able to see into their property. Moving the dwelling back the 10 metres from the road frontage will alleviate concerns. There are no windows on the ends of the transportable dwelling and therefore this will also minimise privacy issues as the non-window area will be facing the boundary fence.

The public interest

The question of 'public interest' within the context of Section 4.15C.

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

In this case there is the possibility for public detriment. The objectors stated they are concerned about distance of the transportable dwelling from their boundary.

The side and rear setback distances have been met as per Council's DCP requirements.

The concerns regarding the privacy and noise and the setback from the primary road frontage will alleviate this issue to some degree, general neighbourhood noise such as cars starting, is really no grounds for objection.

BUDGET IMPLICATIONS

Nil.

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CONCLUSION

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

4. approve the application, with or without conditions;
5. defer the application for further information or redesign; or
6. refuse the application.

After considering the assessment requirements of Section 4.15C of the EP&A Act, the application is supported for conditional approval.

RECOMMENDATION

Pursuant to Clauses 4.16 and 4.17 of the Environmental Planning & Assessment Act 1979 a transportable dwelling be approved at Lot 190, DP 753724, 9 King Street, Brocklesby, subject to the following conditions of approval:

RECOMMENDED CONDITIONS:

APPROVED PLANS

1 Compliance with Plans and Conditions

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

2 Time Period of Consent

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

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

3 Construction - Hours of Work

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

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

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

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

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PRIOR TO THE COMMENCEMENT OF ANY WORKS

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

4 Notify Council of Intention to Commence Works

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

5 Erosion and Sedimentation Control

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

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

6 Toilet Facility

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

7 Sign During Construction

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

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

Note: A \$600 on the spot fine may be issued for non-compliance with this condition.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

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

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8 Interim/Final Occupation Certificate Required

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

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

9 Stormwater Works-As-Executed Plan

Upon completion of installation of all stormwater lines, a works-as-executed plan prepared by the licensed plumber/drainer shall be submitted for Council's records.

10 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.

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

All plumbing and drainage work shall be carried out by a licensed plumber and drainer and to the requirements of AS/NZS 3500-2015 and the Local Government Act 1993 and Local Government (General) Regulations, 2005, the Plumbing & Drainage Act 2011 and Plumbing & Drainage Regulations 2012.

12 Certificates

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

- a. Certificate of Compliance-Electrical Work.
- b. Glazing Certificate (certifying that all glazing has been selected, located and installed in accordance with the relevant standard).
- c. Plumbing Certificate (for all works undertaken off site).
- d. Wet Area Compliance Certificate.
- e. Roof and Wall Framing Certificate for dwelling and associated structures.
- f. Bush Fire Compliance Certificate.
- g. Compliance Plate for dwelling and associated structures.
- h. Proof of Termite Treatment.

GENERAL CONDITIONS

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

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DEVELOPMENT APPLICATION 10.2019.95 – TRANSPORTABLE DWELLING LOT 190
DP753724 – 9 KING STREET BROCKLESBY [CONT'D]

13 Compliance with the National Construction Code (NCC)

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

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

14 Construction – Maintenance and Clearing of Site

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

15 Surface Water Drainage

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

PRESCRIBED CONDITIONS OF CONSENT

The following conditions are known as “Prescribed Conditions” and are required by the Environmental Planning and Assessment Regulation 2000 to be imposed as part of any development consent whether or not they are relevant to the development approved under this consent. Please do not hesitate to contact staff in Council’s Development Department who will be happy to advise you as to whether or not the conditions are relevant to your consent.

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

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

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

17 Compliance plates

- (i) A compliance plate must be attached to an accessible part of each of the following structures:
 - a. a manufactured home,
 - b. an associated structure that forms part of a manufactured home,
 - c. an associated structure that comprises a free-standing garage.

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DP753724 – 9 KING STREET BROCKLESBY [CONT'D]

- (ii) A compliance plate must specify the following:
 - a. the name of the manufacturer of the manufactured home or associated structure,
 - b. the unique identification number for each major section of the manufactured home,
 - c. the month and year during which the manufactured home or associated structure was constructed,
 - d. the design gust wind speed for the manufactured home or associated structure,
 - e. a statement to the effect that the manufactured home or associated structure complies with the requirements of this Division,
 - f. the name of the practising structural engineer by whom the engineer's certificate has been issued in respect of the manufactured home,
 - g. whether a manufactured home is intended for use as a park van or holiday van.
- (iii) A unique identification number must be permanently marked on each major section of the manufactured home.
- (iv) The Minister may, by order published in the Gazette, issue specifications for the design, construction, issue and registration of compliance plates for the purposes of clause 159 of the Local Government (Manufactured Home Estates, Caravan Parks, and Moveable Dwellings) Regulations 2005.
- (v) A compliance plate must be designed, constructed, issued and registered in accordance with any specifications in force under clause 159 of the Local Government (Manufactured Home Estates, Caravan Parks, and Moveable Dwellings) Regulations 2005.

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3. FREE WASTE FACILITY ACCESS DAY - 5 APRIL 2020

Report prepared by Director Environment and Planning – Colin Kane

REASON FOR REPORT

On 3 March 2019 Council held a free waste facility access day at the waste facilities at Henty, Holbrook, Culcairn and Jindera and a second free access day was held on 7 April 2019 at Gerogery, Mullengandra, Burrumbuttock and Brocklesby. In 2020 a free access day at all of Council's waste facilities is proposed to be held on Sunday, 5 April 2020 and this report will seek a Council resolution to hold the day, as well as explaining the operational restrictions that would apply for the day and the predicted costs.

REFERENCE TO DELIVERY PLAN

Objective Our development and maintenance is sustainable, environmentally responsible, accessible and enjoyed by our community.
Outcome We minimise the impact on the environment.

DISCUSSION

A number of free waste facility access days were held in 2019 which were well received by residents with 579 visitations for the day held on 3 March 2019 and 155 visitations for the subsequent waste access day held on 7 April 2019. These free waste access days were a first for Greater Hume and the effectiveness and cost of the day was analysed within the Greater Hume Waste Strategy 2019 to 2023 (the "Waste Strategy").

For the waste access days there were no restrictions placed on the type of waste that could be disposed of other than a quantity of 4 tyres. Consequently, the cost of the free waste days was considerable which is due to the disposal costs of receiving certain waste, forgone gate charges, increased costs to accommodate large quantities of waste in a short period of time and increased wages.

The waste strategy made a recommendation in response to the analysis of the first free waste facility access days which is provided below:

Recommendation 12
<ul style="list-style-type: none">• Council maintain its current fees and charges.• Staff monitor the performance of the waste budget and retain surplus funds in reserve to permit holding further free open days at the waste facilities (with the exception of mattresses, fridges and freezers and tyres which would be charged at cost).• Any future free access days are provided for the entire shire on one day.

It is considered that measures in Recommendation 12 be adhered to and the following operational rules would apply for a free waste facility access day to be held on Sunday, 5 April 2020:

- All facilities will be open on Sunday 5 April 2020 from 9.00am to 3.00pm;
- Patrons will need to present proof of residency within Greater Hume Council area;
- 2 staff be present at Holbrook, Henty, Culcairn and Jindera; and
- Fridges, freezers, mattresses and tyres are not accepted free of charge and normal disposal costs apply:

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FREE WASTE FACILITY ACCESS DAY - 5 APRIL 2020 [CONT'D]

The availability of the free waste access day will need to be well advertised to ensure that residents avail themselves of the opportunity and to ensure that people know that normal opening times will not apply on that day.

BUDGET IMPLICATIONS

Based on calculations within Council's Waste Strategy on the 2019 costs, it is estimated that the Free Access Day will cost \$50,000.

CONCLUSION

Council providing the 2019 free waste access day was well received and it is anticipated that a similar response would occur for the proposed 5 April 2020 access day. In order for the free waste access day to be financially sustainable it is necessary for operational rules to be applied.

RECOMMENDATION

That Council resolves to provide a free waste facility access day on Sunday, 5 April 2020 with the following operational rules applying:

1. All facilities will be open on Sunday, 5 April 2020 from 9.00am to 3.00pm;
2. Patrons will need to present proof of residency within Greater Hume Council area;
3. 2 staff be present at Holbrook, Henty, Culcairn and Jindera; and
4. Fridges, freezers, mattresses and tyres are not accepted free of charge and normal disposal costs apply.

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4. POLICY DEVELOPMENT – HOURS OF OPERATION FOR POOLS POLICY

Report prepared by Director Environment and Planning – Colin Kane

REASON FOR THE REPORT

It has become necessary to prepare a Council policy to clarify circumstances when advertised swimming pool opening hours will be varied on short notice in response to extreme heat, other adverse weather conditions and instances where the chemical and physical quality of the water presents a health and safety issue for pool users.

REFERENCE TO DELIVERY PLAN

Objective Our development and maintenance is sustainable, environmentally responsible, accessible and enjoyed by our community
Outcome 4.1 Infrastructure and facilities meet the needs of our communities

DISCUSSION

It is advised that the draft Hours of Operation for Pools Policy (**ANNEXURE 3**) has been developed to provide clarity for staff and the public as to what event will necessitate a change in the operating hours. The policy then provides detail as what course of action should be implemented which is dependent upon the circumstances that exist.

The policy covers situations such as extreme heat wherein the policy stipulates that the pool opening hours will be extended. Also the policy covers instances that should result in the closure of the pools and these circumstances include adverse weather such as electrical, dust and hail storms. Unsatisfactory swimming pool water that poses a health and safety risk is another occurrence that would result in early closure of a swimming pool.

BUDGET IMPLICATIONS

Extending the swimming pool opening hours results in a minor adverse outcome for the operational budget.

CONCLUSION

The draft Hours of Operation for Pools Policy will be of assistance to staff and the public in clarifying instances where the advertised pool operating hours will be varied at short notice.

RECOMMENDATION

That Council adopt the draft Hours of Operation for Swimming Pool Policy.

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GOVERNANCE

1. DROUGHT COMMUNITIES PROGRAM (DCP) - EXTENSION

Report prepared by General Manager - Steven Pinnuck

REASON FOR REPORT

To advise Council that correspondence has been received from the Minister for Water Resources, Drought, Rural Finance, Natural Disaster and Emergency Management confirming that Greater Hume Council is now eligible to apply for funding of \$1 million in drought funding under the DCP Extension Program.

REFERENCE TO DELIVERY PLAN ACTIONS

Objective: Our development and maintenance is sustainable, environmentally responsible, accessible and enjoyed by our community

Outcome 4.1: Infrastructure and facilities meet the needs of our communities

DISCUSSION

To advise Council that correspondence has been received from the Minister for Water Resources, Drought, Rural Finance, Natural Disaster and Emergency Management confirming that Greater Hume Council is now eligible to apply for funding of \$1 million in drought funding under the DCP Extension Program.

The extension of the Drought Communities Program is to deliver immediate economic stimulus and other benefits to targeted affected regions in Australia. Greater Hume Council has now been identified as one of these Council areas.

A copy of the correspondence has been included for Councillors' information as **ANNEXURE 4**.

Guidelines have also been released on eligible projects and expenditure and can be found at:

<https://www.business.gov.au/Grants-and-Programs/Drought-Communities-Programme-Extension>

An overview of the Guidelines is included below:

- Those Council's announced in November 2019 must complete their projects by 31 December 2020.
- To be eligible the project must:
 - ✓ Be located in an Eligible area
 - ✓ Meet project requirements (refer section 6 of the Guidelines)
 - ✓ Include eligible activities and expenditure
 - ✓ Have a least \$25,000 per application of eligible expenditure
- Eligible activities include:
 - ✓ Repairs, maintenance, upgrading or building new community facilities
 - ✓ Repairs, maintenance, upgrades, construction and fit out of community spaces
 - ✓ Employing local contractors to undertake repairs and maintenance
 - ✓ Holding events

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DROUGHT COMMUNITIES PROGRAM (DCP) - EXTENSION [CONT'D]

- ✓ Undertaking other drought relief activities (including carting water for human consumption) that benefit the community
- ✓ Development of an Adverse Event Plan
- Eligible expenditure items includes:
 - ✓ Suppliers, consultants and contracted labour undertaking eligible project activities
 - ✓ Materials required to deliver eligible project activities
 - ✓ Purchasing, leasing or hiring equipment required to deliver eligible project activities
 - ✓ Holding events and
 - ✓ Other drought relief activities (including carting water for human consumption)
- Applications can include multiple unrelated activities up to the total funding amount available per Eligible Council.
- Eligible Councils announced for funding from November 2019 may only submit one application.

The announcement of the funding provides an opportunity to undertake some much needed projects such as the upgrade of playing surfaces at the Culcairn, Henty, Holbrook and Jindera Sportsgrounds which may be difficult to fund through other funding sources. For example if \$800,000 of the \$1,000,000, along with the \$500,000 currently included in the 2019/2020 Budget is allocated, then it is possible that the renovation of the four grounds could be completed for \$1.3m. There are also local/regional contractors that would be able to undertake the required works.

The provision of sportsgrounds and playing fields is a much needed community asset and the renovation of the above grounds to include automatic watering systems and drought tolerant grasses would meet the intent of the funding.

The upgrade of the sporting grounds in our five major towns has been identified as a key Action in Council's 2019/2020 Operational Plan.

The balance of funding (\$200,000) could be utilised to prepare the Adverse Event Plan and smaller projects (minimum \$25,000) in other areas of the shire. The Culcairn Community Development Committee has also requested that an amount be set aside for a place making study of the town that would position it to apply for other funding opportunities to improve the amenity of the town for residents and visitors. A copy of correspondence from the Culcairn Community Development Committee is attached as **ANNEXURE 4** for Councillors' information.

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DROUGHT COMMUNITIES PROGRAM (DCP) - EXTENSION [CONT'D]

This would result in the following possible application:

Project	Amount
Upgrade of playing surfaces at the Culcairn, Henty, Holbrook and Jindera Sportsgrounds	\$800,000
Culcairn Place making study	\$25,000
Adverse Event Plan	\$25,000
Projects in other parts of the Council area (Minimum \$25,000 or a maximum of 6 projects)	\$150,000
Total	\$1,000,000

It is recommended that Council take this opportunity provided by the Drought Communities Program Extension to make a real difference to the playing surfaces at the Culcairn, Henty, Holbrook and Jindera.

BUDGET IMPLICATIONS

Projects undertaken through Drought Communities Program will be cost neutral to Council.

CONCLUSION

Council has received funding of \$1,000,000 from the Australian Government under the Drought Communities Program.

The extension of the Drought Communities Program is to deliver immediate economic stimulus and other benefits to targeted affected regions in Australia. Greater Hume Council has now been identified as one of these Council areas.

The announcement of the funding provides an opportunity to undertake some much needed projects such as the upgrade of playing surfaces at the Culcairn, Henty, Holbrook and Jindera Sportsgrounds which may be difficult to fund through other funding sources.

The provision of sportsgrounds and playing fields is a much needed community asset and the renovation of the above grounds to include automatic watering systems and drought tolerant grasses would meet the intent of the funding.

The balance of funding (\$200,000) could be utilised to prepare the Adverse Event Plan and smaller projects (minimum \$25,000) in other areas of the shire.

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DROUGHT COMMUNITIES PROGRAM (DCP) - EXTENSION [CONT'D]

RECOMMENDATION

That:

1. Council fund the following projects from the Drought Communities Program

Project	Amount
Upgrade of playing surfaces at the Culcairn, Henty, Holbrook and Jindera Sportsgrounds	\$800,000
Culcairn Place Making Study	\$25,000
Adverse Event Plan	\$25,000

2. the allocation of the remaining \$150,000 be the subject of a further report to the February 2020 meeting of Council

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CORPORATE AND COMMUNITY SERVICES

1. STATE GOVERNMENT FUNDING FOR NSW PUBLIC LIBRARIES

Report prepared by Director Corporate & Community Services – David Smith

REASON FOR REPORT

To seek Council support for the NSW Public Libraries Association in its advocacy to State Government to develop a sustainable funding model for NSW libraries.

REFERENCE TO DELIVERY PLAN ACTION

Objective We create healthy, inclusive and resilient communities, acknowledge our volunteers and value our youth

Outcome 2.5 Council provides learning and development opportunities for all

DISCUSSION

As Councillors may be aware, The NSW Public Libraries Association's 2018-19 Renew Our Libraries campaign was a spectacular success, delivering an increase of \$60m in state funding for NSW public libraries over the quadrennial period 2019-20 to 2022-23. This is the largest single increase in state funding since the NSW Library Act was introduced in 1939.

This outcome was achieved as a result of the remarkable support of councils, libraries and communities across the state. Over 80% of NSW councils formally endorsed Renew Our Libraries through council resolutions.

The NSW Public Libraries Association has requested the support of NSW councils in its advocacy to State Government to develop a sustainable funding model for NSW libraries.

Renew Our Libraries Phase Two has recently been launched <https://renewourlibraries.com.au/>, the objectives of which are to:

- **Index the total increased state funding contribution** to the Consumer Price Index (CPI) in perpetuity. Without indexation the actual value of state funding for NSW libraries will decline over time, leaving NSW councils to either meet the shortfall or reduce services.
- **Protect the new funding commitment** by including all elements of the new state funding model in legislation through the Library Act and/or the Library Regulation. Currently, only the per-capita component of the funding model (increasing from \$1.85 per capita to \$2.85 per capita over the 4-year period 2019-20 to 2022-23) is included in library legislation, **leaving 46% of the total funding for NSW libraries at risk.**

Index the Funding → Protect the Funding

These two simple measures will ensure that NSW councils continue to receive a significantly increased state government contribution to the operation of public libraries across the state, which will be protected by legislation and will not be subject to cost of living attrition over time.

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STATE GOVERNMENT FUNDING FOR NSW PUBLIC LIBRARIES [CONT'D]

This will also mean that the NSW Public Libraries Association, its member councils and libraries across the state can direct their funds and efforts to the ongoing support and development of high quality library services for NSW communities, rather than engaging in expensive and time consuming future funding campaigns.

It is imperative that the 2019 state funding increase for NSW libraries be locked-in once and for all, thereby ensuring the future prosperity of the NSW public library network.

Accordingly, it is recommended that Council supports the NSW Public Libraries Association by formally endorsing Phase Two of the Renew Our Libraries Campaign to secure a sustainable funding model for NSW public libraries in perpetuity.

BUDGET IMPLICATIONS

Costs associated with membership of the Riverina Regional Library and the ongoing operations of library services are fully funded in current and future budget allocations.

CONCLUSION

As a member of the Riverina Regional Library and the NSWPLA South West Zone, it is important that Greater Hume Council show its support for the ROL campaign and continue to lobby for a more equitable and sustainable funding model for public libraries in NSW.

RECOMMENDATION

That:

1. Council make representation to the Member for Albury, Justin Clancy, in relation to the need for a sustainable state funding model for the ongoing provision of public library services.
2. Council write to the Hon. Don Harwin, Minister for the Arts and the Hon. Walt Secord, Shadow Minister for the Arts, calling for bi-partisan support for Consumer Price Index (CPI) indexation of state funding for NSW public libraries, as well as legislation of all elements of the 2019-20 to 2022-23 NSW state funding model.
3. Council take a leading role in lobbying for sustainable state government funding For libraries.
4. Council endorse the distribution of the NSW Public Libraries Association NSW library sustainable funding advocacy information in Council libraries, as well as involvement in any actions proposed by the Association.

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2. CROWN ROAD CLOSURE AND ACQUISITION - BROCKLESBY

Report prepared by Manager Corporate Services – Suzanne Klemke

REASON FOR REPORT

For Council to consider closing and acquiring unused Crown roads adjoining and within the Brocklesby Recreation Reserve.

REFERENCE TO DELIVERY PLAN ACTION

Not Applicable.

DISCUSSION

Council staff have identified unused roads which traverse and surround the Brocklesby Recreation Reserve (Council land). The roads are not required for residential access and upon acquisition the land would amalgamate with the adjoining parcels of land contained within the Brocklesby Recreation Reserve.

Council has recently undertaken capital works at the recreation reserve which has necessitated the installation of pipes underground spanning a section of crown road separating two parcels of land, both contained within the recreation reserve complex.

NSW Department of Planning, Industry and Environment (department) have confirmed the unused roads to be Crown roads. A plan detailing the location of the roads (highlighted in green) is included as **ANNEXURE 5**.

The department will consider a range of factors when determining a proposed road sale. At a minimum, each of the following criteria must be fulfilled:

- a. The road is assessed as not required to be retained within the public road network
- b. Landholders and government authorities reasonably known to have potential interests or access requirements have been consulted and their requirements addressed to the department's satisfaction within the time frame set by the department.

Given the locality of the roads, it appears that Council would meet the required criteria to proceed with the acquisition.

The following fees apply in addition to the value of the road for purchase:

Road purchase application fee	\$660.00 paid upon application
Purchase processing fee	\$305.80
Plan compilation fee	\$346.50
NSW Land Registry Services lodgement fees (adjusted annually)	
Transfer dealing	\$286.60
Amendment of a folio of the Register	\$143.50
Section 88B Instrument (if required)	\$143.50 for each easement
Deposited Plan	\$302.20 for each lot
Stamp Duty (Ad Volorem)	

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CROWN ROAD CLOSURE AND ACQUISITION – BROCKLESBY [CONT'D]

The purchase price of a Crown road is usually based on the land value of the adjoining land, as at the date the application is lodged.

BUDGET IMPLICATION

The current budget provides for legal fees associated with acquisition of land, however, an estimated purchase price will be required to be included in the Estimates for 2020/2021 Financial Year.

CONCLUSION

The sections of Crown road will have no impact on access to surrounding properties and the acquisition will enable the expansion of existing use of the Brocklesby Recreation Reserve.

RECOMMENDATION

That:

1. Council make an application to the NSW Department of Planning, Industry and Environment Minister for approval to acquire Crown Roads traversing the Brocklesby Recreation Reserve as shown at **ANNEXURE 5** in accordance with the Roads Act 1993.
2. the Mayor and General Manager be authorised to execute documentation in relation to the acquisition of Crown Roads traversing the Brocklesby Recreation Reserve, under the Common Seal of Council, as required.
3. upon acquisition, the land is to be classified as community land.

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3. LICENCE – LOT 5 DP 250901 BAIRD STREET, CULCAIRN

Report prepared by Manager Corporate Services – Suzanne Klemke

REASON FOR REPORT

To advise Councillors of the number of Expressions of Interest received for the licencing of Lot 5 DP 250901, Baird Street, Culcairn which was advertised in the Border Morning Mail on Saturday 9 November 2019 and Saturday 16 November 2019 and closing on Friday 29 November 2019.

REFERENCE TO DELIVERY PLAN ACTION

Nil.

DISCUSSION

Recent advertising has resulted in the following Expressions of Interest being received.

Expression Of Interest	Amount Excluding GST
Shaun Hamson	\$4,500.00
Colin Summers & Paul Day	\$972.73

It would be prudent for council to accept the Expression of Interest from Shaun Hamson in the amount of \$4,500 (ex GST) per annum taking into consideration the costs to Council to undertake the maintenance and control of weeds and pests associated with this parcel of land.

Mr Hamson has been the lessee of the property for the last two years and has maintained the property in such a manner to ensure fencing is stock proof and reduces the risk of fire and control of vermin through vegetation management.

It is expected that the successful applicant will commence the term from 1 February 2020 for a period of twenty four months terminating 31 January 2022, with an option to renew for a further twelve month term if required.

BUDGET IMPLICATION

Slight increase in annual income of approximately \$550.00 per annum.

CONCLUSION

It would be prudent for council to accept the Expression of Interest from Shaun Hamson in the amount of \$4,500 (ex GST) per annum taking into consideration the costs to Council to undertake the maintenance and control of weeds and pests associated with this parcel of land.

RECOMMENDATION

That Council accept the Expression of Interest from Shaun Hamson in the amount of \$4,500.00 (ex GST) to enter in to a licence over Lot 5 DP 250901, Baird Street, Culcairn for a period of twenty four months commencing 1 February 2020 and terminating 31 January 2022, with an option to renew for a further twelve month term.

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4. WALBUNDRIE HALL COMMITTEE – RELINQUISH STATUS OF COMMITTEE

Report prepared by Manager Corporate Services – Suzanne Klemke

REASON FOR REPORT

To seek Council approval for the Walbundrie Hall Committee to relinquish its status as a Section 355 Committee of Council.

REFERENCE TO DELIVERY PLAN ACTION

Not Applicable.

DISCUSSION

The Walbundrie Hall Committee has been active since the commencement of the Local Government Act in 1993. In more recent years, the committee, like most rural committees has seen minimal or no change to their membership.

The committee advised that attempts to recruit new members have been unsuccessful and the existing members are no longer able to continue with the management of the hall.

Council has written to a number of Walbundrie community groups seeking assistance to manage the facility. Council had received two nominations from individuals. Given that follow up letters have been issued, it is highly unlikely that further nominations will be presented.

Discussions with Council's Officers conclude that the control and management of the facility should formerly be handed back to Council. The use of the facility and hire arrangements will be in accordance with Councils facility hire agreement and booking process.

This will also mean that regular maintenance will also be undertaken as part of Councils building maintenance regime.

BUDGET IMPLICATION

Council currently provides an annual Council Contribution of \$1,313.00 towards the maintenance of the facility.

Funds held by the committee (\$7,074.30 at 30 June 2019) will be reserved by Council to assist with the future development and maintenance of the hall.

CONCLUSION

It is recommended that Council support the request to formally relinquish the control and management of the facility to Greater Hume Shire Council.

RECOMMENDATION

That:

1. the delegations issued to the Walbundrie Hall Committee be terminated and that the Walbundrie Hall Committee be removed from Council's register of committees appointed under Section 355 of the Local Government Act 1993.
2. funds held by the committee be transferred to Councils Reserve Funds to be held for future development and maintenance of the Walbundrie Hall.

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5. POLICY DEVELOPMENT – RECRUITMENT AND SELECTION POLICY AND PROCEDURE

Report prepared by People & Culture Officer – Jessica Winnett

REASON FOR REPORT

For Council to consider a revised Recruitment and Selection Policy and accompanying procedure.

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

To align with the structured policy review process, Council's Recruitment and Selection Policy has been revised and amended to reflect legislative requirements and to ensure a streamlined process will be followed to mirror the recruitment activities within Council's People and Culture team.

This extensive policy review was initiated to provide Council employees with a concise recruitment process when internal recruitment is concerned; to ensure fair recruitment activities are practiced externally to the wider community; and to align with legislative requirements. The review has resulted in Council's current Recruitment and Selection Policy being condensed to a broad policy statement, with the procedural aspects contained in the former policy transferred to a new Recruitment and Selection Procedure. Therefore, the proposed policy now contains an essential overview of the purpose of the policy and outlines the legislation and associated documents. Once adopted, the revised policy and procedure documents (see **ANNEXURE 6**) will both be uploaded to Council's website as public documents.

BUDGET IMPLICATIONS

There are no direct budget implications resulting from the adoption of the revised Recruitment and Selection Policy.

CONCLUSION

Recruitment and Selection is an integral part of Council's functions and therefore requires significant review, detail and process associated with practicing it fairly and within legislative requirements. It is essential that the People and Culture Team in particular, are abiding by best practice and fair processes to ensure all positions are appointed to on a merit only basis. To ensure this equitable recruitment process is adhered to, Council must have a policy to reflect the desired outcomes and legislative requirements, and in turn, a revised policy has been proposed for Council's consideration.

RECOMMENDATION

That the Greater Hume Council Recruitment and Selection Policy and associated Recruitment and Selection Procedure be adopted.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
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ENGINEERING

1. DRINKING WATER MANAGEMENT SYSTEM ANNUAL REPORT 2018-19

Report prepared by Viridis Consultants & Manager Water & Wastewater – Tom Plunkett

REASON FOR REPORT

To present to Council the Drinking Water Management System annual report for 2018-19

REFERENCE TO DELIVERY PLAN ACTION

Outcome	We minimise the impact on the environment.
Action 4.3.6.1	Implement the program of works identified in the Drinking Water Quality Management Plan.

DISCUSSION

Water supply authorities in New South Wales (NSW) are required to establish and adhere to a 'quality assurance program', referred to as a Drinking Water Management System (DWMS). The DWMS is a risk based approach to managing drinking water quality.

An annual review of the DWMS is recommended to ensure that it is valid and is being implemented effectively. In addition, an annual report is required to be prepared and submitted to the local Public Health Unit (PHU), NSW Health.

Greater Hume Council engaged Viridis Consultants P/L (Viridis) to prepare the DWMS Annual Report for the 2018-19 reporting period, which covers a 12-month reporting period from 1 July 2018 to 30 June 2019. Copy of DWMS Annual Report 2018-2019 is attached as **ANNEXURE 7**.

This report summarises Council's drinking water quality performance for the reporting period, outcomes of the DWMS annual review and progress on the implementation of the improvement plan.

In addition, there were no issues noted against the Australian Drinking Water Guidelines (ADWG) which are health based guidelines. PH values for the Village Supply Scheme were outside the ADWG aesthetic guideline on a number of occasions. Aesthetic exceedances **do not** pose any threat to the health of consumers but may cause scaling, customer complaints and reduce the efficacy of chlorine residual as a barrier against recontamination. This will be discussed in further detail at the risk assessment workshop in 2020.

GHC maintained a high level of consumer satisfaction, with only five water quality complaints received over the reporting period. Appropriate processes were followed when these complaints were received to ensure health of consumers was not jeopardised.

The Improvement Plan, which forms an integral part of the DWMS, was reviewed. Three (3) action items have been completed or closed since the last Annual Report and several have commenced. The open actions will be discussed in more detail at the risk assessment review workshop which will be undertaken in 2020.

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DRINKING WATER MANAGEMENT SYSTEM ANNUAL REPORT 2018-19 [CONT'D]

BUDGET IMPLICATION

The DWMS report and the risk assessment workshop to undertaken in early February 2020 is funded by NSW Health.

CONCLUSION

This document is to be reviewed every 12 months as per Drinking Water Management System (DWMS). A risk assessment review workshop will be undertaken in February 2020

RECOMMENDATION

That the report be received and noted.

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ITEMS TO BE REFERRED TO CLOSED COUNCIL

1. POTENTIAL LAND PURCHASE AT HOLBROOK

Report prepared by General Manager – Steven Pinnuck

REASON FOR REPORT

There is the potential for a key development site in Holbrook to be placed on the market in the coming months and authority is sought from Council for the General Manager to undertake preliminary site investigations should the sale listing materialise.

REFERENCE TO DELIVERY PLAN ACTIONS

Objective: We are revitalising our communities, welcoming visitors, growing our economy and promoting the lifestyle, culture and heritage offered in our communities.

Outcome: We have prosperous and diverse local businesses and a growing economy.

DISCUSSION

Council has become aware that a key development site in Holbrook may be placed on the market for sale early in 2020.

Given the potential importance of the site to Holbrook, it may be appropriate for Council to initially acquire the site so to enable a process to be implemented to determine the best use of the site for the benefit of the Holbrook and district community. Accordingly, authority is sought for the General Manager to undertake preliminary investigations of the site to ensure that Council is prepared should the site be placed on the market for sale.

BUDGET IMPLICATIONS

It is likely that costs will be incurred in undertaking preliminary investigations however this could be funded from the proceeds of the sale of the Holbrook Caravan Park which is currently held in Reserve. The Reserve currently has a balance of \$392,869.

CONCLUSION

Council has become aware that a key development site in Holbrook may be placed on the market for sale early in 2020.

Accordingly authority is sought for the General Manager to undertake preliminary investigations of the site to ensure that Council is prepared should the site be placed on the market for sale.

It is recommended that the matter be referred to Closed Council in accordance with section 10 A (2) (c) information that would, if disclosed confer an advantage on a person whom Council is conducting (or proposes to conduct) business.

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POTENTIAL LAND PURCHASE AT HOLBROOK [CONT'D]

RECOMMENDATION

That the potential purchase of a key development site in Holbrook be referred to Closed Council in accordance with section 10 A (2) (c) information that would, if disclosed confer an advantage on a person whom Council is conducting (or proposes to conduct) business.

REASON

On balance preserving the identity of the site at this early stage outweighs the public interest in maintaining openness and transparency in Council decision making as the closure of the site may compromise the position of Council in future negotiations.

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2. SALE OF LAND FOR UNPAID RATES UNDER SECTION 713 OF THE LOCAL GOVERNMENT ACT 1993

Report prepared by Accounting Officer – Camilla Webb

REASON FOR THE REPORT

To seek Council's approval for the sale of Lot 61 DP 599763 – 11 Wattle Street, Culcairn in accordance with Section 716(2) of the Local Government Act, 1993.

REFERENCE TO DELIVERY PLAN ACTION

Not applicable

DISCUSSION

The above property was listed for sale under Section 713 of the Local Government Act, 1993 on 15 November 2019 and was passed in at the public auction.

Section 716(2) of the Local Government Act 1993 states that land that fails to sell at public auction may be sold by private treaty, however such land may not be sold under this Division to the council, a councillor, a relative of a councillor, a member of staff of the council or any relative of a member of staff.

Accordingly it is recommended that Council sell the land by private treaty.

BUDGETARY IMPLICATION

This property may need to be sold for an amount below that of the outstanding rates and charges and the associated expenses incurred by Council. Should this be the case it will be necessary for Council to write off the balance of the outstanding rates and charges by Council resolution.

CONCLUSION

As this land is not required by Council and to discharge a portion of the debt to Council, it is recommended that this property be sold by private treaty.

RECOMMENDATION

It is recommended that the consideration of the sale of 11 Wattle Street, Culcairn be referred to Closed Council for discussion, in accordance with the relevant section of the Local Government Act, 1993 section 10A (2)(b) the personal hardship of any resident or ratepayer.

REASON FOR REFERRAL

The matters to be discussed by Councillors and staff relate to the personal financial dealings of individual ratepayers and as such as confidential in nature and not suitable for disclosure in Open Council.

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

1. OFFICE OF LOCAL GOVERNMENT – CIRCULAR 19-21 – COUNCILLORS' AND DESIGNATED PERSONS' RETURNS TO BE PLACED ON COUNCIL WEBSITE

**Report prepared by Executive Assistant Governance & Economic Development
– Marg Killalea**

REASON FOR REPORT

To advise Council and the community of the Office of Local Government requirement that councillors' and designated persons' returns must now be made publicly available on Council's website.

REFERENCE TO DELIVERY PLAN ACTION

Not applicable.

DISCUSSION

The Office of Local Government (OLG) Circular 19-21 advises councils that the Information and Privacy Commission (IPC) has finalised and issued Guideline 1 - for local councils on the disclosure of information contained in the returns disclosing the interests of councillors and designated persons. Guideline 1 states that councillors' and designated persons' returns of interests must be made publicly available free of charge on councils' websites, unless there is an overriding public interest against disclosure of the information contained in them or to do so would impose unreasonable additional costs on the council.

Where a council decides that there is an overriding public interest against the disclosure of some of the information contained in a return, consideration should be given to releasing an edited copy of the return (for example redacting the individual's signature and residential address). In the case of Greater Hume, it is proposed that address and signature information be redacted from the returns.

It will be necessary for Council to keep a record indicating, in general terms, the nature of the information redacted from the return in accordance with section 6(5) of the Government Information (Public Access) Act 2009 (GIPA Act).

BUDGET IMPLICATION

Nil.

CONCLUSION

Councillors' and designated persons' returns will be posted to Council's website in accordance with provisions of Circular 19-21.

RECOMMENDATION

That the report be received and noted.

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CORPORATE AND COMMUNITY SERVICES

1. **SALE OF LAND FOR UNPAID RATES UNDER SECTION 713 OF THE LOCAL GOVERNMENT ACT 1993**

Report prepared by Accounting Officer – Camilla Webb

REASON FOR THE REPORT

To report to Council of the outcomes in relation to the sale of land to recover unpaid rates and charges that was conducted under Section 713 of the Local Government Act 1993 on 15 November 2019.

REFERENCE TO DELIVERY PLAN ACTION

Not applicable

DISCUSSION

Section 713(1) of the Local Government Act 1993 states that Council may sell land where a rates or charge is overdue if it has remained unpaid for more than one year from the date on which it became payable in the case of vacant land, and in the case of any other land, it has remained unpaid for more than 5 years

Council resolved in June 2019, to sell 21 properties at auction with outstanding rates and charges totalling \$129,338.97.

Prior to the public auction on 15 November 2019, six properties were withdrawn from the sale following either full payment of the outstanding rates and charges being made or a suitable payment plan negotiated with Council. A further property was removed from the auction pending further investigation of title transfer discrepancies dating back to June 1933.

A total of 14 properties were auctioned on 15 November 2019 and 13 were sold at the fall of the hammer. Of the properties sold, the majority were of little commercial value, having either no legal access or no dwelling entitlement and were only of interest to the adjoining owner. The proceeds realised at the auction for these properties will be less than the expenses incurred in connection with the sale and/or the amount of the overdue rates and charges. In accordance with Section 713 of the Local Government Act 1993, where the proceeds from the sale are insufficient to satisfy these debts, the shortfall following the sale will be written off. Where the price realised at action exceeds the expenses incurred in connection with the sale and overdue rates and charges and other disbursements, the surplus will be held by Council pending documented claims from the owner/interested parties.

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SALE OF LAND FOR UNPAID RATES UNDER SECTION 713 OF THE LOCAL GOVERNMENT ACT 1993 [CONT'D]

During the auction process, Council purchased the following six properties, with the view to negotiation with the adjoining owners to purchase the property –

Description of the Land	Property Address	Purchase Price
Lot 1 Section 2 DP 758178	Urana Road, Rand	\$500
Lot A DP 341921	Commercial Street, Walla Walla	\$50
Lot 1 DP 112064	Thornbury Road, Brocklesby	\$50
Lot 8 Section 1 DP758178	Urana Road, Rand	\$50
Lot 8 Section 4 DP 758178	Gibson Street, Rand	\$50
Lots 5-7 Section 4 DP758178	Gibson Street, Rand	\$50

Settlement of the 13 sold properties will occur by mid-January 2020 and the finalisation of Council's expenses, calculation of the shortfall/surpluses and the write-off of rates and charges where applicable, will be completed by the 31 January 2020 and reported to the February 2020 meeting of Council.

BUDGETARY IMPLICATION

Partial write off of rates and charges due to sale price not covering outstanding rates and charges.

CONCLUSION

Section 713(1) of the Local Government Act 1993 states that Council may sell land where a rates or charge is overdue if it has remained unpaid for more than 1 year from the date on which it became payable in the case of vacant land, and in the case of any other land, it has remained unpaid for more than 5 years

Council resolved in June 2019, to sell 21 properties at auction with outstanding rates and charges totalling \$129,338.97.

Settlement of the 13 sold properties sold at auction will occur by mid-January 2020 and the finalisation of Council's expenses, calculation of the shortfall/surpluses and the write-off of rates and charges where applicable, will be completed by the 31 January 2020 and reported to the February 2020 meeting of Council.

RECOMMENDATION

That the report be received and noted.

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PART C - ITEMS FOR INFORMATION

GOVERNANCE

1. WORKSHOP/BRIEFING SESSION SCHEDULE 2019/2020

REASON FOR REPORT

To inform Council and the community of upcoming workshop/briefing sessions which Councillors and senior staff attend and, where appropriate, stakeholders also attend. Workshops/briefing sessions are held in the absence of the public.

DISCUSSION

The current session dates are outlined in the table below.

Workshop/Briefing Session date	Topic
6 February 2019	Implications of Solar Farms in Greater Hume Council area.
13 February 2019	Roads Workshop
2 March 2019 (SATURDAY)	Shire Tour
6 March 2019	Preliminary Budget Workshop
13 March 2019	Final Roads Workshop
3 April 2019	Final Budget Workshop
1 May 2019	Waste Strategy Workshop
5 June 2019	Service Reviews and proposed Ward Boundary alterations
3 July 2019	Briefing on Local Strategic Planning Statements (LSPS) by NSW Planning Chief Planner
7 August 2019	LSPS Workshop with NSW Planning
14 August 2019	Jindera Multipurpose Hall Community Consultation
4 September 2019	Neoen – update on project
2 October 2019	Councillor Training Plans / Draft Local Strategic Statement Planning
30 October 2019	Consideration of Jindera Solar Farm Environmental Impact Statement (EIS)
6 November 2019	Presentation by FRV (Walla Walla Solar Farm proponent)

The allocation of workshop/briefing sessions dates across the year is to ensure sufficient advance notice is provided to Councillors and staff.

Residents wanting to engage Council on a particular topic are invited to attend the Public Forum sessions held at the beginning of each monthly meeting. Meeting locations and dates are available on the website or by contacting any Council office.

BUDGET IMPLICATIONS

Nil.

CONCLUSION For Councillors' information.

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2. OFFICE OF LOCAL GOVERNMENT CIRCULARS

REASON FOR REPORT

To ensure councillors are updated with changes to legislation or the strategic direction of Local Government in NSW.

DISCUSSION

Recent circulars issued are listed below. Circulars can be downloaded at <https://www.olg.nsw.gov.au/councils/essential-information-and-publications/circulars-for-council>

At the time of compiling the agenda, no new circulars have been published since 5 November 2019 (latest circulars reported in November agenda).

3. LOCAL GOVERNMENT NEW SOUTH WALES (LGNSW) – WEEKLY CIRCULARS

REASON FOR REPORT

To ensure councillors are updated with changes to legislation or the strategic direction of Local Government in NSW.

DISCUSSION

A listing of topics of interest from recent circulars issued during June is provided on the LGNSW website. Distribution of the LGNSW newsletters has now moved to an electronic format.

Councillors or interested community members can directly access the full weekly publications via <https://www.lgnsw.org.au/news/local-government-weekly>

BUDGET IMPLICATIONS

Nil.

CONCLUSION

For Councillors' information.

4. TOURISM AND PROMOTIONS OFFICER'S REPORT

Report by Tourism and Promotions Officer – Kerrie Wise

REASON FOR REPORT

To update councillors regarding working projects undertaken by the Tourism and Promotions Officer.

DISCUSSION

The report on projects being undertaken by the Tourism and Promotions Officer is attached at **ANNEXURE 8**.

BUDGET IMPLICATIONS

Nil.

CONCLUSION For Councillors' information.

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CORPORATE AND COMMUNITY SERVICES

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

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

2. **STATEMENTS OF BANK BALANCES AND INVESTMENTS AS AT 30 NOVEMBER 2019**

The statements of bank balances and investment report as at 30 November 2019 are attached at **ANNEXURE 9**.

3. **PEOPLE & CULTURE (HR) REPORT FOR NOVEMBER 2019**

Report prepared by People and Culture Officer – Jessica Winnett

REASON FOR REPORT

To advise councillors on human resources activities such as new staff, resignations and staff development programmes

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

LEGISLATION / POLICIES / PROCEDURES

- Recruitment and Selection Policy – draft for consultation
- Recruitment and Selection Procedure – draft for consultation

PLANNING

- People & Culture Management System and Plan developed to guide future activities through a process of development, implementation, review and improvement
- Ongoing succession planning - Work Instructions being developed and documented for key activities performed by People & Culture
- LG NSW HR Network meeting/videoconference - next meeting 4 March 2020
- REROC Workforce Development meeting - next meeting; 26 March 2020

RECRUITMENT

- Recruitment in progress:
 - Building Surveyor Culcairn and/or Jindera – applications closed 6 November – interviewed 2, 1 appointed
 - (Internal) Plant Operator Roller Holbrook Construction – applications closed 8 November – interviewed 2, 1 appointed
 - (Internal) Plant Operator Roller Jindera Maintenance – applications closed 8 November – interviewed 1, 1 appointed and awaiting the completion of ATEL Traineeship (expected completion date December 2019)

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PEOPLE & CULTURE (HR) REPORT FOR NOVEMBER 2019 [CONT'D]

- New employees commencing with Council:
 - Emily Jones – Youth Officer – Henty (transferred from ATEL Traineeship)
 - 4 Pool Lifeguards – Various Council Locations
- Position/role changes with existing Council employees:
 - Craig Hall – Operations Overseer – Additional Construction Overseer Duties from 29 April until COB 31 January 2020
 - Marc Haynes – Maintenance Overseer – Additional Maintenance Overseer Duties from 29 April until COB 31 January 2020
 - Aaron Dixon – Procurement Officer 12 Months Fixed Term – Culcairn
 - Susan Shanahan – Engineering Administration and Procurement Duties 12 Months Fixed Term – Culcairn
 - Steven Brand – Store Person 12 Months Fixed Term – Culcairn
 - Andrew Turner – Plant Operator Roller – Holbrook Construction
- Employees ceasing duties with Council: N/A
- Positions advertised:
 - Building Surveyor Culcairn and/or Jindera – applications closed 6 November
 - (Internal) Plant Operator Roller Holbrook Construction – applications closed 8 November
 - (Internal) Plant Operator Roller Jindera Maintenance – applications closed 8 November

WORKPLACE RELATIONS

- Participate with Outdoor Staff quarterly meetings – meeting held on 13 June, All Staff Day held on 14 August, 12 September, 5 December; next Outdoor meeting 12 March 2020
- Coordinate and administer Consultative Committee – meeting held on 13 June, 12 September, 5 December; next meeting 12 March 2020
- Participate with Risk WHS Committee – meeting held 13 June, 12 September, 5 December; next meeting 12 March 2020

PROFESSIONAL DEVELOPMENT & LEARNING

- Human Resources and Industrial Relations Mentoring – 1 participant
- StateCover Scholarship Program – 2 applications submitted
- National Local Government Human Resource Conference – 1 participant

PERFORMANCE MANAGEMENT

- Review of alternative Performance Appraisal processes used by other Councils and organisations with the intent to update/improve Council's existing process
 - Initial stages of Performance Appraisal system, 'PULSE' has commenced. Desired implementation date April 2020

HEALTH & WELLBEING

- Coordination of Phase 2 of Align Work Health Early Intervention Onsite Health and Wellbeing program. Program consists of a Physiotherapist and Health and Wellness Consultant visiting one central location (Culcairn Office) for 3 hours on a fortnightly, rotating basis for 12 weeks

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PEOPLE & CULTURE (HR) REPORT FOR NOVEMBER 2019 [CONT'D]

- November review identified the need for a timeline to be created for 2020 worksite visits to align with operational projects to determine the capacity for worksite visits. Also, planning to begin office visits other than Culcairn on a needs basis

REVIEW & CONTINUOUS IMPROVEMENT

- Daily reviews with Director Corporate & Community Services
- Monthly reviews with MANEX
- Networking with LG NSW HR Group & REROC Workforce Development Group

4. GREATER HUME CHILDREN SERVICES – REPORT FOR NOVEMBER 2019

Report prepared by Team Leader, Greater Hume Children Services – Fiona Pattinson

REASON FOR REPORT

To provide an update on statistics and activities of Greater Hume Children Services (GHCS).

REFERENCE TO DELIVERY PLAN ACTION

Objective We create healthy, inclusive and resilient communities, acknowledge our volunteers and value our youth

Outcome 2.2 We have services to promote and deliver health and wellbeing for all ages

DISCUSSION

Service statistics as of 30 November 2019.

Greater Hume Children Services Family Day Care (FDC)	Mon – Fri	
Educators	NSW - 43	Vic - 18
Educators working in the shire	7 (1 now working at Walla)	
Families registered	578	
New families in month	24	
Children registered for care	878	
Average EFT	210	

Henty	Mon - Fri 7.30am - 5.30pm	
Staff numbers	4 staff 2 casual	
Families registered	22	
Children registered	31	
Average EFT (children per day)	11.64	

Walla Walla	Mon - Wed : 7.30am - 5.30pm	
Staff numbers	4 staff 2 casual	
Families registered	28	
Children registered	39	
Average EFT(children per day)	11.91	

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GREATER HUME CHILDREN SERVICES – REPORT FOR NOVEMBER 2019 [CONT'D]

Greater Hume Children Services Jindera Office staff attended the Family Day Care Australia (FDCA) conference where they shared and gained knowledge in FDC and Long Day Care practices and programs. It is particularly exciting that Greater Hume Children Services Team Leader, Fiona Pattinson, was inducted onto the FDCA Board of Directors, for a three year period.

GHCS Henty service has dropped slightly in numbers with children opting to attend 3 year old funded preschool.

GHCS Walla Walla enrolments are increasing each day.

ENGINEERING

1. NOVEMBER 2019 REPORT OF WORKS

Grants Program

State Roads Maintenance (RMCC):

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

Water main relocation has commenced as part of the Henty State Road Realignment Project.

Heavy Patch and removal of redundant rail line has been completed on MR78 south of Culcairn adjacent to the Culcairn Bowling Club. Further heavy patching on MR78 has commenced in the vicinity of Benambra Road.

Roadside spraying and roadside slashing program on State Roads is complete.

Regional Roads Block Grant:

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

Shoulder grading has been completed on Jindera Walla Road (MR547) in preparation for resealing works.

Heavy patching has been completed on Jingellic Road (MR331) and Culcairn Holbrook Road (MR331).

Local Roads

Sealed:

General maintenance on local roads is continuing.

Reconstruction and widening of the remaining 1km of Hueske Road is continuing.

Shoulder grading on Walla Walbundrie Road, Walbundrie Alma Park Road and Howlong Burrumbuttock Road has been conducted in preparation for resealing works.

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REPORT OF WORKS [CONT'D]

Council's Resealing Program has commenced for 2019/20.

Roadside spraying and roadside slashing program is complete.

Unsealed:

Maintenance grading has been carried out on the following roads during November.

Back Brocklesby Road Coppabella Road	Cribbs Road Mirrimar Road
---	------------------------------

Due to dry conditions, grading will only be carried out to rectify significant safety issues until conditions are once again favourable.

Urban Streets:

General maintenance of urban streets including mowing and weed spraying is continuing.

General:

General maintenance of public toilets and parks is continuing.

New bin surrounds have been installed within the main shopping precinct of Culcairn

Replacement of signs on rural and urban streets is continuing.

Monthly Works Maintenance Expenditure:

Local Roads Program	Original Budget	YTD Budget	YTD Expenditure	YTD Variance	Comments
Urban Local Roads Maintenance	\$510,000.00	\$212,500.00	\$186,384.31	\$26,115.69	
Rural Roads Sealed	\$750,000.00	\$312,500.00	\$351,060.93	-\$38,560.93	Shoulder grading has slowed now due to drier weather
Rural Roads Unsealed	\$1,109,467.00	\$462,277.92	\$555,396.30	-\$93,118.38	Road maintenance has slowed due to weather. Concentration now focused on CRM's
Street Tree Maintenance	\$242,536.00	\$101,056.67	\$79,754.70	\$21,301.97	

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REPORT OF WORKS [CONT'D]

Regional Roads Program	Original Budget	YTD Budget	YTD Expenditure	YTD Variance	Comments
Regional Roads Maintenance	\$999,000.00	\$416,250.00	\$451,820.85	-\$35,570.85	Shoulder grading was conducted in better weather
Regional Roads Capital	\$1,734,000.00	\$722,500.00	\$156,741.66	\$565,758.34	Resealing Program to begin and expenditure will increase in this area

Sportsgrounds, Parks & Public Toilets	Original Budget	YTD Budget	YTD Expenditure	YTD Variance	Comments
Sportsground Maintenance	\$127,957.00	\$53,315.42	\$66,103.68	-\$12,788.26	Maintenance will decrease during drier weather
Parks & Gardens Maintenance	\$284,251.00	\$118,437.92	\$125,300.61	-\$6,862.69	Mowing will decrease during warmer weather
Public Toilets Maintenance	\$157,664.00	\$65,693.33	\$60,634.85	\$5,058.48	

NB : Sportsground Maintenance excludes annual GHC contribution payment

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2. WATER & SEWER REPORT – NOVEMBER 2019

Capital Works Program:

- Holbrook – sewer main relining – WIP
- Henty Reuse – Recreation Ground, new irrigation system – Completed
- Culcairn Water Treatment Plant, Water Works Rd – 120m road sealed for dust suppression for WTP as per DWMS improvement plan - Completed

Operation & Maintenance:

- New water service connection – 24 Anvil Rd, Jindera
- Reservoir inspections carried out on all reservoirs
- Sewer main choke – 5 Fleet St, Holbrook
- Data gathering for IWCM project

Drinking Water Monitoring Program:

- 8 x Water samples for Microbial Water Analysis submitted in the month of November 2019 for Villages and Culcairn Water Supply have all complied with the Australian Drinking Water Guidelines.

Water Quality Complaints

Date	Location	Problem	Action Taken
Nil to report			

Water Supply Sourced and Used

1 July 2019 – 30 November 2019	2017/2018	2018/2019	2019/2020
Culcairn Water Supply (ML)	46.60	61.35	61.93
Village Water Supply (ML)	120.21	146.01	160.56
Totals (ML)	166.81	207.36	222.49

Drought Relief Assistance

1 application received – November 2019

Filling Stations Transactions

- Filling station sites - 15 transactions during the July 2019 period
- Filling station sites - 39 transactions during the August 2019 period
- Filling station sites -120 transactions during the September 2019 period
- Filling station sites - 299 transactions during the October 2019 period
- Filling station sites - 411 transactions during the November 2019 period

**ORDINARY MEETING OF GREATER HUME COUNCIL
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COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY LANE, HOLBROOK
ON WEDNESDAY, 18 DECEMBER 2019**

WATER & SEWER REPORT – NOVEMBER 2019 [CONT'D]

Filling Stations Usage

Station	July 2019	Aug 2019	Sept 2019	Oct 2019	Nov 2019
Culcairn	45.8	181.4	81.8	648.5	342.8
Jindera	37.6	72.9	214.8	1421.2	1471.7
Brocklesby	0.0	14.7	60.7	114.4	180.7
Burrumbuttock	1.3	0	41	69.4	80.1
Gerogery	0	0	18	1.6	9.4
Totals (KL)	84.7	269.0	416.3	2255.1	2084.7

Filling Station Customer Usage

Customer	July 2019	Aug 2019	Sept 2019	Oct 2019	Nov 2019
Council – Road Construction, Maintenance & Tree Watering	46.0	185.6	76.7	605.6	245.9
Contractors – Water Carters, Households & Roadworks	37.4	75.7	249.3	1371.2	1601.0
Residents	1.3	3.6	80.5	269.5	211.5
Fire Brigade (RFS)	0.0	4.1	9.8	8.8	26.3
Totals (KL)	84.7	269.0	416.3	2255.1	2084.7

ENVIRONMENT AND PLANNING

1. **DEVELOPMENT APPLICATIONS PROCESSED FOR THE MONTH OF NOVEMBER 2019**

The schedule of development applications processed for the month of November 2019 is attached at **ANNEXURE 10**.

**ORDINARY MEETING OF GREATER HUME COUNCIL
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2. RANGER'S REPORT – NOVEMBER 2019

COMPANION ANIMALS

No. of Complaints Received		Including: 4 barking dog, 7 roaming dogs, dealing with an aggressive dog, 2 nuisance dogs, 1 menacing and dangerous dog compliance check	
No. of dog attacks:	1	Location: Jindera	Dealing with attack previous month. 2 dogs attacked and killed 6 sheep Order and fines issued.
Comments:	One very sick dog conveyed to vet from Culcairn for the RSPCA to investigate.		
		Dogs	Cats
In Council's Facility at Beginning of Month		2	
Captured & Returned to Owners		4	
Captured & Impounded		7	1
Released from Pound to Owners		6	
Surrendered by Owners			
Rehomed		1	
Euthanased			
Remaining in Council's Facility at End of Month		2	1

FERAL CATS

No. of Complaints:	4
No. Feral Cats caught:	4

LIVESTOCK

	Cattle	Sheep	Horse	Goats	Other Alpacas
No. of Reports of Stock on Roads	2	3			
Instances - Returned to owners	2	2			
Impounded		1			
Vehicle accidents involving stock					

OTHER LIVESTOCK, WILDLIFE COMPLAINTS

2 injured kangaroos euthanased (Culcairn and Little Billabong).

ABANDONED VEHICLES

Walla Walla – 1 vehicle removed by owner.

**ORDINARY MEETING OF GREATER HUME COUNCIL
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RANGER'S REPORT – NOVEMBER 2019 [CONT'D]

POLLUTION AND ENVIRONMENTAL INCIDENTS

Inspection conducted: Overgrown Vegetation Unsafe Land	Inspections being conducted. 56 Orders sent.
Pollution: Noise	Jindera – barking. Nuisance Dog Order previously issued. Infringements issued for non-compliance. Henty – barking x 2 warning issued and ongoing monitoring. Culcairn - barking warning issued and ongoing monitoring. Henty – rooster warning issued and ongoing monitoring.
Pollution: Waste	Bungowannah – septic pumping into a creek. Emergency Orders issued.

ON-SITE SEWERAGE MANAGEMENT SYSTEMS

Inspection Type	Total	Pass	Fail
OSMS Compliance Inspections	5		5
Pre-Purchase Inspections	2		2
OSMS Orders issued	3		
OSMS Orders Compliance Inspections	4	4	
Plumbers Site Inspections	1		
OSMS Upgrade Applications Received	3	3	
OSMS Approvals To Do Works Issued	3		
OSMS Approvals To Operate Issued	1		
AWTS Service Contract Renewal Letters			
Local Government Application Approvals			
Local Government Approval Inspections			
Local Government Approval Soil Report Assessments			
OSMS Rate charge enquires			
Septic Enquiry	2		

OTHER WORKS CONDUCTED

- Companion Animal Registrations continuing to come in from the letters sent out and door knocking.
- RID online (Report Illegal Dumping online) updating with data entry.
- Property inspections unsightly and excessive cars.
- Culcairn Landfill break-in check site and machines.
- Holbrook and Culcairn Landfill site works and refuelling conducted.
- Landfill cameras checks and relief landfill attendants work at several sites.
- Assist RSPCA with companion animal and stock welfare issue.
- Duck Licences for Culcairn and Holbrook pools are currently active.
- Illegal wood cutting inspections.
- New hoarder at Jindera, Orders issued.
- ALERT Evidence analysis training.
- Mental Health First Aid training.
- Assist in creating CRM management training package.
- Visitor Information Centre, security calls electrical fault found.

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PART D – COMMITTEE AND DELEGATE REPORTS

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

- Minutes of Greater Hume Council Consultative Committee Meeting held on 5 December October 2019
- Minutes of Greater Hume Council Audit, Risk And Improvement Committee, held on 26 November 2019
- Minutes of Jindera Community Forum Meeting held on 20 August 2019
- Minutes of Softwoods Working Group Inc. meeting held on 23 August 2019
- Minutes of Murray Darling Association Inc. Region One AGM held on 22 November 2019
- Minutes of Walla Walla Refugee Resettlement Committee Meeting held on 16 October 2019

DELEGATE REPORTS

Nil.

RECOMMENDATION

That Part D of the Agenda be received and noted.