



Greater
Hume
Council

To: «Name»

Ordinary Meeting of Greater Hume Council

Wednesday, 21 August 2019

NOTICE is hereby given that an Ordinary Meeting of the Greater Hume Council will be held at the Culcairn Council Chambers, Balfour St, Culcairn, commencing at 6.00pm.

STEVEN PINNUCK
GENERAL MANAGER

ORDER OF BUSINESS TO BE CONSIDERED
REFER OVERLEAF

Ordinary Meeting of Greater Hume Council

Wednesday, 21 August 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 – 17 July 2019

6. ACTION REPORT FROM THE MINUTES

7. REPORTS FROM OFFICERS

PART A For Determination

- Corporate and Community Services Item 1
- Environment and Planning
- Governance
- Corporate and Community Services Items 2 to 4
- Engineering

PART B To Be Received and Noted

- Governance

PART C Items For Information

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

PART D For Information

8. MATTERS OF URGENCY

**TABLE OF CONTENTS
AUGUST 2019**

OFFICERS' REPORTS – PART A – FOR DETERMINATION	3
CORPORATE AND COMMUNITY SERVICES	3
1. AUDIT, RISK & IMPROVEMENT COMMITTEE REPORT	3
ENVIRONMENT AND PLANNING.....	7
1. DEVELOPMENT APPLICATION 10.2019.24.1 – SHED LOT 3 DP1073615 – 115-119 MITCHELL STREET JINDERA	7
2. DEVELOPMENT APPLICATION 10.2019.75.1 – SHED LOT 21 DP1130624 – 128 HUON STREET GEROGERY WEST	16
3. DEVELOPMENT APPLICATION 10.2019.89.1 – 2 LOT SUBDIVISION – LOT 21 DP1143963 - 103 DUNWANDREN LANE JINDERA.....	26
4. REQUEST BY GREEN SWITCH AUSTRALIA FOR COUNCIL OWNERS CONSENT TO MAKE A DEVELOPMENT APPLICATION FOR THE JINDERA SOLAR FARM	36
5. NOTICE OF MOTION – COUNCILLOR KNIGHT - LOT 1 DP107997 WALLA WALLA- JINDERA ROAD WALLA WALLA - DWELLING ENTITLEMENT	38
6. REQUEST TO WAIVE SECTION 7.12 DEVELOPMENT CONTRIBUTIONS PLAN FEE FOR COMPLYING DEVELOPMENT CERTIFICATE 18.2019.26.1 FOR A PROPOSED TEACHING AND LEARNING HUB AT ST PAUL'S COLLEGE LUTHERAN SCHOOL LOT 15 DP1112086 3 KLEMKE AVENUE WALLA WALLA.....	40
GOVERNANCE	42
1. POLICY DEVELOPMENT – REVISED PROCUREMENT POLICY AND PROCEDURES	42
2. LOCAL GOVERNMENT NSW ANNUAL CONFERENCE – MONDAY 14 TO WEDNESDAY 16 OCTOBER 2019.....	44
3. HOLBROOK LANDCARE NETWORK – REQUEST FOR FINANCIAL ASSISTANCE ..	46
4. INDEPENDENT PRICING AND REGULATORY TRIBUNAL (IPART) – REVIEW OF THE LOCAL GOVERNMENT RATING SYSTEM	48
CORPORATE AND COMMUNITY SERVICES.....	61
2. INTERIM 2018/2019 QUARTERLY BUDGET REVIEW AS AT 30 JUNE 2019.....	61
3. POLICY DEVELOPMENT – INTERNET, EMAIL & COMPUTER USE POLICY	73
4. STRONGER COUNTRY COMMUNITIES FUND – ROUND 3 - YOUNG PEOPLE IN GREATER HUME BECOMING RESILIENT YOUNG ADULTS PROJECT	74
ENGINEERING	77
1. STRONGER COUNTRY COMMUNITIES FUND - ROUND 3, WALLA WALLA SHARED PATH PROJECT AND MORGANS LOOKOUT TOILET.....	77

**TABLE OF CONTENTS
AUGUST 2019**

OFFICERS' REPORTS – PART B – TO BE RECEIVED AND NOTED	80
GOVERNANCE.....	80
1. 2018/2019 DELIVERY PLAN – REPORT AS AT 30 JUNE 2019	80
2. SOUTHERN LIGHTS UPDATE	87
3. REGIONAL AUSTRALIA INSTITUTE – REGIONS RISING VICTORIA – RELEASE OF REPORT AND 'MOVE' TOOL – 7 AUGUST 2019 MELBOURNE	90
PART C - ITEMS FOR INFORMATION.....	92
GOVERNANCE	92
1. WORKSHOP/BRIEFING SESSION SCHEDULE 2019	92
2. OFFICE OF LOCAL GOVERNMENT CIRCULARS.....	93
3. LOCAL GOVERNMENT NEW SOUTH WALES (LGNSW) – WEEKLY CIRCULARS....	93
4. TOURISM AND PROMOTIONS OFFICER'S REPORT	94
5. ECONOMIC DEVELOPMENT QUARTERLY PROGRESS REPORT.....	94
CORPORATE AND COMMUNITY SERVICES.....	95
1. GREATER HUME CHILDREN SERVICES – REPORT FOR JULY 2019.....	95
2. GREATER HUME CUSTOMER REQUEST MODULE – SUMMARY OF MONTHLY REQUESTS	96
3. STATEMENTS OF BANK BALANCES AND INVESTMENTS AS AT 31 JULY 2019....	96
4. PEOPLE & CULTURE (HR) REPORT FOR JULY 2019	96
5. CULCAIRN – HEALTHY TOWNS 2019	98
ENGINEERING.....	101
1. JULY 2019 REPORT OF WORKS.....	101
2. WATER & SEWER REPORT – JULY 2019	103
ENVIRONMENT AND PLANNING.....	105
1. DEVELOPMENT APPLICATIONS PROCESSED FOR THE MONTH OF JULY 2019.	105
2. RANGER'S REPORT – JULY 2019.....	105
PART D – COMMITTEE AND DELEGATE REPORTS.....	107

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

OFFICERS' REPORTS – PART A – FOR DETERMINATION

CORPORATE AND COMMUNITY SERVICES

1. AUDIT, RISK & IMPROVEMENT COMMITTEE REPORT

Report prepared by David Maxwell – Independent Chair of Audit, Risk & Improvement Committee

REASON FOR REPORT

This Report is made in accordance with clause 5 of the Committee's Charter and covers the financial year just ended.

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

The Committee welcomed an additional external member from late November, Mr John Batchelor, but lost Cr Kim Stewart when she moved to another district. Cr Tony Quinn was appointed as her replacement.

Committee attendances during the period:

Independent External Members

	Meetings attended
David Maxwell (Chairperson)	5
John Batchelor	2

Council Committee Members

Cr Denise Osborne	3
Cr Kim Stewart	1
Cr Tony Quinn	-

Also attended

Mayor Heather Wilton (ex officio)	2
General Manager, Steven Pinnuck	3
Director Corporate & Community Services, David Smith	5
Chief Financial Officer, Dean Hart	3
Risk Officer, Jackie Lister	

Internal Audit and External Audit Representatives have also attended as required.

Committee meetings during the period

The Committee held ordinary meetings on 31 July 2018, 13 November 2017, 5 February 2019 and 7 May 2019, and a special meeting to consider the draft Annual Financial Statements on 11 September 2018.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

AUDIT, RISK & IMPROVEMENT COMMITTEE REPORT [CONT'D]

Reporting lines

The Committee reports to Council after each meeting in the form of minutes (all Councillors also receive copies of Committee agendas) and provides an annual report of activities undertaken each year. At need, the Committee will also provide additional reports on matters that it specifically wishes to draw to Council's attention, but has not done so during the year under review. The Committee Chairman will take the opportunity to formally present this report to Council, and to answer any questions Councillors may have on the role and operations of the Committee.

Approach of the Committee

The Committee takes what may broadly be described as a "risk management" approach which includes:

- monitoring the risk exposure of Council
- reviewing the level of resources allocated to internal audit and the scope of its authority
- reviewing the scope of internal audit plans and the effectiveness of the function
- reviewing reports of internal audit and the extent to which Council and management react to matters raised by internal audit
- facilitating liaison between the internal and external auditor to promote compatibility, to the extent appropriate, between their audit programs
- critically analysing and following up on any internal or external audit report that raises significant issues relating to risk management, internal control, financial reporting and other accountability or governance issues raised
- identifying and referring specific projects or investigations deemed necessary through the General Manager, internal auditor and the Council as appropriate
- addressing issues brought to the attention of the Committee that are within the parameters of its terms of reference
- considering and recommending any changes to the Committee's Charter and the Internal Audit Charter.

Internal and external audit reports usually include recommendations for improvements to Council procedures – not all of which are necessarily appropriate to an organisation of Council's size – designed to minimise the exposure to risks. Management may or may not accept all recommendations in full, and nominates a responsible officer and timeframe for completion.

The Committee reviews the reports, recommendations and management comments in detail, and satisfies itself that management's proposed actions are appropriate and adequate for the Council, and that the proposed timeframes are realistic, particularly in relation to staff resources available.

The Committee then monitors management actions in relation to issues raised in previous reports, and if needed will report to the Mayor or direct to Council on any matters causing concern. During the year under review, there have been no matters that the Committee has considered reporting in this manner.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

AUDIT, RISK & IMPROVEMENT COMMITTEE REPORT [CONT'D]

Internal Audit operations during the period

Internal Audit services to 30 June 2019 have been provided by Crowe Horwath as external contract suppliers of internal audit services. National Audits Group was appointed for the period 1 July 2019 to 30 June 2023 at Council's May meeting. Internal Audit has an independent contract status within Council and reports administratively to the General Manager and functionally to the Committee.

The internal auditors conducted an Operational Risk Management Review on 3 July 2018, attended by the Chairman, General Manager and senior staff, to progress the development of Council's comprehensive Risk Register.

The Committee has considered Internal Audit Reports on the following matters:

- Payroll
- Rates & Charges Exemptions

The resources that Council is able to allocate to the internal audit contract limit the benefits that can be realised from this work.

The Committee has continued to monitor management action in relation to issues raised in previous Internal Audit reports.

External Audit operations during the period

At its meeting held 11 September 2018 the Committee reviewed the draft Annual Financial Statements for the year ended 30 June 2018 and directed questions to the external auditors in attendance and to Council's Finance & Administration Manager. The Committee reported to Council that it knew of no matter that would prevent Council from executing the certificates required by section 413 of the Local Government Act.

The Committee has also reviewed all correspondence from the external auditor in relation to the external audit and has not identified any specific matter to which it wishes to draw the attention of the Council. The major items of correspondence were:

- Interim Management letter 2018
- Audit Reports 2018
- Conduct of the Audit Report 2018
- Final Management letter 2018
- Annual Engagement Plan 2019

External audit continues to hold the view that Council should recognise RFS assets in the financial statements, and claims this omission to be an immaterial unadjusted error. Management holds the view that Council lacks the necessary control for these assets to qualify for recognition. The Committee supports management's view.

Reports from other bodies referred to the Committee

Other reports referred to the Committee included:

Statecover Self Audit 2018

Statewide Continuous Improvement Program 2018

Review of these additional reports enables the Committee to monitor management's responses to risks in areas not subject to specific internal audit assignments.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

AUDIT, RISK & IMPROVEMENT COMMITTEE REPORT [CONT'D]

Other Committee Operations

The Committee has continued to monitor progress in the development of Council's Risk Register, and reports that progress in this area has been slow. This has been ameliorated to some extent by the comprehensive Risk Officer's reports received at recent meetings.

The Committee has moved to take a more active role in the determination of future internal audit assignments, and in their "scoping", with a view to improving the targeting of assignments to specific areas of risk.

Recently the Chairman (as a representative of another Council's ARIC) attended a training workshop for independent committee members, councillors, general managers and staff on expected ARIC operations after the commencement of the Local Government Act 2016 amendments. Mr Batchelor attended a similar workshop in late July.

The information gained at these workshops will inform the Committee's future approach, and the General Manager will advise Council of any changes required upon the enactment of the legislation and gazettal of the regulations. The inordinate delay of OLG in releasing draft guidelines is to be regretted.

Staff

The Committee wishes to formally record its appreciation for the assistance it has received from the General Manager, Steven Pinnuck, Director of Corporate & Community Services, David Smith, Chief Financial Officer, Dean Hart and Risk Officer Jackie Lister throughout the year.

BUDGET IMPLICATIONS

Nil for this report.

CONCLUSION

Council's Audit, Risk & Improvement Committee continues to operate effectively and has been strengthened by the appointment of an additional external member in November 2018.

RECOMMENDATION

That the Audit, Risk & Improvement Committee Report for the year ending 30 June 2019 be received and noted.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

ENVIRONMENT AND PLANNING

1. **DEVELOPMENT APPLICATION 10.2019.24.1 – SHED LOT 3 DP1073615 – 115-119 MITCHELL STREET JINDERA**

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 shed. The site is 115-119 Mitchell Street Jindera described as Lot 3 DP1073615 (“the subject land”). The applicant and landowner is A J Stevenson & J K Leech.

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 shed consisting of a height of 4.4 metres and a gross floor size of 54m². The zoning is RU5 Village and the development is permissible within this zone.

The plans submitted to Council indicate the location of the shed meets the setback requirements of the DCP.

The neighbours are concerned that the placement of the shed will put it too close to their home and have requested for it to be relocated ([refer to ANNEXURE 1](#)).

The shed will be located seven metres off the neighbours’ boundary fence and is 4.4 metres in height. The setback of seven metres will ensure the shed will not cause any overshadowing of the neighbours dwelling.

ASSESSMENT

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

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.24.1 – SHED LOT 3 DP1073615 – 115-119
MITCHELL STREET JINDERA [CONT'D]

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 shed is permissible with consent in the RU5 Village zones.

Development Control Plans

This development application is for the construction of a shed 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 shed will have no impacts on the context and setting of the allotment. The shed is positioned well off all boundary lines and is adjacent to an existing shed.
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.
Technological hazards	N/A	-
Safety, security & crime prevention	✓	Nil effect.
Privacy	✓	There will be minimal impact to privacy of the neighbouring property.
Landscaping	✓	There is existing landscaping.
Overshadowing	✓	The proposed development will not cause any overshadowing to neighbouring properties due to a setback of 7 metres.
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 a residential shed.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.24.1 – SHED LOT 3 DP1073615 – 115-119
MITCHELL STREET JINDERA [CONT'D]

Any submissions made in accordance with this Act or the Regulations

As mentioned a submission has been received (**refer to ANNEXURE 1**) that raises concerns that the shed is too close to the objector's property.

The concerns are addressed in the table below:

1. Concerned that the shed will impact on their property as the shed is to be constructed at the back of the subject land.	The shed is to be positioned seven metres from the objectors' boundary. For the subject allotment which is zoned RU 5 the proposed shed is permissible at a distance of 900mm from the boundary. Therefore the setback of the shed is well in excess of the permissible distance. The proposed shed will not cause any overshadowing to the objectors' property.
--	--

The public interest

The question of 'public interest' within the context of Section 4.15C 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 the shed being too close to their property.

The position of the proposed shed exceeds all the setback requirements of Council's DCP so is considered to be acceptable in terms of public interest.

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 approval subject to conditions.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.24.1 – SHED LOT 3 DP1073615 – 115-119
MITCHELL STREET JINDERA [CONT'D]

RECOMMENDATION

That Development Application 10.2019.24.1 for construction of a shed at Lot 3 DP 1073615, 115-119 Mitchell Street Jindera be approved subject to the following 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.

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
- (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 Shire 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.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.24.1 – SHED LOT 3 DP1073615 – 115-119
MITCHELL STREET JINDERA [CONT'D]

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 Shire 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.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.24.1 – SHED LOT 3 DP1073615 – 115-119
MITCHELL STREET JINDERA [CONT'D]

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, Construction Certificate or Complying Development 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.

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 Shire 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.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.24.1 – SHED LOT 3 DP1073615 – 115-119
MITCHELL STREET JINDERA [CONT'D]

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, commercial or human habitation purposes 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.

18 Stormwater Disposal

All stormwater shall be directed to the existing stormwater disposal system or alternatively to Mitchell Street.

19 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.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.24.1 – SHED LOT 3 DP1073615 – 115-119
MITCHELL STREET JINDERA [CONT'D]

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.

- 20** 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).
- 21** 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.
- 22** 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.
- 23** 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.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.24.1 – SHED LOT 3 DP1073615 – 115-119
MITCHELL STREET JINDERA [CONT'D]

- 24** 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.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

2. DEVELOPMENT APPLICATION 10.2019.75.1 – SHED LOT 21 DP1130624 – 128 HUON STREET GEROGERY WEST

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 shed. The site is 128 Huon Street Gerogery described as Lot 21 DP1130624 (“the subject land”). The applicant and landowner is A G Dunn.

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 (**refer to ANNEXURE 2**).

REFERENCE TO DELIVERY PLAN

None relevant.

DISCUSSION

An application has been received for the construction of a shed consisting of a height of 6.3 metres and a gross floor size of 297m². The zoning is R5 Large Lot Residential and the development is permissible within this zone.

The plans submitted to Council indicate that the shed will be oversized with a height of 6.3 metres and a gross floor size of 297m². The shed will be located approximately 30 metres from the boundary fence and adjacent to an existing shed. The property is quite large and could quite comfortably accommodate this sized shed.

Council’s Development Control Plan states in 2.4(2) *“the maximum height of a dwelling house and any attached development is 8.5m above ground level (existing).”*

“The maximum height of an outbuilding and any alterations or additions to an existing outbuilding is 4.8m above ground level (existing).”

2.12(10) states *“The maximum gross floor area of certain outbuildings:
The maximum gross floor area of all the following outbuildings on a lot is shown in the table to this clause:*

- a. *Garden shed, gazebo or greenhouse*
- b. *A carport or garage*
- c. *A shed”*

<i>Zone/Lot Area</i>	<i>Maximum gross floor area</i>
<i>RU5/600m²-900m²</i>	<i>60m²</i>
<i>RU5/ >900m²</i>	<i>100m²</i>
<i>R2</i>	<i>150m²</i>
<i>R5 & RU4</i>	<i>200m²</i>

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.75.1 – SHED LOT 21 DP1130624 – 128 HUON STREET GEROGERY WEST [CONT'D]

The allotment is 2.3ha and would accommodate this sized shed quite comfortably with only minimal impact on neighbouring properties. The colour scheme for the shed is colourbond paperbark walls and ironstone roof which matches the existing shed already located on the allotment.

The planting of established trees along the boundary fence of the neighbouring property would soften the outlook from the neighbours' dwelling.

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:

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 shed is permissible with consent in the R5 Large Lot Residential zones.

Development Control Plans

This development application is for the construction of a shed which does not meet all the requirements of the Greater Hume Development Control Plan 2013 ("the DCP).

Council's Development Control Plan clearly states:

2.4 (2) "the maximum height of a dwelling house and any attached development is 8.5m above ground level (existing).

The maximum height of an outbuilding and any alterations or additions to an existing outbuilding is 4.8m above ground level (existing)"

2.12(10) states "The maximum gross floor area of certain outbuildings –

The maximum gross floor area of all the following outbuildings on a lot is shown in the table to this clause:

- a. ***Garden shed, gazebo or greenhouse***
- b. ***A carport or garage***
- c. ***A shed"***

<i>Zone/Lot Area</i>	<i>Maximum gross floor area</i>
<i>RU5/600m²-900m²</i>	<i>60m²</i>
<i>RU5/ >900m²</i>	<i>100m²</i>
<i>R2</i>	<i>150m²</i>
<i>R5 & RU4</i>	<i>200m²</i>

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.75.1 – SHED LOT 21 DP1130624 – 128 HUON STREET GEROGERY WEST [CONT'D]

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 shed will have no impacts on the context and setting of the allotment. The shed is positioned well off all boundary lines and is adjacent to an existing shed. The colouring of the proposed shed is colourbond paperbark walls and ironstone roof which matches the existing shed on the property.
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 part bushfire prone however the proposed development is over 10m from the dwelling.
Technological hazards	N/A	-
Safety, security & crime prevention	✓	Nil effect.
Privacy	✓	There will be minimal impact to privacy of neighbouring property.
Landscaping	✓	Condition for landscaping to be carried out along the boundary fence
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 lot residential allotment. There is quite a large amount of area between neighbouring dwellings and outbuildings. The proposed development is for a residential shed.

Any submissions made in accordance with this Act or the Regulations

As mentioned, a submission has been received that raises concerns as to what this shed will primarily be used for.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.75.1 – SHED LOT 21 DP1130624 – 128 HUON STREET GEROGERY WEST [CONT'D]

The concerns are addressed in the table below:

<p>2. Concerned of the sheds use of a vehicle repair, industrial, truck depot or large storage shed these are all prohibited under the LEP.</p>	<p>The development consent would condition against the use of the shed for any commercial purposes or prohibited uses under the LEP. The condition would be amended to include this. The colour scheme of the shed is colourbond paperbark walls and ironstone roof which is consistent with the existing shed on the property. The allotment size is 2.3ha and has sufficient room to accommodate the shed. The concern for privacy could be alleviated with a condition of consent for the applicant to provide a privacy screen of established plants along the boundary fence.</p>
<p>3. Boundary distances.</p>	<p>The proposed development meets all the setback distance requirements of the DCP</p>
<p>4. Removal of existing tree.</p>	<p>There are allowances for the removal of trees as part of the development. The tree was located well within the allotment boundaries.</p>

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 the shed being used for commercial purposes.

Conditioning the development consent of the proposed shed in regards to the use of the shed will ensure that the shed is used only for residential purposes.

The concerns about the view from the neighbours' entertainment area will be alleviated by a condition in the development consent in regards to landscaping along the neighbouring fence line to soften this view.

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 approval subject to conditions.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.75.1 – SHED LOT 21 DP1130624 – 128 HUON STREET GEROGERY WEST [CONT'D]

RECOMMENDATION

That Development Application 10.2019.75.1 for construction of a shed at Lot 21 DP 1130624, 11=28 Huon Street, Gerogery West be approved subject to the following 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.

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
- (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 Shire 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.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.75.1 – SHED LOT 21 DP1130624 – 128 HUON STREET GEROGERY WEST [CONT'D]

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 Shire 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.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.75.1 – SHED LOT 21 DP1130624 – 128 HUON STREET GEROGERY WEST [CONT'D]

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, Construction Certificate or Complying Development 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.

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 Shire Council or an accredited certifier.

14 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.

15 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.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.75.1 – SHED LOT 21 DP1130624 – 128 HUON STREET GEROGERY WEST [CONT'D]

16 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).

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.

18 Stormwater Disposal

All stormwater shall be directed to the existing stormwater disposal system.

19 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.

20 Landscaping

To soften the view of the shed from neighbouring properties established trees must be planted along the boundary.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.75.1 – SHED LOT 21 DP1130624 – 128 HUON STREET GEROGERY WEST [CONT'D]

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).
- 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.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.75.1 – SHED LOT 21 DP1130624 – 128 HUON STREET GEROGERY WEST [CONT'D]

- 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:
- (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.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

**3. DEVELOPMENT APPLICATION 10.2019.89.1 – 2 LOT SUBDIVISION – LOT 21
DP1143963 - 103 DUNWANDREN LANE JINDERA**

Report prepared by Director Environment and Planning - Colin Kane

REASON FOR REPORT

Council is in receipt of a development application for a 2 lot subdivision involving Lot 21 DP1143963 103 Dunwandren Lane Jindera (the subject land"). The applicant and the landowner is K A Felton.

This report represents an assessment of the application under the requirements of Division 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and is being reported to Council because the proposal will not comply with a development standard relating to minimum lot size and the applicant is seeking to utilise Clause 4.6 of the Greater Hume Local Environment Plan 2012 (GHLEP 2012). In addition, Council has received a submission in response to the neighbour notification of the development application.

REFERENCE TO DELIVERY PLAN

None relevant.

DISCUSSION

The subject land is known as 103 Dunwandren Lane Jindera and contains an existing dwelling and associated shedding The proposal is to subdivide Lot 21 DP1143963 to create a 2 lot subdivision configuration comprising lot 1 at 8 hectares and lot 2 containing the dwelling on 7.2 hectares. Access to both allotments will be direct on to Dunwandren Lane and the access to Lot 2 is existing.

ASSESSMENT

A development application (**ANNEXURE 3**) is required to be assessed by Council against the following 'matters for consideration' listed in Section 4.15 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

State Environmental Planning Policy 55 - Remediation of Land (SEPP55) requires Council to consider the potential for any land proposed for development to be contaminated. The site is agricultural land and should the subdivision be approved, will continue to be used in the future primarily for this purpose. A dwelling may be erected however, Council has no knowledge that a contaminating land use has been undertaken previously on the site. Consequently the proposal aligns with the requirements of SEPP 55.

The Greater Hume Local Environmental Plan 2012 ("the GHLEP2012") is the principal environmental planning instrument applicable to the property. The subject land is zoned RU4 Primary Production Small Lot and the objectives of this zone are provided below:

Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.89.1 – 2 LOT SUBDIVISION – LOT 21 DP1143963
- 103 DUNWANDREN LANE JINDERA [CONT'D]

- To minimise conflict between land uses within this zone and land uses within adjoining zones.

The proposal does not derogate from the objectives of the zone.

Clause 2.6 of the GHLEP 2012 is applicable and stipulates that development consent is required for this subdivision and that development consent for subdivision cannot be given in a situation which would result in a dwelling and a secondary dwelling being located on allotments beneath the minimum lot size. The applicant has applied for development consent and has requested that Council consider an exemption to the minimum lot size to permit the existing dwelling to be located upon lot 2 which at 7.2 hectares is beneath the minimum lot size of 8 hectares.

Clause 4.1 of the GHLEP 2012 stipulates that if development consent is required for subdivision of a lot (such as the subject land) that is shown on the lot size map, then the size of any lot resulting from that subdivision is not to be less than the minimum size shown on the Lot Size Map.

The objective of Clause 4.1 is “*to ensure land use and development is undertaken on appropriately sized parcels of land consistent with the objectives of the relevant zone*”. The applicant contends that Clause 4.6 of the GHLEP allows for consideration of lots less than the minimum lots size which is discussed later. However, at 7.2 hectares in size the smaller lot in the proposal remains capable of being used for agricultural purposes just like any other primary production small lot in the vicinity of the subject land.

The objectives of Clause 4.6 of the GHLEP 2012 are to:

- to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
- to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*

The applicant suggests that these objectives are met as the proposed subdivision:

- The proposed lot sizes are generally compatible with other surrounding development along Dunwandren Lane and the urban/rural fringe of the township of Jindera. More specifically, the two properties to the immediate east at 57 and 67 Dunwandren Lane are both less than the 8 hectares minimum lot size requirement, being approximately 4.5 hectares and 2 hectares respectively. Similarly, the property adjoining immediately to the west at 113 Dunwandren Lane is also less than the 8 hectare minimum lot size and is only approximately 2 hectares in size. Accordingly, the proposed subdivision will provide for a variety of lot sizes consistent with adjoining development.
- Based on the above, the development will not create any land use conflicts with surrounding properties and will not restrict agricultural activities being undertaken in this area.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.89.1 – 2 LOT SUBDIVISION – LOT 21 DP1143963
- 103 DUNWANDREN LANE JINDERA [CONT'D]

- The proposed subdivision provides a simple and logical design via the creation of two rectangular lots.
- The subject land contains limited environmental features as it contains no waterways, ridgelines or areas of high quality vegetation (outside of individual scattered paddock and landscape trees) and the land is generally flat.
- Due to the size of the proposed allotments there are ample opportunities to position and locate a future dwelling without causing any environmental or social impacts.
- The size of the property will allow for the appropriate disposal of effluent onsite without causing environmental harm.
- The property can be serviced with reticulated services including road access, town water, electricity and telecommunications. Bottled gas will be provided to any future dwelling consistent with other rural residential properties, whilst sewer/effluent can be appropriately disposed of via an onsite disposal system.
- Council has previously approved subdivisions of this type. The proposal will have no adverse effects on the amenity or the future building envelope of the site and will not be contrary to the public interest

It is in subclause 3 of this clause that contains stipulations that Council must consider in deciding to approve the requested variation and subclause 3 states:

- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
- (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*

In response to subclause 3 the applicant indicates that the requirements are met because:

- This report represents the 'written request'.
- The MLS is unreasonable in this circumstance for the reasons listed above.
- A variance will not result in any additional environmental impacts.

As this application is a subdivision subclause 6 relates and it indicates the following:

- (6) *Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:*
- (a) *the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or*
 - (b) *the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.*

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.89.1 – 2 LOT SUBDIVISION – LOT 21 DP1143963
- 103 DUNWANDREN LANE JINDERA [CONT'D]

The proposed subdivision satisfies sub clause 6 because:

- Only one lot is less than the minimum lot size; and
- At 7.2 hectares the area of the smaller lot is not less than 90 percent of the MLS of 8 hectares.

In deciding to approve a variation under Clause 4.6 the consent authority must consider subclause 4 which indicates

- (4) *Development consent must not be granted for development that contravenes a development standard unless:*
- (a) *the consent authority is satisfied that:*
 - (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*
 - (b) *the concurrence of the Secretary has been obtained.*

On consideration of subclause 4, the applicant's written request adequately addresses matters in subclause 3 and it is considered that the proposal does not derogate from the objective of Clause 4.1 and the RU4 zone objective. The requirement to grant concurrence of the Secretary in this instance has been delegated to Council (PS 18-003) and the matters to be considered by Council in assuming this delegation is provided in Clause 5 which is provided below:

- 5) *In deciding whether to grant concurrence, the Secretary must consider:*
- (a) *whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
 - (b) *the public benefit of maintaining the development standard, and*
 - (c) *any other matters required to be taken into consideration by the Secretary before granting concurrence.*

The applicant's proposal to subdivide the subject land in itself will not raise any matter of significance for state or regional environmental planning. There is no public benefit arising from maintaining the development standard for this subdivision.

Greater Hume Development Control Plan 2013

The Greater Hume Development Control Plan 2013 ("the DCP") applies to all land within the Shire. Chapter 6 of the DCP relates to subdivision generally and sets out relevant considerations.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.89.1 – 2 LOT SUBDIVISION – LOT 21 DP1143963
- 103 DUNWANDREN LANE JINDERA [CONT'D]

DEVELOPMENT STANDARD	COMMENT
<p>Staging</p> <p>1. Where staging of a subdivision is proposed, a staging plan must be submitted with the development application.</p> <p>2. Staging of subdivision should have regard to the existing and proposed provision of services and avoid staging development which would have negative impacts upon infrastructure provision and/or design.</p>	<p>No staging to occur.</p>
<p>Movement network</p> <p>1. Compliance with the <i>Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards</i>.</p> <p>2. All development for subdivision must comply with the Council's standards for road design.</p> <p>3. For lots fronting a main road, access shall be from a secondary road where the opportunity exists.</p> <p>4. All lots are to be provided with access to a public road. Easements for access will only be considered in extraordinary circumstances.</p> <p>5. Any upgrade or construction of a public road to provide access to a lot shall be at the applicant's expense.</p>	<p>Council's Engineers have assessed the application and provided their conditional approval.</p> <p>No roads will be created as part of this subdivision.</p> <p>N/A.</p> <p>Direct access to a public road will be provided to each allotment.</p> <p>N/A.</p>
<p>Lot design</p> <p>1. <i>Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards</i>.</p> <p>2. Multi-lot subdivisions should provide for a range of lot sizes.</p> <p>3. Lots are to be provided with legal and practical public road access.</p> <p>4. Lots are to be designed to accommodate the type of development envisaged. Irregular shaped lots or lots too small will be regarded by Council as incompatible with objectives for this standard.</p>	<p>Council's Engineers have assessed the application and provided their conditional approval.</p> <p>N/A</p> <p>All lots are provided with frontage to a public road.</p> <p>Lots are adequate. A submission has been received that raises concerns with the shape of the two lots. The common boundary between the two allotments is not straight as the applicant wants to place an existing power pole within proposed lot 2.</p>

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.89.1 – 2 LOT SUBDIVISION – LOT 21 DP1143963
- 103 DUNWANDREN LANE JINDERA [CONT'D]

DEVELOPMENT STANDARD	Comment
5. For battle-axe allotments a minimum width of the access handle is to be 4.5m.	N/A.
6. Lots are to be able to contain a rectangular building envelope measuring 10 metres by 15 metres, suitable for the erection of a dwelling.	Satisfied.
7. Lots are to be designed to maximise solar access.	These lots will afford excellent solar access.
Infrastructure & services	
1. Compliance with the <i>Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards</i> .	Council's Engineers have assessed the application and provided their conditional approval.
2. Where a reticulated external potable water supply is provided, all lots shall be connected.	It would be a condition of consent that both lots will be connected to the village water supply at the owner's cost.
3. Where a reticulated external sewerage system is provided, all lots shall be connected.	N/A.
Hazards	
1. On land mapped as bushfire prone, compliance with the <i>NSW Rural Fire Service guide Planning for Bushfire Protection (2006)</i> .	N/A.
2. On land considered by Council to potentially being subjected to flooding, an investigation of the land as to the flood risk and consideration of the <i>Floodplain Development Manual: the management of flood liable land (2005)</i> .	N/A.
3. On land that is, or has previously been used for a potentially contaminating activity, an investigation of the land in accordance with the requirements of <i>State Environmental Planning Policy No.55 – Remediation of Land</i> . An investigation should be in accordance with the process detailed in the State Government's <i>Managing Land Contamination – Planning Guidelines SEPP55 Remediation of Land (1998)</i> .	N/A.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.89.1 – 2 LOT SUBDIVISION – LOT 21 DP1143963
- 103 DUNWANDREN LANE JINDERA [CONT'D]

DEVELOPMENT STANDARD	Comment
Site management	
1. Compliance with the <i>Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards</i> .	Council's Engineers have assessed the application and provided their conditional approval.
2. Compliance with <i>Soil and Water Management Guidelines for Subdivisions – Albury, Wodonga & Hume Councils</i> .	No details were provided with the application in regards to soil and water management. Having regard for the characteristics of the lot and the low risk of erosion etc., it is acceptable that a condition be included on the consent to comply with these guidelines.

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

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

ISSUE	ACCEPT-ABLE	COMMENT
Context & setting	✓	The adjacent land is zoned RU1 and RU4. The proposal subdivision will be in keeping with the existing use of land in the locality.
Access & parking	✓	All lots will have access to a public road. Parking is not an issue for the proposal.
Roads & traffic	✓	All lots have frontage to a public road and the traffic impacts from the subdivision will not result in an adverse outcome in terms of the road network.
Utilities	✓	The applicant will need to demonstrate that power and telecommunications are available. Reticulated water will be required to be connected to both allotments.
Heritage	✓	The lot is not a heritage place nor contains any heritage items.
Archaeology	✓	There are no known archaeological items on the lot. As disturbance of the site has already been incurred through agricultural activity this issue is not a concern for the subdivision. A condition of consent will be imposed.
Stormwater	✓	The subdivision itself will have no impact on storm water.
Soils & erosion	✓	
Flora & fauna	✓	The lots are mostly cleared of vegetation and hence the subdivision will have little impact on flora and fauna.
Flooding	N/A	
Bushfire	N/A	
Technological hazards	N/A	-

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.89.1 – 2 LOT SUBDIVISION – LOT 21 DP1143963
- 103 DUNWANDREN LANE JINDERA [CONT'D]

ISSUE	ACCEPT- ABLE	COMMENT
Safety, security & crime prevention	N/A	-
Privacy	✓	
Landscaping	N/A	-
Overshadowing	N/A	-
Land resources	N/A	-

- **4.15(1) (c) The suitability of the site for the development.**
The site is suitable for the subdivision, one of the lots is compliant with the minimum lot size of 8 ha and the other is not. Both allotments would not derogate from the objective of the RU4 zoning and can easily accommodate new and existing dwellings.
- **4.15(1) (d) Any submissions made in accordance with this Act or the regulations.**

A submission was received (refer to ANNEXURE 3) to the notification of the proposed subdivision. That submission raised a concern that the common boundary between the two proposed allotments was not a straight line so that an existing power pole would be situated upon lot 1. The submitter is concerned that a future purchaser, to save on costs, would site their dwelling in close proximity to that power pole which would adversely impact upon their residence.

It is advised that the distance between the power pole to the residence is 190 metres. At this distance it is not considered likely that there would be an adverse outcome for the submitter arising from the construction of a dwelling near the power pole.

Whilst there could be some economies in locating a dwelling near the power pole the decision where to site a future dwelling could be the result of a number of factors such as the location and cost to connect with other services and personal choice.

When a house is planned on Lot 1 the future homeowner will need to either submit a development application that would be notified to the submitter or comply with predetermined side and rear boundary setback criteria that applies to complying development.

- **4.15(1) (e) The public interest.**
Although one of the proposed lots is inconsistent with the minimum lots size for the RU4 zoning this subdivision, undertaken in accordance with the applicable requirement of the Greater Hume Local Environment Plan 2012, is not against the public interest.

BUDGET IMPLICATIONS

Nil.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.89.1 – 2 LOT SUBDIVISION – LOT 21 DP1143963
- 103 DUNWANDREN LANE JINDERA [CONT'D]

CONCLUSION

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

1. Approve the application, subject to conditions;
2. Defer the application for further information or redesign; or
3. Refuse the application.

To approve the application Council must assume the concurrence of the secretary of Department of Planning and Infrastructure and so must be satisfied that the requirements of Clause 4.6 of the GHLEP have been met.

If Council is willing to assume the concurrence of the secretary of the Department of Planning and Infrastructure then there is no impediment to Council approving this development application.

RECOMMENDATION

That application DA10.2019.89.1 for a subdivision yielding 2 lots at Lot 21 DP1143963, Dunwandren Lane Jindera be approved subject to the following conditions:

- 1 The development is to be carried out generally in accordance with the approved plan and accompanying report endorsed DA10.2019.89.1 except where amended by any conditions of this consent.
- 2 Prior to the issue of a Subdivision Certificate for any lot the applicant shall provide to Council for approval:
 - a. Written advice from Essential Energy and Telstra indicating the availability of electricity and telecommunications for lot 1.
 - b. Payment of the following developer contributions:
 - (i) Water Supply \$3230 (or the applicable rate at the time of payment).
- 3 Prior to the issue of subdivision certificate for any lot the applicant shall undertake the following works in accordance with Council's specification and at the applicant's expense:
 - a. New typical rural driveway crossovers to be constructed to Council specifications for two new proposed lots '

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 available on Council's website) and payment of the fee applicable.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

DEVELOPMENT APPLICATION 10.2019.89.1 – 2 LOT SUBDIVISION – LOT 21 DP1143963
- 103 DUNWANDREN LANE JINDERA [CONT'D]

- b. Both proposed lots to be connected to the VWS scheme. The water main is to be extended to service both lots at the owner's expense. The existing water service is to be relocated to new lot 2.
- 4 All easements necessary to ensure the supply of services and access shall be provided.
- 5 No trees shall be removed from this land as a result of the subdivision without the written permission of Council.
- 6 Any works associated with this development shall be undertaken in accordance with Council's Soil and Water Management Guidelines for Subdivisions.
- 7 All Stormwater drainage shall be to natural drainage lines.
- 8 **Aboriginal Heritage**
In the event an item of archaeological significance is revealed during any works, then work is to cease and the existence of the artefact and its location is to be reported to the Office of Environment & Heritage
- 9 Written notice shall be given to Council seven (7) days prior to the commencement of any works associated with the subdivision.
- 10 This consent shall lapse if the development hereby permitted is not physically commenced within five (5) years of the date of consent.
- 11 Subdivision Certificate will only be issued upon completion of "Application for Subdivision Certificate" (form available on Council's website) and payment of the fee applicable when the subdivision certificate is issued.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

4. REQUEST BY GREEN SWITCH AUSTRALIA FOR COUNCIL OWNERS CONSENT TO MAKE A DEVELOPMENT APPLICATION FOR THE JINDERA SOLAR FARM

Report by Director Environment and Planning – Colin Kane

REASON FOR REPORT

Council has been contacted by Green Switch Australia requesting Council Owners Consent to lodge a development application to the NSW Department of Planning and Environment for the Jindera Solar Farm which meets the criteria of State Significant Development. This report will provide Council with sufficient information in order to determine this request.

REFERENCE TO DELIVERY PLAN

None relevant.

DISCUSSION

Green Switch Australia, a partner of the Jindera Solar Farm Pty Ltd is proposing to develop a solar farm at Glenellen. The 130 Megawatt (MW) solar farm would occupy around 519 ha of rural land currently used for agriculture on Lot 2 DP213465, Lots 70, 90, 133-136, 138-141, 147, 148, and 153-155 DP753342, and Lots 1-3 DP1080215. The proposed infrastructure includes solar arrays, trackers, modules, invertors, a substation, underground cabling, security fencing, battery storage and a cable run within Ortlipp Road to connect the solar farm to TransGrid's Jindera substation.

Due to the need to run the cable in Ortlipp Road, Green Switch Australia has contacted Council to obtain Councils owners consent to make a development application for the solar farm to the NSW Department of Planning and Environment.

Given the amount of community interest to the proposed development it is considered appropriate that Council determines this request. To enable Council to make an informed decision Council staff has requested Bradley Allen Love Lawyers to provide legal advice (**refer ANNEXURE 4**) as to whether Council could refuse to provide its consent to the lodging of the development application

Perusal of the provided advice reveals that case law indicates that it would be an improper use of its power for a Council to fail to provide owners consent to lodging a development application in order to frustrate the process of an adjoining landowner obtaining an approval.

The legal advice in paragraph 4.7 contends that in their view the Land and Environment Court could decide to exercise the function of the Council to provide the owners consent to making the application. The legal advice also indicates that the proponent could have an avenue to create an easement over the land under the Conveyancing Act 1919 which in turn may assist them in obtaining owners consent to lodging the development application.

Finally, advice is given that Council cannot refuse to give consent under Section 138 of the Roads Act 1993.

Councillors still have the ability to choose to support or not support the proposed development as part of the subsequent development assessment process undertaken by the Department of Planning and Environment.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

REQUEST BY GREEN SWITCH AUSTRALIA FOR COUNCIL OWNERS CONSENT TO
MAKE A DEVELOPMENT APPLICATION FOR THE JINDERERA SOLAR FARM [CONT'D]

BUDGET IMPLICATIONS

Council has incurred a cost to the planning legal budget to obtain the advice of Bradley Allen Love Lawyers.

CONCLUSION

Given the obtained legal advice it is apparent that Council should give its owners consent to Green Switch Australia so they may lodge the development application for the proposed Jindera Solar Farm. Failure to provide the requested owners consent could result in Council becoming involved in legal action where there is every likelihood that a Court would provide owners consent to lodging the application.

Councillors still have the ability to choose to support or not support the proposed development as part of the subsequent development assessment process undertaken by the Department of Planning and Environment.

RECOMMENDATION

Council authorise the General Manager to provide owners consent to lodge the development application for the Jindera Solar Farm which involves the laying of a cable in Ortlipp Road to the TransGrid Jindera Solar Farm.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

5. NOTICE OF MOTION – COUNCILLOR KNIGHT - LOT 1 DP107997 WALLA WALLA-JINDERA ROAD WALLA WALLA - DWELLING ENTITLEMENT

Report prepared by Director Environment and Planning – Colin Kane

REASON FOR REPORT

This report will provide Council with sufficient information to resolve a Notice of Motion from Councillor Knight to the Ordinary meeting held on 17 July 2019 which pertained to the ability to erect a dwelling at Lot 1 DP107997 Walla Walla-Jindera Road Walla Walla (the subject land).

REFERENCE TO DELIVERY PLAN

Nil.

DISCUSSION

At the Ordinary meeting of Council held on 17 July 2019 Council received a Notice of Motion from Councillor Knight that related to a request from Mr Cameron Odewahn for Council to release a restrictive covenant from the title of the subject land and the terms of that restriction are as follows:

No additional dwelling may be erected on the land as a result of the registration of this plan.

It is advised that the subject land was created as a result of the Hume Shire granting Development Consent 317-03/04 (**ANNEXURE 5**) for the boundary adjustment of Lots 1 and 2 DP431208, Lots 14 and 15 DP134614, Lots 214 and 215 DP753731 Jindera-Walla Road Jindera. The boundary adjustment resulted in 2 new allotments, the subject land at a size of 75.45 hectares and Lot 2 DP1079397 which was 276.6 hectares.

At the time that Development Consent 317-03/04 was determined the relevant Environmental Planning Instrument was the Hume Local Environment Plan 2001 and the subject land was zoned **Rural (Agricultural) Zone Outer** and Clause 15(2) was pertinent to the proposal and this clause is provided in **ANNEXURE 5**.

Referring to Clause 15(2)(1)(c) it can be observed that Council's consent was required for a dwelling and that a lot used for a dwelling in the outer zone needed to be **at least 400 hectares**. Development Application 317-03/04 was for a boundary adjustment which is a form of subdivision and from "Subdivision *Clause 15(2)(1)*" each lot created in **Rural (Agricultural) Zone Outer must be at least 400 hectares**. As mentioned above, neither the subject land (Lot 1) or Lot 2 DP1079397 met the size requirement however, they were able to be created due to the provision of Clause 15(2)(1)(4)(c) and (d) where (c) allowed boundary adjustments and consolidation and (d) allowed subdivision for any purpose permissible in the zone (such as agriculture) **except dwellings**.

Due to the abovementioned requirements of Clause 15(2) the assessing officer of Development Application 317-03/04 considered that no dwelling entitlement existed for either allotment and to meet the objectives of the **Rural (Agricultural) Zone Outer** imposed a requirement that the restrictive covenant be placed upon both newly created allotments. It is advised that the author considers that assessing officer was correct to impose the restrictive covenant.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

NOTICE OF MOTION – COUNCILLOR KNIGHT - LOT 1 DP107997 WALLA WALLA-
JINDERA ROAD WALLA WALLA - DWELLING ENTITLEMENT [CONT'D]

Habitat Planning on behalf of Mr Cameron Odewahn have written to Council (**ANNEXURE 5**) contending that Council can release the restrictive covenant and permit a dwelling to be erected on the subject land under the provision of Clause 4.2A(3)(b) of the Greater Hume Local Environment Plan 2012 (the LEP) which is shown below:

- 3) *Development consent must not be granted for the erection of a dwelling house or dual occupancy on land in a zone to which this clause applies, and on which no dwelling house or dual occupancy has been erected, unless the land:*
- (b) *Is a lot created before this Plan commenced and on which the erection of a dwelling house or dual occupancy was permissible immediately before that commencement, or*

As the author considers the imposition of the covenant to be appropriate then the abovementioned clause cannot be utilised as it has been shown that a dwelling house was not permissible immediately before the commencement of the LEP (**at that point in time**). Therefore, removing the restrictive covenant from the allotment will have no bearing on whether a dwelling can be erected on the allotment as it fails to meet the requirements of Clause 4.2(3)(b) or any other provisions that permits a dwelling within the RU1 zone of the LEP as it is beneath the current 100 hectare minimum lot size.

Council should note the author has observed the use of similar restrictive covenants in other consents issued by the former Hume Shire Council. Further, Council continues to impose this restriction on lots created under clause 4.2 of the LEP which allows subdivision beneath the minimum lot size in the RU1 zone for agriculture and where no additional dwellings are permitted.

The restrictive covenant should not be extinguished by Council until such time that the provisions of a future environmental planning instrument permits the erection of a dwelling on the subject land.

BUDGET IMPLICATIONS

Nil.

CONCLUSION

This report has demonstrated that the provisions of Hume Local Environment Plan 2001 did not permit the erection of a dwelling upon the subject land and the provision of the current LEP continues to prevent the erection of a dwelling regardless of whether the restrictive covenant is removed.

RECOMMENDATION

That Council resolve that the restrictive covenant upon Lot 1 DP1079397 shall not be extinguished until such time that the provision of a future environmental planning instrument permits the erection of a dwelling.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

6. REQUEST TO WAIVE SECTION 7.12 DEVELOPMENT CONTRIBUTIONS PLAN FEE FOR COMPLYING DEVELOPMENT CERTIFICATE 18.2019.26.1 FOR A PROPOSED TEACHING AND LEARNING HUB AT ST PAUL'S COLLEGE LUTHERAN SCHOOL LOT 15 DP1112086 3 KLEMKE AVENUE WALLA WALLA

Report by Director Environment and Planning - Colin Kane

REASON FOR REPORT

To present a request from St Paul's College principal for Council to waive the Section 7.12 Development Contribution Plan fee associated with issuing Complying Development Certificate 18.2019.26.1 which is an application for the construction of a teaching and learning hub at the college situated at Lot 15 DP1112086 3 Klemke Avenue Walla Walla.

REFERENCE TO DELIVERY PLAN

Theme: Good Infrastructure and Facilities.

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

DISCUSSION

Council has received a request from the principal of St Paul's Lutheran College Walla Walla (refer to **ANNEXURE 6**) to waive the section 7.12 development contribution fee that is payable under Greater Hume Council Section 7.12 Development Contributions Plan 2019 (the Plan) for the construction of a teaching and learning hub.

It is advised that under the provision of the Plan the proposed development is not listed as being exempt from payment of the levy under Section 7.17 of the Environmental Planning and Assessment Act 1979. However, in accordance with the plan, Council will not impose a levy in respect of development for which Council considers by formal ratification at a full Council meeting as an exemption.

Council has previously waived Section 94A contributions for a project at St Paul's College. At the March 2015 ordinary meeting Council resolved to "refund *the Section 94A levy of \$6,500 paid prior to the Construction Certificate being issued on 17 February 2015 for the proposed dormitory building at St Paul's College Walla Walla*".

Finally, Council should be aware that other private schools in the Greater Hume Council area have completed projects in recent years and Council has levied a Section 7.12 development contribution fee on these projects as an exemption was not sought.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

REQUEST TO WAIVE SECTION 7.12 DEVELOPMENT CONTRIBUTIONS PLAN FEE FOR
COMPLYING DEVELOPMENT CERTIFICATE 18.2019.26.1 FOR A PROPOSED
TEACHING AND LEARNING HUB AT ST PAUL'S COLLEGE LUTHERAN SCHOOL LOT 15
DP1112086 3 KLEMKE AVENUE WALLA WALLA [CONT'D]

BUDGET IMPLICATION

If Council refunds the section 7.12 development contribution fee then Council is forgoing \$24,000 that would be allocated to the works program contained in schedule 1 of the Plan

CONCLUSION

It is usual practice for Council to support organisations such as St Paul's College and Council has previously waived fees for other organisations that endeavour to build and improve community infrastructure by waiving Council's development application and associated inspection fees.

RECOMMENDATION

That Council agree to waive the section 7.12 development contribution fee that is payable under Greater Hume Council Section 7.12 Development Contributions Plan 2019 totalling \$24,000 for Complying Development Certificate 18.2019.26.1 for the construction of a teaching and learning hub at Lot 15 DP1112086 3 Klemke Avenue Walla Walla.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

GOVERNANCE

1. POLICY DEVELOPMENT – REVISED PROCUREMENT POLICY AND PROCEDURES

Report prepared by General Manager – Steven Pinnuck

REASON FOR REPORT

To present a revised Procurement Policy and Procedures following amendments to the Local Government Act 1993.

REFERENCE TO DELIVERY PLAN ACTIONS

Statutory matter.

DISCUSSION

The Local Government Amendment Act was accented to on 24 June 2019 and a number of new provisions came into effect including the tendering threshold which has increased from \$150,000 to \$250,000.

Councils do not have to undertake a competitive tendering process for procurements below \$250,000; however other procedures will need to be adhered with to ensure that Council receives best value.

In regard to the Procurement Policy, the only changes are to reflect the change in the tendering threshold; however with the Procurement Procedures more significant changes have been made to reflect the tendering threshold along with changes following the introduction of the Vendor Panel Online Procurement Platform.

Council has introduced an online procurement platform for the following procurements:

- Plant and equipment wet hire (with operator)
- Plant and equipment dry hire (without operator)
- Quarry products
- Trade services (e.g. electricians, plumbers etc.)

Deletions from the existing Policy and Procedures have been struck through and additions are highlighted in Red type. The proposed revised documents are attached as **ANNEXURE 7**.

When undertaking any procurement the Procurement Policy and Procedures also have to be read in conjunction with the Local Preference Purchase Policy.

BUDGET IMPLICATIONS

The raising of the tendering threshold brings NSW more into line with other States and when combined with the introduction of Vendor Panel it is expected to improve the value in procurement received by Council.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

POLICY DEVELOPMENT – REVISED PROCUREMENT POLICY AND PROCEDURES
[CONT'D]

CONCLUSION

The Local Government Amendment Act was accented to on 24 June 2019 and a number of new provisions came into effect including increasing the tendering threshold from \$150,000 to \$250,000. Councils do not have to undertake a competitive tendering process for procurements below \$250,000.

This has necessitated changed to both the Procurement Policy and Procedures.

RECOMMENDATION

That the Greater Hume Council Procurement Policy and Procurement Procedures as detailed in **ANNEXURE 7** be adopted.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

2. LOCAL GOVERNMENT NSW ANNUAL CONFERENCE – MONDAY 14 TO WEDNESDAY 16 OCTOBER 2019

Report prepared by General Manager – Steven Pinnuck

REASON FOR REPORT

For Council to consider motions to be put before the LGNSW Conference and to also consider an alternate date for the October Council meeting.

REFERENCE TO DELIVERY PLAN ACTIONS

Objective We lead a vibrant, connected and inclusive community
Outcome 1.1 Leadership and advocacy is demonstrated and encouraged in our communities

DISCUSSION

At the July meeting of Council a preliminary report was presented on the 2019 Local Government NSW Annual Conference that will be held from Monday 14 October to Wednesday 16 October 2019.

At that meeting the following was resolved:

That:

1. *the Mayor and Deputy Mayor attend the Local Government NSW Annual Conference as voting delegates and the Director Corporate and Community Services and one other Councillor attend as Observers*
2. *Councillors submit proposed motions to the General Manager by Tuesday 31 July 2019 to enable a report to be submitted to the August Council meeting for consideration.*

To date the following motion is the only one submitted by Councillors:

Cr Meyer

Emergency Services Levy

That Local Government NSW lobbies the State Government to recommence the introduction of a property based Emergency Services Property Levy (ESPL) and that the ESPL is a separate and identifiable line item on the Annual Rates and Charges Notice.

The deadline for submitting motions through the on-line portal is midnight on Monday 19 August, however the Author has confirmed that motions can be submitted through the on line portal for a short period of time after that date.

It is also brought to Councillors attention that the last day of the Conference clashes with Council October Council meeting, therefore it is recommended that the October Council meeting be held on Wednesday 23 October. Given that the September Council meeting has also been rescheduled to Wednesday 25 September, to avoid a clash with the Henty Machinery Field Days, there will only be four weeks between the September and October Council meetings.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

LOCAL GOVERNMENT NSW ANNUAL CONFERENCE – MONDAY 14 TO WEDNESDAY
16 OCTOBER 2019 [CONT'D]

BUDGET IMPLICATIONS

Expenditure allocations are included in the 2019/2020 Budget to enable Councillor and senior staff attendance at this Conference.

CONCLUSION

The annual conference of NSW Local Government is an excellent forum to raise issues affecting local government and the communities they represent.

RECOMMENDATION

That:

1. the following motion(s) be forwarded to Local Government NSW for consideration at the 2019 Conference:
Emergency Services Levy
That Local Government NSW lobbies the State Government to recommence the introduction of a property based Emergency Services Property Levy as a separate and identifiable line item on the Annual Rates and Charges Notice.
2. the October Council meeting be held on Wednesday 23 October 2019.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

3. HOLBROOK LANDCARE NETWORK – REQUEST FOR FINANCIAL ASSISTANCE

Report prepared by General Manager – Steven Pinnuck

REASON FOR REPORT

For Council to consider a request for 'one-off' financial assistance for the Holbrook Landcare Network (HLN).

REFERENCE TO DELIVERY PLAN ACTIONS

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

Objective 3.1 We have prosperous local business and a growing economy

DISCUSSION

HLN is a 'Not for Profit' community network based organisation which manages a range of agricultural and natural resource management projects to deliver information and support to the community, predominantly farmers with membership expanding across the Council area.

HLN will be celebrating its 30th year on 1 November 2019 with a series of afternoon talks followed by a dinner in Holbrook.

Holbrook Landcare Network is aiming to brighten up the façade to their office in preparation for the celebrations and is asking Council to consider making a contribution to the cost of the works estimated at \$4,000.

A copy of correspondence received from the Holbrook Landcare Network is attached as **ANNEXURE 8** for Councillors' information.

The former Holbrook Shire Council and then Greater Hume Shire Council made an annual contribution to the Holbrook Landcare Network to assist with their administrative overhead costs up to and including the 2014/2015 financial year. The annual payment was \$11,000.

The contribution was made on the basis that the Holbrook Landcare Network was a 'Not for Profit' organisation that maintained significant employment in Holbrook (currently has a staff of five) and it is an organisation that supports innovation in agriculture.

When the Australian Government placed a freeze on the indexation of the Financial Assistance Grants the contribution to the Holbrook Landcare Network was one of a number of expenditure allocations wound back or deleted. Consequently a financial contribution has not been made to Holbrook Landcare since that time.

Council would have the capacity to fund a modest contribution of \$2,000 from the Economic Development Initiatives expenditure allocation.

BUDGET IMPLICATIONS

It is proposed that a contribution of the \$2,000 be funded from the Economic Development Initiatives expenditure allocation.

CONCLUSION

HLN will be celebrating its 30th year on 1 November 2019 with a series of afternoon talks followed by a dinner in Holbrook.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

HOLBROOK LANDCARE NETWORK – REQUEST FOR FINANCIAL ASSISTANCE
[CONT'D]

The contribution was made on the basis that the Holbrook Landcare Network was a 'Not for Profit' organisation that maintained significant employment in Holbrook (currently has a staff of five) and it is an organisation that supports innovation in agriculture.

RECOMMENDATION

That:

1. Council make a contribution of \$2,000 to assist with beautifying the Holbrook Landcare Building prior to their 30 year anniversary celebrations, and
2. the funding be provided from the Economic Development Initiatives expenditure allocation.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

4. INDEPENDENT PRICING AND REGULATORY TRIBUNAL (IPART) – REVIEW OF THE LOCAL GOVERNMENT RATING SYSTEM

Report prepared by General Manager – Steven Pinnuck

REASON FOR REPORT

For Council to consider making a submission to IPART'S Review of the Local Government Rating System.

REFERENCE TO DELIVERY PLAN ACTIONS

Statutory matter.

DISCUSSION

IPART provided the report on the Review of the Local Government Rating System to the State Government in December 2016. The report was finally released by the Minister for Local Government for comment on 25 June 2019. Submissions (preferably lodged through the online portal) must be received by Friday 13 September 2019.

The report can be viewed at the link below or hard copies will be provided to Councillors upon request.

<https://www.ipart.nsw.gov.au/files/sharedassets/website/shared-files/investigation-section-9-legislative-review-of-the-local-government-rating-system/final-report-review-of-the-local-government-rating-system-december-2016.pdf>

In all IPART made 42 recommendations of which a number are **not for consultation**.

The Office of Local Government has advised that these recommendations have either been:

1. implemented through other reform programs or
2. are currently the subject of separate consultation.

There are also a number of recommendations that the government has ruled out, because they may have adverse impacts on vulnerable members of the community, affect regional jobs and economies, or substantially increase costs for taxpayers and the broader community. Further information has been sought as to how these recommendations will be considered in the future.

A Table including all 42 recommendations and potential Council response is detailed overleaf:

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

INDEPENDENT PRICING AND REGULATORY TRIBUNAL (IPART) – REVIEW OF THE
LOCAL GOVERNMENT RATING SYSTEM [CONT'D]

No.	Recommendation	Comment	Proposed response	Council
1	The Local Government Act 1993 should be amended to mandate Capital Improved Value (CIV) as the basis for setting ad valorem rates in the metropolitan council areas as defined by IPART	No direct impact on Greater Hume Shire Council, however indirectly could assist GHC if it enabled the State Government to direct additional Financial Assistance Grant payments to rural councils.	Support	
2	The Local Government Act 1993 should be amended to allow non-metropolitan Councils to choose between the Capital Improved Value (CIV) of the Unimproved Value (UV) methods as the basis for setting ad valorem rates at the rating category level.	Provides greater flexibility for rural councils in rate setting.	Support	
3	The <i>Local Government Act 1993 (NSW)</i> should be amended to facilitate a gradual transition of rates to a Capital Improved Value method. 41 – The amount of rates that any ratepayer is liable to pay to the council should increase by no more than 10 percentage points above the rate peg (as adjusted for Special Variations) each year as a result of a council adopting a Capital Improved Value method for setting rates. Councils could apply to IPART to exceed this 10% limit.	It is a sensible recommendation to ensure ratepayers suffer unnecessary hardship.	Support	
4	Section 497 of the <i>Local Government Act 1993 (NSW)</i> should be amended to remove minimum amounts from the structure of a rate, and section 548 of the <i>Local Government Act 1993 (NSW)</i> should be removed.	Doesn't currently impact on Greater Hume Council as Council does not utilise minimum rate provisions of the Act but does remove some flexibility.	Not supported.	

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

INDEPENDENT PRICING AND REGULATORY TRIBUNAL (IPART) – REVIEW OF THE
LOCAL GOVERNMENT RATING SYSTEM [CONT'D]

No.	Recommendation	Comment	Proposed Council response
5	<p>The <i>Local Government Act 1993</i> (NSW) should be amended so that the growth in rates revenue outside the rate peg is calculated using the formula based on changes in CIV, defined in Box 4.1. 50</p> <ul style="list-style-type: none"> – For non-metropolitan councils, this formula would be independent of the valuation method chosen as the basis for setting ad valorem rates. 	<p>On the information provided in the report it would seem that it would provide councils with capacity to increase rates slightly above rate pegging where there was a justification to do so.</p>	Support
6	<p>The NSW Government fund the NSW Valuer General for the upfront cost of establishing the database to determine Capital Improved Values.</p>		Support
7	<p>The NSW Government fund the cost for a non-metropolitan council to set up a Capital Improved Value database for the purposes of implementing our recommended formula for calculating growth in rates revenue outside the rate peg, where the Unimproved Value method for setting rates is maintained.</p>		Support
8	<p>The <i>Local Government Act 1993</i> (NSW) should be amended to allow councils to levy a new type of special rate for new infrastructure jointly funded with other levels of Government. This special rate should be permitted for services or infrastructure that benefit the community, and funds raised under this special rate should not:</p> <ul style="list-style-type: none"> – form part of a council's general income permitted under the rate peg, nor – require councils to receive regulatory approval from IPART. 	<p>More likely to be of benefit to metropolitan councils, however there is no reason why Council would not support the recommendation.</p>	Support

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

INDEPENDENT PRICING AND REGULATORY TRIBUNAL (IPART) – REVIEW OF THE
LOCAL GOVERNMENT RATING SYSTEM [CONT'D]

No.	Recommendation	Comment	Proposed response	Council
9	Section 511 of the <i>Local Government Act 1993</i> (NSW) should be amended to reflect that, where a council does not apply the full percentage increase of the rate peg (or any applicable Special Variation) in a year, within the following 10-year period, the council can set rates in a subsequent year to return it to the original rating trajectory for that subsequent year.	Currently section 511 of the Act only allows this to occur over 2 years. This recommendation would assist when ratepayers are suffering significant financial hardship (i.e. prolonged drought).	Support	
10	The <i>Local Government Act 1993</i> (NSW) should be amended to remove the requirement to equalise residential rates by 'centre of population'. Instead, the <i>Local Government Act 1993</i> (NSW) should allow councils to determine a residential subcategory, and set a residential rate, by: – separate town or village, or – residential area.	Council already has the capacity to set differential rates for different towns because they are centres of population, however it will clarify the Local Government Act and provide greater flexibility in rate setting for city councils (i.e. Albury)	Support	
11	The <i>Local Government Act 1993</i> (NSW) should outline that: – A 'residential area' is an area within a contiguous urban locality that has, on average, different access to, demand for, or costs of providing council services or infrastructure (relative to other areas in that locality). – Councils could use geographic markers to define the boundaries for a residential area, including postcode boundaries, suburb boundaries, geographic features (e.g., waterways, bushland) and/or the location of major infrastructure (e.g., arterial roads, railway lines).	Complimentary to Recommendation 10.	Support	

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

INDEPENDENT PRICING AND REGULATORY TRIBUNAL (IPART) – REVIEW OF THE
LOCAL GOVERNMENT RATING SYSTEM [CONT'D]

No.	Recommendation	Comment	Proposed response	Council
12	<p>The <i>Local Government Act 1993</i> (NSW) should be amended so, where a council uses different residential rates within a contiguous urban locality, it should be required to:</p> <ul style="list-style-type: none"> – ensure the highest rate structure is no more than 1.5 times the average rate structure across all residential subcategories (i.e., so the maximum difference between the highest and average ad valorem rates and base amounts is 50%), or obtain approval from IPART to exceed this maximum difference, and – publish the different rates (along with the reasons for the different rates) on its website and in the rates notice received by ratepayers. 	Guides 10 & 11	Supports	
13	<p>At the end of the 4-year rate path freeze, new councils determine whether any pre-merger areas are separate towns or villages, or different residential areas. 90</p> <ul style="list-style-type: none"> – In the event that a new council determines they are separate towns or villages, or different residential areas, it should be able to continue the existing rates or set different rates for these pre-merger areas, subject to metropolitan councils seeking IPART approval if they exceed the 50% maximum differential. It could also choose to equalise rates across the pre-merger areas, using the gradual equalisation process outlined below. 	No impact in Greater Hume Council	No response.	

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

INDEPENDENT PRICING AND REGULATORY TRIBUNAL (IPART) – REVIEW OF THE
LOCAL GOVERNMENT RATING SYSTEM [CONT'D]

No.	Recommendation	Comment	Proposed Council response
13 ...	– In the event that a new council determines they are not separate towns or villages, or different residential areas, or it chooses to equalise rates, it should undertake a gradual equalisation of residential rates. The amount of rates a resident is liable to pay to the council should increase by no more than 10 percentage points above the rate peg (as adjusted for Special Variations) each year as a result of this equalisation. The <i>Local Government Act 1993</i> (NSW) should be amended to facilitate this gradual equalisation.		
14	Sections 555 and 556 of the <i>Local Government Act 1993</i> NSW should be amended to: – exempt land on the basis of use rather than ownership, and to directly link the exemption to the use of the land, and – ensure land used for residential and commercial purposes is rateable unless explicitly exempted.	Defining exemptions on land use rather than ownership is a positive step that will enable rating of properties owned by charitable or religious organisations that are used for commercial purposes (i.e. rental properties).	Support
15	Land that is used for residential care as defined in Section 41-3(1) of the <i>Aged Care Act 1997</i> (Cth) be proportionally rateable according to the share of places whose maximum Refundable Accommodation Deposit is above the level set by the Minister for Health and Aged Care (currently \$550,000).	It is the Authors view that Residential Aged Care facilities that are privately operated should be subject to rates as they are commercial in nature.	Not supported
16	Section 556(1)(i) of the <i>Local Government Act 1993</i> (NSW) should be amended to include land owned by a private hospital and used for that purpose.	Similar to above private hospitals because of their commercial nature should be rated.	Not supported.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

INDEPENDENT PRICING AND REGULATORY TRIBUNAL (IPART) – REVIEW OF THE
LOCAL GOVERNMENT RATING SYSTEM [CONT'D]

No.	Recommendation	Comment	Proposed response	Council
17	<p>The following exemptions be removed:</p> <ul style="list-style-type: none"> – land that is vested in, owned by, or within a special or controlled area for, the Hunter Water Corporation, Water NSW or the Sydney Water Corporation (<i>Local Government Act 1993</i> (NSW) section 555(1)(c) and section 555(1)(d)) – land that is below the high water mark and is used for the cultivation of oysters (<i>Local Government Act 1993</i> (NSW) section 555(1)(h)) – land that is held under a lease from the Crown for private purposes and is the subject of a mineral claim (<i>Local Government Act 1993</i> (NSW) section 556(1)(g)), and – land that is managed by the Teacher Housing Authority and on which a house is erected (<i>Local Government Act 1993</i> (NSW) section 556(1)(p)). 	<p>The Author is unsure why this recommendation is not for consultation but Currently Teacher Housing is not rated therefore the Author would recommend that this recommendation be supported if it were for consultation.</p>	<i>Not for consultation</i>	
18	<p>Section 555(1) (b1) of the <i>Local Government Act 1993</i> (NSW) should be amended to remove the current rating exemption for land that is the subject of a conservation agreement and instead require it to be rated using the Environmental Land category.</p>	<p>Council currently has a small number of properties under conservation agreements and the author agrees that the owner still should make a contribution to council services.</p>	Support	

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

INDEPENDENT PRICING AND REGULATORY TRIBUNAL (IPART) – REVIEW OF THE
LOCAL GOVERNMENT RATING SYSTEM [CONT'D]

No.	Recommendation	Comment	Proposed Council response
19	<p>The following exemptions not be funded by local councils and hence should be removed from the Local Government Act and Regulation: 116</p> <ul style="list-style-type: none"> – land that is vested in the Sydney Cricket and Sports Ground Trust (<i>Local Government Act 1993</i> (NSW) section 556(1)(m)) – land that is leased by the Royal Agricultural Society in the Homebush Bay area (<i>Local Government (General) Regulation 2005</i> reg 123(a)) – land that is occupied by the Museum of Contemporary Art Limited (<i>Local Government (General) Regulation 2005</i> reg 123(b)), and – land comprising the site known as Museum of Sydney (<i>Local Government (General) Regulation 2005</i> reg 123(c)). <p>The NSW Government should consider whether to fund these local rates through State taxes.</p>		<i>Not for consultation</i>
20	<p>Where a portion of land is used for an exempt purpose and the remainder for a non-exempt activity, only the former portion should be exempt, and the remainder should be rateable.</p>		<i>Not for consultation</i>
21	<p>Where land is used for an exempt purpose only part of the time, a self-assessment process should be used to determine the proportion of rates payable for the non-exempt use.</p>		<i>Not for consultation</i>

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

INDEPENDENT PRICING AND REGULATORY TRIBUNAL (IPART) – REVIEW OF THE
LOCAL GOVERNMENT RATING SYSTEM [CONT'D]

No.	Recommendation	Comment	Proposed Council response
22	A council's maximum general income not be modified as a result of any changes to exemptions from implementing our recommendations.	What this means is that removing these exemptions would not increase the rate income but rather allow a very small reduction in other rates.	Not supported
23	A council may apply to IPART for a Special Variation to take account of the changes in exemptions using a streamlined process in the year that our recommended exemption changes come into force. The council would need to demonstrate: 121 – It satisfies the first criteria for Special Variation applications in the OLG guidelines relating to the need for and purpose of a different revenue path for the council's General Fund, and – that any subcategory rating structure applied to previously exempt properties is no greater than the average rate structure across the relevant rating category.	Seems a sensible recommendation where a council's income will be negatively impacted by the introduction of the recommendations	Support
24	The <i>Local Government Act 1993</i> (NSW) should be amended to remove the current exemptions from water and sewerage special charges in section 555 and instead allow councils discretion to exempt these properties from water and sewerage special rates in a similar manner as occurs under section 558(1).		Support

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

INDEPENDENT PRICING AND REGULATORY TRIBUNAL (IPART) – REVIEW OF THE
LOCAL GOVERNMENT RATING SYSTEM [CONT'D]

No.	Recommendation	Comment	Proposed Council response
25	At the start of each rating period, councils calculate the estimated value of rating exemptions within the council area. This information should be published in the council's annual report or otherwise made available to the public.	Additional compliance without any discernible outcome for ratepayers	Not supported
26	For new and existing eligible pensioners, introduce a rate deferral scheme operated by the NSW Government, where: 128 – Eligible pensioners would be allowed to defer payment of ordinary council rates up to \$1,000 per annum and indexed to CPI, or any other amount as determined by the NSW Government.		<i>Not for consultation</i>
27	Give existing eligible pensioners the option to access, either: 128 – the current pensioner concession, or – the rate deferral scheme, as defined in Recommendation 26.		<i>Not for consultation</i>
28	Funding pensioner assistance: 128 – The current pensioner concession funding arrangements would continue. – The rate deferral scheme (defined in Recommendation 26) would be funded by the NSW Government. The loan should be charged interest at the NSW Government's 10-year borrowing rate, and could become due when property ownership changes.		<i>Not for consultation</i>

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

INDEPENDENT PRICING AND REGULATORY TRIBUNAL (IPART) – REVIEW OF THE
LOCAL GOVERNMENT RATING SYSTEM [CONT'D]

No.	Recommendation	Comment	Proposed response	Council
29	Section 493 of the <i>Local Government Act 1993</i> (NSW) should be amended to add a new environmental land category and a definition of 'environmental land' should be included in the <i>Local Government Act 1993</i> (NSW). 136 – Land subject to a state conservation agreement is categorised as 'environmental land' for the purposes of setting rates.		Support	
30	Section 529(2)(d) of the <i>Local Government Act 1993</i> (NSW) should be amended to allow business land to be subcategorised as 'industrial' and or 'commercial' in addition to centre of activity.	There is an argument that commercial properties, in say, a central business district, should be rated higher than industrial land as it may have a higher level of services. Provides further flexibility in the rating system.	Support	
31	Sections 493, 519 and 529 of the <i>Local Government Act 1993</i> (NSW) should be amended to add an optional vacant land subcategory for residential, business and mining land.	Again provides additional flexibility in setting rates as the vacant land category could be lower or higher than built properties.	Support	
32	Section 529 (2)(a) of the <i>Local Government Act 1993</i> (NSW) should be replaced to allow farmland subcategories to be determined based on geographic location.	It is the Authors view that the current unimproved land value system adequately identifies the productive capacity and wealth the land can generate.	Not supported	
33	Section 518 of the <i>Local Government Act 1993</i> (NSW) should be amended to reflect that a council may determine by resolution which rating category will act as the residual category. 143 – The residual category that is determined should not be subject to change for a 4-year period. – If a council does not determine a residual category, the business category should act as the default residual rating category.	Currently the residual category is business therefore this recommendation adds additional flexibility to the rating system.	Support	

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

INDEPENDENT PRICING AND REGULATORY TRIBUNAL (IPART) – REVIEW OF THE
LOCAL GOVERNMENT RATING SYSTEM [CONT'D]

No.	Recommendation	Comment	Proposed response	Council
34	Any difference in rate charged to a mining category compared to its average business rate should primarily reflect differences in council's costs of providing services to the mining properties.	Unlikely to impact Greater Hume Council but seems to increase compliance which should be avoided.	Not supported	
35	Council have the option to engage the State Debt Recovery Office to recover outstanding council rates and charges.		<i>Not for consultation</i>	
36	The existing legal and administrative process to recover outstanding rates be streamlined by reducing the period of time before a property can be sold to recover rates from five years to three.	Brings NSW into line with most other States. Council will still be able to enter into repayment arrangements with ratepayers suffering genuine financial hardship.	Support	
37	All councils adopt an internal review policy, to assist those who are late in paying rates, before commencing legal proceedings to recover unpaid rates.	The Office of Local Government has issued Debt Management and Hardship Guidelines.	<i>Not for consultation</i>	
38	The Local Government Act 1993 should be amended or the Office of Local Government should issue guidelines to clarify that councils can offer flexible payment options to ratepayers.		<i>Not for consultation</i>	
39	The Local Government Act, 1993 should be amended to allow councils to offer a discount to ratepayers who elect to receive rate notices in electronic form, e.g. via email.		<i>Not for consultation</i>	
40	The Local Government Act, 1993 should be amended to remove section 585 and 595, so that ratepayers are not permitted to postpone rates as a result of land rezonings, and councils are not required to write off postponed rates after five years.	Land rezonings generally increase the value of the land and the increase in rates would be a small portion of the increase in land value.	Support	

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

INDEPENDENT PRICING AND REGULATORY TRIBUNAL (IPART) – REVIEW OF THE
LOCAL GOVERNMENT RATING SYSTEM [CONT'D]

No.	Recommendation	Comment	Proposed response	Council
41	The valuation base date for the Emergency Services Levy and council rates be aligned.	As Councillors are aware the introduction of a property based Emergency Services Property Levy has been deferred and is subject to a Motion to Conference by Council.	<i>Not for consultation</i>	
42	After the NSW Valuer General has established the database to determine Capital Improved Values for rating purposes, councils be given the choice to directly buy valuation services from private valuers that have been certified by the NSW Valuer General.	Currently property values are used by Councils for rating purposes and the State Government for levying taxes such as Land Tax. It would seem that the current system would be most efficient. IPART assertion that the introduction of competition into the provision of crucial services to local government, e.g. Election Costs is yet to be proven.	Don't support	

BUDGET IMPLICATIONS

There are no immediate budget implications for Council and the recommendations provide little in the way of improving the financial sustainability of the local government sector.

CONCLUSION

IPART provided the report on the Review of the Local Government Rating System in the State Government in December 2016. The report was finally released by the Minister for Local Government for comment on 25 June 2019. Submissions must be received by Friday 13 September 2019.

A small number of recommendations will increase the flexibility of Councils in levying rates however it is not expected to have any substantive impact on improving the financial sustainability of the sector.

RECOMMENDATION

That a submission be made on the Review of the Local Government Rating System consistent with the responses provided in the REPORT – PART A – GOVERNANCE ITEM 4.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

CORPORATE AND COMMUNITY SERVICES

2. INTERIM 2018/2019 QUARTERLY BUDGET REVIEW AS AT 30 JUNE 2019

Report prepared by Chief Financial Officer – Dean Hart

REASON FOR REPORT

To present the Interim Budget Review as at 30 June 2019 in accordance with Section 203 of the Local Government (General) Regulation 2005.

REFERENCE TO DELIVERY PLAN ACTION

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

Action 1.1.1.3 Implement best practice financial management processes

DISCUSSION

The Interim Budget Review as at 30 June 2019 is attached as **ANNEXURE 9**. The Budget Review, as presented, indicates that the projected 2018/2019 cash surplus will be \$49,327 which represents an improvement of \$27,279 on the budget surplus of \$22,048 reported to Council at the 31 March 2019 budget review.

OVERALL BUDGET REVIEW

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

GOVERNANCE & ADMINISTRATION

Function and comment	Projected Budget Variance \$	Amount Carried Forward
Elected Members Expenses Elected members costs were below budget, mainly in the provision of facilities (\$5,478), travelling costs (\$7,617) and training and conference expenses (\$34,176)	+51,424	Nil
Risk Management Satisfactory.	+146	Nil
Governance, Corporate Services Administration and Customer Service Centres Overall Corporate Services Administration resulted in a small positive budget variance. Salaries and Wages exceeded budget by \$67k, offset by savings in other areas of expenditure and a small increase in revenue. The new cleaning contract has resulted in a saving of \$20k for the 2018/19 financial year. Postage was \$6k below budget reflecting the impact of increased use of electronic communication. Record Storage and Disposal was \$9k below budget. As this area has been budgeted again in 2019/20 no carry forward amount has been taken up in 2018/19. Photocopier and printing costs were \$16k below budget.	+3,357	177,825

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

INTERIM 2018/2019 QUARTERLY BUDGET REVIEW AS AT 30 JUNE 2019 [CONT'D]

Function and comment	Projected Budget Variance \$	Amount Carried Forward
<p>Information Technology Services Council has incurred significant additional cost on software during 2018/19 in order to provide Council with additional support in the areas of data security, support call monitoring, DA tracking and insurance claims and incident reporting. In addition to the software it has been necessary to upgrade our server system and storage capacity to cope with the increasing demands on the system network and to provide for needs identified in Councils business continuity plan. Savings have been made in Internet charges with the transfer to a new service provider, however, provision has been made for a significant refund of amounts paid to the previous provider which is currently being followed up.</p>	-3,990	Nil
<p>Employment On-Costs Final reconciliation of employment on-costs and engineering overhead recoveries reconciled and net surplus of overhead recoveries has not been completed and will be finalised during preparation of the financial statements.</p>	+35,806	Nil
<p>Engineering Administration Final engineering administration salaries were below budget by \$6k. Overall other costs satisfactory. A preliminary reconciliation of On cost recovery generated through works resulted in a budget improvement of \$18k. Net budget expenditure of \$27k for flood studies removed from 2018/19 budget as no works undertaken and revised budget included in 2019/20.</p>	+50,091	Nil
<p>Depot Administration and Maintenance Depot Salaries were \$10k below budget with the remainder of the savings made in the areas of depot maintenance and electricity costs. However, overhead recoveries for the issuing of materials through the stores system significantly under recovered due to the changes in the way in which materials are purchased and delivered to individual jobs. Councils stores operations will be subject to an ongoing review and if required amendments made to projected stores recovery budgets.</p>	-101,030	+1,000

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

INTERIM 2018/2019 QUARTERLY BUDGET REVIEW AS AT 30 JUNE 2019 [CONT'D]

Function and comment	Projected Budget Variance \$	Amount Carried Forward
Vehicle Hire Satisfactory	Nil	Nil
Plant Operations Satisfactory. Final reconciliation of Plant Reserve to be undertaken.	Nil	Nil
TOTAL GOVERNANCE & ADMINISTRATION	+35,804	178,825

PUBLIC ORDER AND SAFETY

Function and comment	Projected Budget Variance \$	Amount Carried Forward
Animal Control Revenue from companion animal fees exceeded budget by \$15k. Animal impounding costs were \$6k below budget with savings mainly in salary & wages—overtime.	+23,534	2,500
Fire Services An interim assessment of Fire Services expenditure has been undertaken however a final reconciliation will be undertaken following further discussions with RFS management and incorporation into the 2018/2019 financial statements. The reported budget variance is a known variance relating to recoveries from RFFF fund for brigade station capital works where the costs were taken up in 2017/18.	+19,711	Nil
Emergency Services Satisfactory	Nil	Nil
TOTAL PUBLIC ORDER & SAFETY	+43,245	2,500

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

INTERIM 2018/2019 QUARTERLY BUDGET REVIEW AS AT 30 JUNE 2019 [CONT'D]

HEALTH SERVICES

Function and comment	Projected Budget Variance \$	Amount Carried Forward
<p>Health Administration Satisfactory. Additional revenue received from Licences and Permits. Operational expenditure under budget however the lower wage costs will offset over expenditure in other areas within Environment & Planning. A reconciliation of all wage allocations across the department confirms that total wage costs are within the overall budget allocation.</p>	+29,966	Nil
TOTAL HEALTH SERVICES	+29,966	Nil

ENVIRONMENT

Function and comment	Projected Budget Variance \$	Amount Carried Forward
<p>Waste Management Satisfactory. Income from loose fill asbestos fees have been brought to account and taken to reserve. The amount received was \$489K short of budget and further funds will be received in 2019/20. Total income excluding the above was on budget. Total operating expenditure exceeded budget estimates by \$12k. Overall, the net result allowed for a total transfer to reserve during 2018/19 of \$734k.</p>	Nil	155,000
<p>Noxious Animals & Insects Satisfactory</p>	+4,574	Nil
<p>Noxious Plants Satisfactory. The carried forward works will be subject to further review following completion of the 2018/2019 Weed Action Plan reporting requirements and may be adjusted.</p>	+29	23,700
<p>Street Cleaning Satisfactory. Savings in street sweeping across Council's Towns and Villages.</p>	+8,953	Nil
<p>Stormwater Maintenance & Drainage Satisfactory. Storm Water Maintenance exceeded budget by \$7k</p>	-9,413	270,293
TOTAL ENVIRONMENT	+4,142	448,993

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

INTERIM 2018/2019 QUARTERLY BUDGET REVIEW AS AT 30 JUNE 2019 [CONT'D]

COMMUNITY SERVICES AND EDUCATION

Function and comment	Projected Budget Variance \$	Amount Carried Forward
<p>Family Day Care The Children Services function has achieved a surplus for the year of \$72,812 which has been transferred to reserve. This is a positive result given that 2018/19 was the first year that the children services function operated in a financially stand-alone position following the removal of support funding under the Community Support Program which in previous years amounted to approximately \$250K per annum.</p>	Nil	Nil
<p>Henty & Walla Children Services Henty and Walla Children services has resulted in a small surplus for the year. This service commenced in January 2019 and whilst a small surplus has been achieved the financial sustainability of both services is reliant on the ongoing external funding support negotiated by Council at the time of commencement.</p>	Nil	Nil
<p>Preschools Satisfactory</p>	-423	Nil
<p>Youth Services Satisfactory</p>	+1,880	Nil
<p>Community Housing Satisfactory</p>	Nil	Nil
<p>Frampton Court Rental Units Satisfactory..</p>	Nil	Nil
<p>Kala Court Rental Units Satisfactory</p>	Nil	Nil
<p>Kala Court Self-Funded Units Satisfactory</p>	Nil	Nil
<p>Aged Care Rental Units – Culcairn Satisfactory</p>	Nil	Nil
<p>Aged Care Rental Units – Jindera Satisfactory</p>	Nil	Nil
<p>Other Community Services Satisfactory</p>	-408	Nil
TOTAL COMMUNITY SERVICES & EDUCATION	+1049	Nil

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

INTERIM 2018/2019 QUARTERLY BUDGET REVIEW AS AT 30 JUNE 2019 [CONT'D]

HOUSING AND COMMUNITY AMENITIES

Function and comment	Projected Budget Variance \$	Amount Carried Forward
<p>Street Lighting Operating costs higher than budget due to increased electricity costs. Council is currently participating a joint tender initiative through REROC for the supply of electricity for all sites including street lighting.</p>	-23,220	9,331
<p>Public Cemeteries Satisfactory</p>	+1,397	3,275
<p>Town Planning Wages exceeded budget in this area by \$8k, however, as mentioned above this is offset as wage costs in other areas of Environment & Planning are below budget. Total revenue fell short of budget by \$22k due to lower volumes of development applications and compliance certificates. Additional costs related to the clean-up of a local property resulted in further cost of approximately \$16k to the town planning area.</p>	-45,850	30,000
<p>Public Conveniences Combined operating and maintenance costs for public toilets significantly lower than budget. Capital works at Gallipoli Victoria Cross Rest Area and Jindera Recreation Reserve carried forward for completion in 2018/2019.</p>	+11,769	120,000
<p>Council Owned Housing Satisfactory.</p>	Nil	Nil
<p>Wirraminna Environmental Education Centre Satisfactory</p>	+42	Nil
<p>Other Community Amenities Budgeted rental income from Walla Walla Children Services building not received due to later than expected building completion date.</p>	-3,750	Nil
TOTAL HOUSING & COMMUNITY AMENITIES	-59,612	162,606

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

INTERIM 2018/2019 QUARTERLY BUDGET REVIEW AS AT 30 JUNE 2019 [CONT'D]

RECREATION AND CULTURE

Function and comment	Projected Budget Variance \$	Amount Carried Forward
Public Halls Satisfactory.	+4,481	18,123
Libraries Wage Costs across all libraries exceeded budget projections as staffing requirements increased in line with community participation in library activities. It is pleasing to note that NSW state government funding for libraries will be significantly increased commencing 2019/20 resulting in an increase for Greater Hume Council of approximately \$30k.	-27,361	Nil
Museums Satisfactory	+5,305	Nil
Swimming Pools Satisfactory	-810	20,000
Sporting Grounds & Recreation Reserves Operating costs higher than budget however this is offset by lower than budgeted costs in Parks and Gardens shown below.	-5,037	Nil
Parks & Gardens Maintenance costs were lower than budget estimates.	-+24,658	57,104
Other Cultural Services Satisfactory	Nil	8,056
TOTAL RECREATION & CULTURE	+1,236	103,283

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

INTERIM 2018/2019 QUARTERLY BUDGET REVIEW AS AT 30 JUNE 2019 [CONT'D]

MINING, MANUFACTURING & CONSTRUCTION

Function and comment	Projected Budget Variance \$	Amount Carried Forward
Building Control Wages costs higher than budget. As mentioned, a reconciliation of all wage costs in Environment & Planning shows that overall costs are close to budget.	-16,957	Nil
Quarries & Pits Satisfactory	Nil	Nil
TOTAL MINING, MANUFACTURING & CONSTRUCTION	-16,957	Nil

TRANSPORT AND COMMUNICATIONS

Function and comment	Projected Budget Variance \$	Amount Carried Forward
FAG Grant – Roads Component Satisfactory	-258	Nil
Urban Roads Local Maintenance cost lower than budget in both road maintenance and street tree maintenance. An amount of \$18k has been utilised to offset increased costs associated with the Walla Walla Children Services carpark.	+4,604	24,457
Sealed Rural Roads – Local Maintenance costs exceeded budget by \$55k. However this was offset by higher than budgeted Roads to Recovery funding. Significant carry forward funds have reserved to complete road construction and resealing projects.	+11,357	124,618
Sealed Rural Roads – Regional Satisfactory.	Nil	Nil
Unsealed Rural Roads - Local Maintenance exceeded budget due to extensive works carried out in May/June 2019 as a result of favourable weather conditions. Uncompleted gravel resheeting works carried forward in full.	-96,789	1,093,919

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

INTERIM 2018/2019 QUARTERLY BUDGET REVIEW AS AT 30 JUNE 2019 [CONT'D]

Function and comment	Projected Budget Variance \$	Amount Carried Forward
Bridges Maintenance and capital expenditure lower than budget.	+10,318	92,596
Kerb & Gutter Satisfactory	+121	51,732
Footpaths Overall maintenance costs lower than budget by \$4k. Footpath works undertaken at the new Caltex Service Centre in Holbrook and Bartsch Avenue Henty have been completed under budget resulting in a budget saving of \$16k in 2018/19.	+20,108	60,688
Aerodromes Satisfactory. Maintenance costs lower than budget.	+6,636	Nil
Bus Shelters Satisfactory.	+439	5,000
Ancillary Road Works Satisfactory.	+3,566	90,000
PAMPS and Cycleways Satisfactory. No works undertaken and full allocation carried forward.	Nil	120,000
Function and comment	Projected Budget Variance \$	Amount Carried Forward
State Roads RMCC Works Satisfactory	Nil	Nil
Road Safety Officer Satisfactory. Overall costs of the RSO project lower than budget. Contributions are above budget and consistent with the previous financial year.	+8,840	Nil
TOTAL TRANSPORT & COMMUNICATIONS	-31,058	1,663,010

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

INTERIM 2018/2019 QUARTERLY BUDGET REVIEW AS AT 30 JUNE 2019 [CONT'D]

ECONOMIC AFFAIRS

Function and comment	Projected Budget Variance \$	Amount Carried Forward
Jindera Medical Centre Satisfactory	Nil	Nil
Caravan Parks Satisfactory	+331	Nil
Tourism Operations and Visitor Information Centre Satisfactory	-1,032	215,000
Submarine Museum Satisfactory.	-2,498	Nil
Economic and Community Development Wage Costs down due to a significant period of leave taken by a staff member in this area. The cost of this leave is taken up in the employment on-cost area of Corporate admin. This has also impacted on expenditure in the economic development projects. As there is further funds budgeted in 2019/20 carry forwards have been maintained at the same level as the previous year.	+45,667	30,000
Community Development Grants Satisfactory.	Nil	33,718
Community Development Projects Satisfactory	+2,272	15,000
Real Estate Development Soil testing for Holbrook early learning centre and Valuation of Culcairn property for possible acquisition.	-15,209	Nil
Real Estate Sales Satisfactory	Nil	Nil
Private Works Final reconciliation of private works to be undertaken.	-14,012	Nil
TOTAL ECONOMIC AFFAIRS	+15,519	293,718

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

INTERIM 2018/2019 QUARTERLY BUDGET REVIEW AS AT 30 JUNE 2019 [CONT'D]

GENERAL PURPOSE REVENUES

Function and comment	Projected Budget Variance \$	Amount Carried Forward
FAG Grant – General Component Satisfactory	+3,903	Nil
Interest on Investments Satisfactory	-4,137	Nil
General Rates - Residential Adjustment to reflect actual YTD income	+680	Nil
General Rates - Farmland Adjustment to reflect actual YTD income	-912	Nil
General Rates – Business Adjustment to reflect actual YTD income	-1,953	Nil
General Rates – Pensioner Concessions and Rates Subsidy	-748	Nil
Extra Charges on Overdue Rates Adjustment to reflect actual YTD income from interest on overdue rates.	+7,112	Nil
TOTAL GENERAL PURPOSE REVENUES	+3,945	Nil

SUMMARY OF BUDGET VARIATIONS

SUMMARY OF BUDGET VARIATIONS	Projected Budget Variance \$	Amount Carried Forward
	27,279	2,852,935

WATER AND SEWERAGE

General income and expenditure figures appear to be satisfactory.

UNCOMPLETED WORKS AND RESERVE BALANCES

Preliminary reconciliations of uncompleted works and restricted reserve balances are included in the budget papers for Councillor's information.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

INTERIM 2018/2019 QUARTERLY BUDGET REVIEW AS AT 30 JUNE 2019 [CONT'D]

SUMMARY

Council's overall budget position has improved as at 30 June 2019 with an improved budget surplus on the predicted result at the 31 March review. It should be stressed however that the budget review figures quoted in this report are interim figures only and Council's true financial position will not be confirmed until such time as the financial statements and associated audit processes are completed.

RECOMMENDATION

That Council note and approve the Interim Budget Review Statement including proposed amounts to be carried forward as at 30 June 2019.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

3. POLICY DEVELOPMENT – INTERNET, EMAIL & COMPUTER USE POLICY

Report prepared by Manager Corporate Services – Suzanne Klemke

REASON FOR REPORT

To present a revised policy for consideration.

REFERENCE TO DELIVERY PLAN ACTION

Not Applicable

DISCUSSION

Development and enhancement of Council's Policy Register is continuing. The following policy is now presented for consideration by Council:

1. Internet, Email & Computer Use (Reviewed policy)

This policy was reviewed in accordance with policy review schedule.

Minor amendments which include the requirements of the State Records Act 1997 for the storage and registration of Council information sent or received via electronic communication. A copy of the revised policy is attached as **ANNEXURE 10**.

BUDGET IMPLICATIONS

There are no direct budget implications resulting from the adoption of the above policies.

CONCLUSION

The continual review and development of Council policies is essential to ensure adequate internal control systems are in place and for Council to remain abreast of emerging trends and issues with the local government sector.

RECOMMENDATION

That the Greater Hume Council Internet, Email & Computer Use Policy be adopted.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

4. STRONGER COUNTRY COMMUNITIES FUND – ROUND 3 – YOUNG PEOPLE IN GREATER HUME BECOMING RESILIENT YOUNG ADULTS PROJECT

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

REASON FOR REPORT

To advise Council of the Youth Services proposed application for Round 3 of the Stronger Community Funds (SCCF). Project title – *Adulting 101: Young People in the Greater Hume Council Becoming Resilient Young Adults*.

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

On 21 June 2019 the NSW State Government announced Round 3 of the SCCF allocation for the Greater Hume Council being \$794,431. From the grant guidelines 50% of the funding must be allocated to youth (12-24 years old) projects or programs.

In line with the Council's Operational Plan the Greater Hume Council's Youth Service is proposing to make an application for a project titled: *Adulting 101: Young People in the Greater Hume Council Becoming Resilient Young Adults*.

This project will provide young people living in the Greater Hume Council aged 12 -25 years with basic life skills to make a successful transition to life after home and school. The project will be consistent with the Greater Hume Council's Disability Inclusion Action Plan (DIAP) and will support and provide opportunities for young people with disability to attend workshops, programs and events organised. Participants in the project will develop the ability and motivation to seek challenges and complete tasks, and have the interpersonal skills that aid teamwork and other social interactions. Every young person should have the opportunity to build their confidence, motivation and resilience in ways that will benefit them for life.

The need for the project was identified from the following youth workshops and surveys undertaken by Councils Youth Services team:

- Youth Engagement Strategy Workshop – 2019
- Engagement with School Career Advisors - 2019
- Youth Life Skills Survey – 2018
- Work Inspiration Day - 2018
- Youth Advisory Committee meetings - 2018
- Youth Demographic Survey – 2018

The life skills programs will be run over a rotational period of three years with one or more programs held during school term or semester in partnership with schools or organisations. Where applicable a selection of programs will be held during school term holiday break at selected towns and villages within Greater Hume Council. The project will include and is not limited to the following life skills:

- Self Defence Classes
- Budgeting
- Banking/Group Certificates

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

STRONGER COUNTRY COMMUNITIES FUND – ROUND 3 – YOUNG PEOPLE IN
GREATER HUME BECOMING RESILIENT YOUNG ADULTS PROJECT [CON'D]

CONCLUSION

The project *Adulthood 101: Young People in the Greater Hume Council Becoming Resilient Young Adults* will assist a large number of young people in Greater Hume Council to become self-confident and resilient young people. Participants will have the ability and motivation to seek challenges and complete tasks, and have the interpersonal skills that aid teamwork and other social interactions. Every young person should have the opportunity to build their confidence, motivation and resilience in ways that will benefit them for life.

RECOMMENDATION

That Council approve the submission of an application from the Greater Hume Council Youth Services team for the Round 3 of the Stronger Community Funds (SCCF).
Project title – *Adulthood 101: Young People in the Greater Hume Council Becoming Resilient Young Adults*.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

ENGINEERING

1. **STRONGER COUNTRY COMMUNITIES FUND - ROUND 3, WALLA WALLA SHARED PATH PROJECT AND MORGANS LOOKOUT TOILET**

Report prepared by Director Engineering – Greg Blackie

REASON FOR REPORT

To consider two projects for Council to lodge under Stronger Country Community Fund Round 3 (SCCF) being the Walla Walla Shared Path Project and Morgan’s Lookout Toilets.

REFERENCE TO DELIVERY PLAN ACTION

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

DISCUSSION

At the ordinary meeting held on 17 July 2019. Council resolved:

That Council consider any projects that it may wish to put forward (eg Toilets at Morgan’s Lookout) and that any potential projects be advised to the General Manager by 31 July to enable a report on costings, feasibility etc, to be submitted to the August Meeting of Council for consideration.

Following discussions held, two projects have been identified for lodging:

1. Walla Walla Shared Path Project (WWSPP)
2. Morgan Lookout Toilets (MLT)

Walla Walla Shared Path Project (WWSPP)

In 2015, the Walla Walla community identified as a priority project for Walla Walla was the construction of shared path from Klemke Ave to the Walla Walla Swamp. Council at the time undertook a scoping exercise, and a detailed report was compiled by Council Consultants. A copy of the report is attached in **ANNEXURE 11**.

Costs determined at the time indicated \$250,880 (Ex GST) was required to construct a sealed path and \$344,480 (Ex GST) to construct an Asphalt (Hot – Mix) path.

Council staff have reviewed the costs, and have determined the costs now to construct a sealed path is \$336,240 (Ex GST) and \$416,090 (Ex GST) for an Asphalt (Hot-Mix) path.

Council currently has \$100,000 allocated in its Section 7.12 Reserve towards the construction of the path.

Due to the costs involved and use it is considered a sealed path is suitable for the proposed path.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

STRONGER COUNTRY COMMUNITIES FUND – ROUND 3, WALLA WALL SHARED
PATH PROJECT AND MORGANS LOOKOUT TOILET [CONT'D]

Morgan Lookout Toilets (MLT)

Following the upgrade to the lookout stairs, the location is more popular than ever. The installation of modern (flushing) toilets at Morgan's Lookout has been identified by a number of councillors and staff as a logical upgrade for the popular tourist site.

It is obvious the current (long drop) toilets on site are not suitable for the increased demand, and are also not suitable for disabled people and the facility has increasing hygienic and smell issues.

The proposed upgrade includes the demolition of the existing facility, and replacing it with a new two cubicle structure (refer proposed structure attached in **ANNEXURE 11**). Similar facilities have been constructed at Gerogery and Woomargama and have found to be practical and durable.

The facility will cater for the disabled with right and left hand disabled unisex cubicles. An additional wall mounted urinal will be constructed in one cubicle (as has been done at the Gerogery facility) and a fold down change table in the other cubicle.

Water will be supplied from a nearby farm tank, supplied by water from the Billabong Creek. A solar panel is to be installed to power a pump to supply water to the facility for flushing and hand washing.

A septic tank with an appropriate absorption area will be installed to allow flushing toilets to be included.

The Pech family (owners of Morgan's Lookout) have been advised of the proposed project and are supportive of the funding application being lodged.

An additional amount of \$10,000 is proposed to improve security at the site, and mitigate damage currently occurring which will include installation of CCTV and motion detection lights.

An estimated cost of \$137,000 has been determined to undertake the project (refer **ANNEXURE 11**).

BUDGET IMPLICATION

Walla Walla Shared Path Project (WWSPP)

As stated, Council has \$100,000 allocated from its Section 7.12 Reserve towards the construction of the path. Therefore, funding of \$236,240 (\$336,240 - \$100,000) is needed to complete the sealed path.

Morgan Lookout Toilets (MLT)

Funding of \$137,000 has been estimated to complete the construction of the new toilet facility.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

STRONGER COUNTRY COMMUNITIES FUND – ROUND 3, WALLA WALL SHARED
PATH PROJECT AND MORGANS LOOKOUT TOILET [CONT'D]

CONCLUSION

The two projects presented for funding have been identified by the Walla Walla Community and Councillors as key projects for the shire.

RECOMMENDATION

That Council lodge funding applications under Stronger Country Community Fund Round 3 for:

1. Walla Walla Shared Path Project of \$236,240
2. Morgan's Lookout Toilet of \$137,000.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

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

GOVERNANCE

1. **2018/2019 DELIVERY PLAN – REPORT AS AT 30 JUNE 2019**

Report prepared by General Manager – Steven Pinnuck

REASON FOR REPORT

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

REFERENCE TO DELIVERY PLAN ACTIONS

Statutory matter.

DISCUSSION

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

Another very busy year is behind us with the large majority of budgeted capital works completed or well advanced. As stated at the Interim Review the highlight of the period has been obtaining \$9,527,280 of additional road funding as detailed below:

- Heavy Vehicle Safety and Productivity Program - Henty Rail Crossing Relocation - \$3,603,280
- Black Spot Program – Ralvona Lane intersection and Holbrook-Culcairn Road - \$1,174,000
- Black Spot Program – Coach Road Reconstruction (over two years) - \$1,650,000
- Regional Communities Development Fund – Henty Rail Crossing Relocation - \$3,100,000

Of course, the withdrawal of Albury Wodonga Community College from the provision of children's services at Henty Long Day Care and Walla to which Council reacted speedily and efficiently to ensure the continuation of services in 2019 and beyond has been another major achievement.

The Walla Walla Early Childhood Hub building has been completed with car parking and landscaping of the playground area to be finalised in the coming weeks. It is anticipated that the first day of operations from the new facility will be Monday, 19 August 2019 subject to NSW Education approval to transfer the licence to the new site.

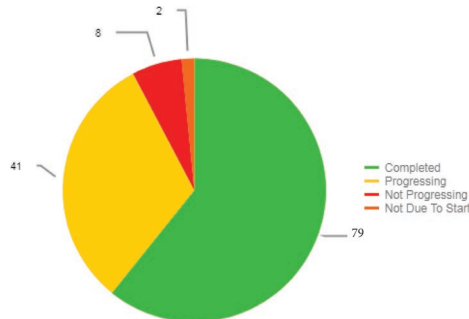
Highlights of the twelve months period to 30 June 2019 are detailed below:-

ENCLOSED SEPARATELY with the agenda is the report to 30 June 2019, detailing key actions contained in the 2018/2019 Delivery Plan and achievements over the past twelve months.

Below is a snapshot of the progress towards the achievement of Key Performance Indicators (KPI's) which indicates that 79 KPI's have been completed, 41 are in progress, 8 have not progressed and 2 are not due to start.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

2018/2019 DELIVERY PLAN – REPORT AS AT 30 JUNE 2019 [CONT'D]



Highlights of the twelve month period are detailed below:-

Governance and Corporate and Community

- Successful funding applications submitted for the Henty Rail Crossing Relocation and Intersection project (Federal \$3.6m and State \$3.1m)
- Greater Hume Council Visitor Information Centre successful in gaining a Silver Award at the Riverina Murray Tourism Awards
- GHSC successfully completed assessment and compliance audit undertaken by NSW Department of Education
- Positive report received from the State Library of NSW following assessment and compliance visit to Holbrook, Culcairn and Henty libraries in September
- Children Services Excellence in Family Day Care National Awards. NSW ACT Service Winner. The awards recognise the Service's commitment to professional practice, relationships with educations, children, families and community.
- The Audit reports and financial statements were forwarded to the Office of Local Government (OLG) with receipt confirmed on 18 October 2018. It was confirmed that Greater Hume Council was one of the first ten general purpose councils to submit their completed financial statements with the OLG. This is a tremendous effort by Council's finance team, all of whom worked tirelessly to present accurate and validated accounts to the external auditors.
- Appointment of an Independent Committee Member, Mr John Batchelor to the Audit, Risk & Improvement Committee.
- Implementation of Drought Relief Assistance to residents of Greater Hume whose residence is not able to be connected to a reticulated water supply will be eligible to access Council operated standpipes at Jindera, Burrumbuttock, Brocklesby, Gerogery and Culcairn.
- Community development Grants - Funding approved for seven projects in the 2018/2019 Financial Year with Councils contribution totalling \$17,781.75 with a further round released in March 2019.
- Holbrook Motor Village – sale of freehold completed.
- New Website launched and being continually populated over the next 12 months
- Communication strategy developed and implemented for Free Hard Waste Collection and Let's Have A Clean Out free access days resulted in 216 registrations for pick up in Henty, Jindera and Walla Walla.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

2018/2019 DELIVERY PLAN – REPORT AS AT 30 JUNE 2019 [CONT'D]

- Loose Fill Asbestos Allocation Of Remaining Community Funding – developed flyer and survey mechanism published in Holbrook Happenings newsletter, resulted in 101 surveys returned with a report February Council meeting.
- Work on Your Business Training Series developed and marketing resulted in 16 businesses registered to undertake training April to May.
- Business Newsletter issued March issue issued 11 March 2019. Distributed to 472 email addresses.
- AusIndustry's Nicola James and the Executive Assistant Gov/ED conducted on site meetings held with 4 businesses in Greater Hume in March 2019. All follow work completed.
- Henty and Walla Walla centre based day care services operating from 14 January 2019.
- Preliminary budget workshop held 6 March
- Successfully gained approval to operate in-venue out of school hours service at Gerogery Public School
- Youth Advisory Committee held pool parties and movie nights at Holbrook, Walla Walla and Jindera pools with 60+ participants at each event
- Installation of library self-loan station at Jindera Community Hub along with associated library computer hardware
- Launch of "Live a Greater Healthier Life" challenge at Culcairn on 6 February
- "Work on Your Business" Workshops ran over 3 nights for local business owners
- Executive Assistant – Governance and Economic Development attended the Pathways to Employment Expo with the Walla Walla Refugee Resettlement Committee.
- Draft Operational Plan and Budget completed and on display from April and adopted by Council in June
- Gerogery Public School In Venue OSHC up and running for children and families in the community. The hours for the OSHC program Monday to Friday: 6.30am till 8.30am and 3.30pm till 6.30pm
- Two Early Childhood trainees commenced May 2019
- New Internal Audit provider appointed May 2019
- Budget adopted June 2019
- Official opening of Jindera library space 25 June 2019
- Youth SportsAbilities Day held at Culcairn June 2019 with 80 participants
- Youth Festival of Possibilities held April 2019 with 250+ participants

Engineering

- Completed the replacement of stairs and viewing platform at Morgan's Lookout
- Completed the construction of turn lane into Odewahn's Road on Olympic Highway
- Completion of line marking program on Regional Roads, Local Roads and Urban Streets
- Completed road widening and rehabilitation on Jennings Road, Culcairn
- Completed road widening and rehabilitation on Alma Park Road
- Completed road widening and rehabilitation on Cummings Road
- Speed zone change on Culcairn Holbrook Road, leading into Morven from Western Side extending 80km/hr
- Speed zone change on Hueske Road, Jindera from 100km/hr to 80km/hr

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

2018/2019 DELIVERY PLAN – REPORT AS AT 30 JUNE 2019 [CONT'D]

- Installation of drinking station and dog water bowl at Culcairn Coach Terminal
- Stormwater drain improvements in Comer Street, Henty
- Laneway pavement upgrade through Library Lane from Albury Street, Holbrook
- Installation of tactile indicators in Sladen Street, Henty to support visually impaired
- Installation of “Look Out Before You Step Out” signs in key pedestrian crossing areas
- Construction of concrete footpath and stencilling in Balfour Street, Culcairn between Newsagency and Red Cross Shop
- Completed Asphalt Overlay Sladen St, Henty
- Completion 1.5km road widening and rehabilitation Kywong Howlong Rd (MR370)
- Completion 4km road widening and rehabilitation Coach Rd
- Installation 3 new bus shelters, Jindera
- Completion of State Roads resealing program
- Guardrail upgrade on Tumberumba Road (MR284) - RMCC
- Flood culvert installation on Olympic Highway (MR78) at The Rock for Lockhart Shire
- Drainage upgrade works MR284 –RMCC
- Completed road rehabilitation and widening and realignment of Urana Rd (MR125) and Walla Walbundrie Rd intersection
- Substantial 150th Celebration works in Walla completed
- Rural and urban resealing program - Complete
- State Roads resealing program - Complete
- Olympic Highway (MR78) & Tumberumba Rd (MR284) Heavy Patching - Complete
- Construction Skate Park Jindera – 95% Complete
- Construction Skate Park Culcairn – 95% Complete

Environment and Planning

- Participation in Round 3 and 4 of the Loose Fill Asbestos Removal Programme implemented by the Loose-fill Asbestos Implementation Taskforce
- Commenced replacement of headstones at the Henty Cemetery.
- Submitted a planning proposal for a gateway determination for the reclassification of land in Jindera
- Adopted the South Jindera Low Density Residential Infrastructure Contribution Plan
- Adopted the s 7.12 Fixed Development Consent Levy Development Contribution Plan
- Request for tenders for the management and supervision of Council’s swimming pool complexes
- Obtained funding made available from the NSW EPA to offset increased recycling costs resulting from China’s National Sword Policy.
- Completed the construction of the Brocklesby Transfer Station
- Adoption of a Local Orders Policy for Keeping of Animals/Birds
- Following consultation with Stakeholders submitted preliminary plans to Council for the Jindera multi-purpose centre and obtained Councils endorsement to seek a quantity surveyors report.
- Completed the installation of a photo voltaic solar panel installation at the Holbrook Office

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

2018/2019 DELIVERY PLAN – REPORT AS AT 30 JUNE 2019 [CONT'D]

- Coordinated Council resources to prepare a submission on the Department of Primary Industries Draft Riverina-Murray Important Agricultural Land (Draft R-M IAL) Mapping for the Riverina Murray Region
- Hard waste collection for Jindera, Walla Walla and Henty and free waste facility access day for Jindera, Culcairn, Holbrook and Henty waste facilities held on the 3 March 2019.
- Free waste facility access day for Burrumbuttock, Brockelsby, Gerogery and Mullengandra held on 7 April 2019.
- Gateway Determination received to reclassify four lots in Jindera from 'community' to 'operational' land under the Local Government Act 1993 (LG Act), required notification undertaken and public hearing organised.
- Preparation and notification of the Community Engagement Guide for the Jindera Multi-Purpose Hall.
- Project management of many grants projects under the Round 2 – Stronger Country Communities Fund such Walla Walla Hall upgrade, Walbundrie Hall (completed) Carabost Hall (completed).
- Preparation, exhibition and adoption of the Greater Hume Waste Strategy.
- Submission of a request to the Department of Planning and Environment for Parliamentary Counsel to prepare a Draft LEP for the reclassification of Lot 42 DP1132425, Lot 61 DP1194500, Lot 89 DP1228879 and Lot 67 DP1195450 from 'community' to 'operational' land.
- Resolved longstanding hoarding issue in Wattle Street Culcairn.
- Repainting the Walla Walla hall and replacement of the flooring.
- Walbundrie and Brocklesby Hall upgrade works completed.
- Solar installation completed at Henty and Jindera swimming pools

The table below provides an update as at 30 June 2019 on the major projects.

Project	Update as at 31 December 2018	Update as at 30 June 2019
Railway Crossing north of Henty	Whilst it is exciting that Federal Government funding has been received it is disappointing that State Government funding is yet to be confirmed for this much needed project. Note State Government funding to be announced Friday 1 February.	Funding has been obtained, Contract Manager's appointed and final planning underway. It is proposed to include regular updates on the project in Henty Headerlines.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

2018/2019 DELIVERY PLAN – REPORT AS AT 30 JUNE 2019 [CONT'D]

Major projects/ issues

It is the Writer's view that the major issues over the next 12 months or so are:

- Henty Rail Crossing and Intersection Relocation Project

This is the most significant (in terms of cost and complexity) project that Council will have undertaken since the formation of Greater Hume Council and given that Council is the Project Manager (and risk taker) for the project which involves ARTC and Transport for NSW, it will take time to work through all the issues.

The timeline that Council is currently working to is that works will commence on the Olympic Highway realignment in February 2020 and complete the Rail Crossing (requiring a rail shutdown) in October 2020. This will require the cooperation of both RMS and ARTC to achieve these objectives.

- Solar Farm Developments

Council needs to continue to work through this issue in a methodical manner to ensure that all parties have access to procedural fairness.

- Cost control of works

As previously reported Council will be trialling geotechnical surveys of construction and reconstruction projects to gain a better understanding of soil types prior to major road works commencing.

- Community Satisfaction Survey

As previously reported to Council the Author was disappointed with the results of the Community Satisfaction Survey and indicate that Council's Management needs to continue to strive to improve both performance and perceptions of performance.

With the additional funding obtained for the construction of Coach Road, reconstruction of the Holbrook-Culcairn Road and reconstruction and widening of Tunnel Road, Council was only able to complete 9 of 18 Gravel Resheeting projects (\$342k of \$1.436M). Most of the uncompleted works were in the western part of the Shire (Burrumbuttock and Brocklesby) where our Community Satisfaction, particularly with road maintenance was lowest.

The nine uncompleted projects are a priority for completion this financial year and work has commenced on the first of these projects.

BUDGET IMPLICATIONS

Nil.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

2018/2019 DELIVERY PLAN – REPORT AS AT 30 JUNE 2019 [CONT'D]

CONCLUSION

The Author is of the view that 2018/2019 has been one of significant achievement with a number of major infrastructure projects completed and over 92% of road and ancillary infrastructure projects completed or substantially commenced (excluding gravel resheeting projects).

Whilst there is always more that can be done, systems improved and improved quality of work etc., the Author is of the view that the Council team has been very effective throughout the year.

RECOMMENDATION

That the report be received and noted.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

2. SOUTHERN LIGHTS UPDATE

Report prepared by General Manager – Steven Pinnuck

REASON FOR REPORT

To update Council with the current status of the South Lights Project.

REFERENCE TO DELIVERY PLAN ACTIONS

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

Outcome 2.4 Our residents feel safe

DISCUSSION

The NSW State Government has advised REROC that they are not in a position to provide funding support for Southern Lights, as the State Government is still working on their connectivity position.

Despite the NSW State Government not recognising the benefits of the project significant achievements have been made by the Working Group which have been extracted from the REROC Business Paper are outlined below:

1. **AER Pricing Review** – Council street lighting charges are to decline by an estimated \$7 million (about 1/3) from 1 July with about 50% of this flowing to Southern Lights NSW member councils as recurrent savings. A significant fraction of this was due to Southern Lights NSW advocacy.

Estimated savings for Greater Hume Council on SLUOS charges are:

Annual SLUOS (New)	Annual SLUOS (Old)	Annual (Diff)
\$58,717.17	\$98,821.68	-40,104.51

2. **Sinking Fund Recognition** – It emerged in 2017-18 that Southern Lights NSW was the ONLY party aware of the history of funding for Tariff 2 lights and successfully argued with the new Essential Energy management team for recognition of this in the negotiations of an LED upgrade (and in the context of the AER Pricing Review). As per the Southern Lights NSW Business Case, this is worth \$5,614,344 for the 41 councils in Southern Lights NSW.
3. **Joint LED Modelling** – The jointly developed model for LED upgrades has not only allowed councils to understand the cost and benefits of an LED upgrade (and prompted Essential Energy to develop a similar model properly incorporating all the costs and benefits) but we believe was also instrumental in the last few weeks in getting Essential Energy to back down from a proposal to greatly increase the costs of LED lighting upgrades. Our view is that it became hard for Essential Energy to argue for such a change, given the degree of detail already debated and on the table with councils as a result of the modelling. Again, based on the offer made to Albury, Essential Energy backing down on this approach appears to be worth millions to councils....even though most will never know about the issue.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

SOUTHERN LIGHTS UPDATE [CONT'D]

4. **NSW Public Lighting Code** – *Southern Lights NSW was the only party from regional NSW involved in the Departmental consultations on the NSW Public Lighting Code. A compromise position was successfully negotiated by Southern Lights NSW with Essential Energy on key items under debate (e.g. on repair times and penalties) that led to the Department being willing to mandate the Code from 1 July as a license condition on Essential Energy. The Code, for the first time, will see a legally defined service level for street lighting in NSW with maximum repair times, higher penalties, mandatory reporting and a greater council say over technology choice. This is a big win for councils on an issue which has languished for years and was only pushed over the line last year by councils organising successfully to work together.*
5. **Acceptance of LED & Smart Controls in Essential Energy** – *While Essential Energy was less than convinced about the need for a large LED upgrade two years ago, our understanding is that Essential Energy's Executive Manager, David Salisbury is now firmly behind a wholesale replacement of all legacy lighting with LEDs (and likely with smart controls). We believe that this was the basis of the successful proposal put to Essential Energy's Executive Leadership Team (ELT) last week that will also see them willing to fund 100% (or an agreed portion) of the upgrade. Southern Lights NSW was clearly the primary driver of Essential Energy's reconsideration of its technology approach to lighting.*
6. **LED Tender Complete** – *A completely revamped and updated portfolio of LEDs has been agreed as a result of the tender prompted by and contributed to by Southern Lights NSW, approved by the EE Board and under which contracts were signed in the past two weeks for LEDs that are more efficient, smart controls ready and have Zhaga-based options across all lighting classes.*
7. **Smart Controls Tender Process Underway** – *Joint spec (based on submission by Southern Lights NSW) largely agreed and likely to proceed to tender within weeks.*
8. **Funding** – *While DPC said "no" to funding LED lighting, there remains a clear interest in and possibility of funding the smart controls and connectivity aspects of the project (~\$16m or 27% of project costs). Councils now need to work together to try to secure this, to secure better rules for OEH funding to suite regional NSW and to explore RMS funding for upgrades to Traffic Routes.*

REROC has commenced negotiations with T-Corp about loan funding for the project and had three meetings. REROC is continuing to work on the constraints that are placed on T-Corp in relation to their loan funds.

REROC is close to finalising a deployment approach with Essential Energy for the roll out of Southern Lights with a number of default positions for councils in the deployment, however councils are free to choose whatever deployment of lights best suits them.

It is anticipated that final costings on default roll out options will be available in the coming months so that Council can start budgeting for the expense.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

SOUTHERN LIGHTS UPDATE [CONT'D]

The LED Bulk Lamp Replacement (BLR) for Greater Hume Shire Council is not scheduled until March 2021 so once the estimated costs are known, Council can start planning how the BLR can be funded. It is anticipated that the energy savings from the LED BLR deployment will be 3.5-4 years.

Further the tender for the Communications backbone should be ready for release by the end of the August with REROC's consultants and REROC's Chief Executive Officer on the evaluation committee for the tender along with Essential Energy representatives. This will ensure council interests are always considered in the tender process.

BUDGET IMPLICATIONS

Council should see an immediate savings on the SLUOS component of street lighting in the vicinity of \$40,000. Once the cost of the BLR is known Council can make an informed decision as to whether set aside this saving for the BLR or alternatively consider the installation of additional street lights.

CONCLUSION

REROC'S Chief Executive Officer has been a significant driver of the Southern Lights project and whilst funding has not been achieved for the BLR deployment, significant achievements have been made in the street lighting space as evidenced by the saving in SLUOS charges.

RECOMMENDATION

That the report be received and noted.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

3. REGIONAL AUSTRALIA INSTITUTE – REGIONS RISING VICTORIA – RELEASE OF REPORT AND ‘MOVE’ TOOL – 7 AUGUST 2019 MELBOURNE

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

REASON FOR REPORT

This report is to inform Council of the Regions Rising briefing recently held in Melbourne where the research report *Regional Population Growth – Are We Ready? the economics of alternative Australian settlement patterns* was launched. The MOVE tool also featured at the event, enabling households to compare key living indicators in regional locations, e.g. housing affordability.

REFERENCE TO DELIVERY PLAN ACTION

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

Outcome 3.1 We have prosperous and diverse local businesses and a growing economy

DISCUSSION

On 7 August the Executive Assistant Governance and Economic Development attended the Victorian session of Regions Rising series presented by Regional Australia Institute, an independent policy think tank, in Melbourne.

The report is a collaboration of research which addressed key issues of population growth and settlement patterns of the nation and proposes a rethink for government policy to encourage population movement to regional centres, which would transform regional Australia. While ABS forecasts growth of up to 19 million additional people by 2056, the report suggested an Albury Wodonga population of approximately 439,000 in 2056 is feasible under a high regional growth plan. The report shows that many families living in metropolitan areas may be better off financially to move to and set up life in regional Australia.

The report recommends the call for a national awareness campaign to promote regional population opportunities, the development of regional settlement strategies for major cities and surrounding regions and the elevation of migration strategies for regional Australia.

The full report can be read at <http://www.regionalaustralia.org.au/home/regional-population-growth-are-we-ready/>

The MOVE tool was also launched at the event. MOVE is an interactive map which helps residents find out if a regional town or city is a better fit both financially, and to an extent, lifestyle as well. Comparison of one region to another (by LGA) is a feature of the tool.

The MOVE tool includes information on median house price, average income, unemployment rate, and the average number of years to pay off a house mortgage <http://www.regionalaustralia.org.au/home/move/>

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

REGIONAL AUSTRALIA INSTITUTE – REGIONS RISING VICTORIA – RELEASE OF
REPORT AND ‘MOVE’ TOOL – 7 AUGUST 2019 MELBOURNE [CONT’D]

CONCLUSION

The report *Regional Population Growth – Are We Ready?* is designed to shake up the conversation about Australia’s population and where population growth should occur. Policies which seek to encourage population movement to regional centres supported with infrastructure and services to match would be instrumental in the transformation of regional Australia. Strong growth in regional centres, such as Albury/Wodonga and Wagga Wagga, will flow further and result in significant population growth in adjoining areas, such as Greater Hume.

RECOMMENDATION

That the report be received and noted.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

PART C - ITEMS FOR INFORMATION

GOVERNANCE

1. WORKSHOP/BRIEFING SESSION SCHEDULE 2019

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

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.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

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>

- 19-16 New Property Acquisition Standards to apply immediately to all acquiring authorities in New South Wales, including all general purpose and county councils
- 19-15 End of Year Financial Reporting 2018-19
- 19-14 Recent amendments to the Local Government Act 1993

BUDGET IMPLICATIONS

Nil.

CONCLUSION

For Councillors' information.

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.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

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 12**.

BUDGET IMPLICATIONS

Nil.

CONCLUSION

For Councillors' information.

5. ECONOMIC DEVELOPMENT QUARTERLY PROGRESS REPORT

Report by Executive Assistant Governance and Economic Development - Marg Killalea

REASON FOR REPORT

To update councillors regarding working projects undertaken by the Executive Assistant Governance and Economic Development Officer.

DISCUSSION

The report on projects being undertaken is attached at **ANNEXURE 13**.

BUDGET IMPLICATIONS

Nil.

CONCLUSION

For Councillors' information.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

CORPORATE AND COMMUNITY SERVICES

1. GREATER HUME CHILDREN SERVICES – REPORT FOR JULY 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 28th July 2019

Greater Hume Children Services Family Day Care (FDC)	Mon – Fri	
Educators	NSW - 44	Vic - 17
Educators working in the shire	9	
Families registered	561	
New families in month	26	
Children registered for care	848	
Average EFT	217	

Henty	Mon - Fri 7.30am - 5.30pm	
Staff numbers	5 plus 1 casual	
Families registered	31	
Children registered	42	
Average EFT (children per day)	12.90	

Walla Walla	Mon - Wed : 7.30am - 5.30pm	
Staff numbers	3 staff	
Families registered	15	
Children registered	22	
Average EFT(children per day)	9.33	

Staff from the Henty and Walla Walla long day care centres participated in Saturday training, about Nature Pedagogy (the method and practice of teaching) and Documentation. The Nature pedagogy training is being implemented at our centres, and reflects our Vision and Service Philosophy of the importance for children to connect to nature and the land, providing them with opportunities to play and explore.

Playgroups have been a huge success, where children and educators have recognised and celebrated “Naidoc week”, “Plant a Tree” day, and visited Wirraminna Education Centre.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

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

Greater Hume Children Services have also made connections in Benalla with our educators attending a playgroup with Benalla Royal Freemasons Aged Care, where educators and children have started to build beautiful relationships with the residents. This has now extended to ongoing relationship with educators and children attending weekly and building community connections.

GHCS Walla Walla new centre is nearly finished with the playground and outdoor areas almost complete. The final item yet to be received is the new service approval from the Early Childhood Education Directorate.

Greater Hume Children Services have been successful in receiving nominations in all three categories for the family Day care Excellence of the Year Awards 2019. The three categories are Service of the Year, Support Coordinator of the year and Educator of the year.

2. GREATER HUME CUSTOMER REQUEST MODULE – SUMMARY OF MONTHLY REQUESTS

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

3. STATEMENTS OF BANK BALANCES AND INVESTMENTS AS AT 31 JULY 2019

The statements of bank balances and investment report as at 31 July 2019 are attached at **ANNEXURE 14**.

4. PEOPLE & CULTURE (HR) REPORT FOR JULY 2019

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

- Employee Health Monitoring Policy → Procedure – draft for consultation process during mid 2019
- EEO Policy and Procedure – merged EEO and Anti Discrimination Policy in draft

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

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

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

- LG NSW HR Network meeting/videoconference attended 12 December 2019 and 6 March 2019; next meeting 4 September 2019
- REROC Workforce Development meeting attended 27 June 2019

RECRUITMENT

- Recruitment in progress:
 - Construction Overseer Jindera – 3 interviewed, 1 appointed and withdrawn
 - Bridge and Drainage Ganger Jindera – 2 interviewed, 1 appointment and withdrawn
- New employees commencing with Council:
 - Rebecca Sim – Customer Service/Library Officer – Casual
 - Lauren Colvin – Customer Service/Library Officer – Casual
- Position/role changes with existing Council employees:
 - Craig Hall – Operations Overseer – Additional Construction Overseer Duties from 29 April until the commencement of Construction Overseer
 - Marc Haynes – Maintenance Overseer – Additional Maintenance Overseer Duties from 29 April until the commencement of Construction Overseer
- Employees ceasing duties with Council:
 - Sue Barnes – Early Childhood Educator - Henty and Walla Walla
 - Nadia Frankham – Early Childhood Teacher – Walla Walla
 - Deborah Cotter – Customer Service/Library Officer – Casual
 - Marilyn Hoy – Finance Officer/Revenue – Holbrook
- Positions advertised:
 - Early Childhood Teacher up to Full Time Walla Walla – applications close 12 August
 - Early Childhood Educator 2 days per week Walla Walla – applications close 12 August

WORKPLACE RELATIONS

- Participate with Outdoor Staff quarterly meetings – meeting held on 13 June, next meeting All Staff Day 14 August, next Outdoor meeting 12 September
- Coordinate and administer Consultative Committee – meeting held on 13 June, next meeting 12 September
- Participate with Risk & WHS Committee – meeting held 13 June, next meeting 12 September
- Trainee Morning Tea – held 10 July – introduction of trainees to one another as well as trainee's Managers and ATEL Trainee Consultant. Presented an opportunity to provide insight as to why we engage trainees and the opportunity it creates for younger people to have a career locally

PROFESSIONAL DEVELOPMENT & LEARNING

- Advanced Return to Work Course – 2 participants
- Mental Health First Aid Course – 2 participants
- Finance Officer Cadetship began first subject – 1 participant

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

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

PERFORMANCE MANAGEMENT

- Review of alternative Performance Appraisal processes used by other councils and organisations with the intent to update/improve Council's existing process
- Finalisation of completed Performance Appraisal documents and implementation of adjustments

HEALTH & WELLBEING

- Align Work Health – Early Intervention Onsite Health and Wellbeing Program – consisting of a Physiotherapist and Health and Wellness Consultant visiting work sites for 3 hours on a weekly basis for 10 weeks and fortnightly for the following 2 weeks
- Review of Align Work Health Early Intervention Onsite Health and Wellbeing Program – 18 July – 2 participants. Phase 1 of Program concluded 25 July
- Phase 2 of program scheduled to begin 8 August. Program consisting 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

REVIEW & CONTINUOUS IMPROVEMENT

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

5. CULCAIRN – HEALTHY TOWNS 2019

Report prepared by Manager Community Services – Lynnette O'Reilly

REASON FOR REPORT

To update Council on Culcairn's progress as a challenger for the NSW 2019 Healthy Towns Challenge.

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

Applications for the NSW 2019 Healthy Towns Challenge were open to towns outside the greater Sydney metropolitan area with populations between 1000 and 15,000. Culcairn's application was one of only five towns selected to compete; receiving a grant of \$15,000 from NSW Health to compete in the challenge which has been running since February 2019 and scheduled to finish in August 2019. After an assessment of the outcomes by NSW Health, the winning town will be announced, receiving a further prize of \$5,000.

The aim of the Challenge was to create healthier towns and encourage communities to develop local solutions to improve the health and wellbeing of families and individuals.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

CULCAIRN – HEALTHY TOWNS 2019 [CONT'D]

Over the past six months Culcairn embraced the challenge and achieved many fantastic outcomes including:

- ✓ Community Breakfast to launch the Challenge in which 100 people enjoyed the benefits of a healthy breakfast.
- ✓ 120 people signed up to participate in the Free Get Healthy Service.
- ✓ Outdoor table tennis table installed and Active Monthly Challenges completed.
- ✓ 4 walking groups established to cater for the new, moderate and experienced walker.
- ✓ Revitalisation of the local Community Newsletter with 6 issues of “Culcairn ‘Healthy Towns’ Oasis” being produced which tracked progress of the challenge.
- ✓ Training of approximately 10 volunteers to continue the production of the Oasis newsletter... to ensure it is sustainable into the future.
- ✓ Free community event in partnership with local Bowling Club which provided entertainment by comedian Pete Denahy and Aron Mclean
- ✓ Working in partnership with local community groups and volunteers to get involved.
- ✓ Tai Chi and gentle exercise programs running and promoted.
- ✓ Providing broader leadership to whole of Greater Hume Council area with Heart Foundation presentations across all 4 key towns on benefits of walking, walking groups and walking app.
- ✓ Greater awareness of the benefits of getting active, healthy life style and increased awareness of what is on in town.
- ✓ Promotion of online Get Healthy at Work program

August Activities

During August, the Oasis newsletter will be produced by the group of volunteers who will continue to work hard at getting community and business involvement through the submission of articles and advertising to ensure ongoing viability.

Table Tennis Challenge continues.

Plans will be put in place to deliver a series of personal training sessions to ensure the exercise equipment at the recreation grounds are promoted and used.

The walking track infrastructure and signage project will be progressed with plans to develop an event in September to launch the revitalised track. Upgrades include signage, bench seating, bike racks, water bubblers and dog friendly stations.

In short, there are many opportunities for all members of the community to get involved whether around increased physical activity, making healthier food choices, volunteering or attending one of the great events continue to be provided.

The assessment is based on the following criteria:

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

CULCAIRN – HEALTHY TOWNS 2019 [CONT'D]

HTC first prize selection criteria		
Strategies	Data source(s)	Maximum Score
Processes undertaken		
Planning	<ul style="list-style-type: none"> • Monthly feedback reports • Planning documents 	20
Local partnerships and stakeholder engagement	<ul style="list-style-type: none"> • Monthly feedback reports • Planning documents • Co-contributions by local partners (financial and in-kind) • Other evidence as applicable 	40
People strategies (refer to Creating Heart Healthy Towns for examples)		
Implementation	<ul style="list-style-type: none"> • Documentary evidence such as meeting minutes • Pictures or any other evidence 	20
Average weight loss by GHS* participants from the towns	• Data provided by GHS*	70
Proportion of town residents continuing in GHS at challenge completion	• Data provided by GHS	30
Place strategies (refer to Creating Heart Healthy Towns for examples)		
Implementation	<ul style="list-style-type: none"> • Documentary evidence such as meeting minutes • Pictures or any other evidence 	30
Potential to improve health outcomes**	• Assessed by NSW Health panel	30
Policy strategies (refer to Creating Heart Healthy Towns for examples)		
Implementation	<ul style="list-style-type: none"> • Documentary evidence such as meeting minutes • Policy documents or any other evidence 	30
Potential to improve health outcomes**	• Assessed by NSW Health panel	30

*GHS = Get Healthy Information and Coaching Service

** The potential to improve health will be assessed based on the most innovative and/or effective structural changes that support healthy eating and active living over a sustained period of time.

BUDGET IMPLICATIONS

Council's contribution has been funded from the Health and Wellbeing budget, the walking track project and advertising income generated from Oasis newsletter.

CONCLUSION

The Challenge has been well supported and has provided a great opportunity for the Culcairn community to be involved and work towards a more active, engaged and healthy community. Positive feedback has been received about many of the events and projects, but most has been received regarding the Oasis Newsletter, particularly the importance of this in informing what is happening around town. The great news is the Oasis will be ongoing and will continue to have support from volunteers, council and the community development committee.

For Councillors' information.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

ENGINEERING

1. JULY 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.

Crack sealing has been completed on MR78 segments 15 and 190.

Regional Roads Block Grant:

General maintenance is continuing on all Regional Roads.

Shoulder grading has been carried out on Urana Road (MR125) and Kywong Howlong Road (MR370).

Road widening and reconstruction of 2.5km on Culcairn Holbrook Road (MR331) between Ralvona Lane and Billabong Creek Bridge under Black Spot funding is complete.

Environmental inspections have started as a prelude to work commencing on culvert upgrades on Kywong Howlong Road.

Local Roads

Sealed:

General maintenance on local roads is continuing.

Heavy patching has been completed on Coppabella and Trigg Roads.

Line marking has been carried out on Bowna Road to create a carriageway width of 7m in line with Council's Road Strategy standards. This road had been handed over to Council as part of the Hume Highway Bypass Project.

Pruning of overhanging tree branches on Mountain Creek Road and Diffys Road has been carried out as part of Council's Winter Tree Pruning Program

Unsealed:

Environmental inspections have started as a prelude to work commencing on the final 4.2km unsealed section of Coach Rd.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

JULY 2019 REPORT OF WORKS [CONT'D]

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

Bahrs Road	Lubkes Road
Balldale Walbundrie Road	Nioka Road
Brittas Reserve Road	Nolans Road
Burma Road	Plunkett Road
Cannings Road	River Road
Coach Road	Roblins Road
Coppabella Road	Rose Valley Lane
Four Mile Lane	Rosewood Road
Hoffmanns Road	Tower Hill Lane
Howard Road	Trebleys Road
Jobsons Road	Wymah Road
Knox Road	Youngs Lane
Lemke Road	

Urban Streets:

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

General:

General maintenance of public toilets and parks is continuing.

Monthly Works Maintenance Expenditure:

Local Roads Program	Original Budget	YTD Budget	YTD Expenditure	YTD Variance	Comments
Urban Local Roads Maintenance	\$510,000	\$42,500	\$22,845	\$19,655	
Rural Roads Sealed	\$750,000	\$62,500	\$53,231	\$9,269	
Rural Roads Unsealed	\$1,109,467	\$92,456	\$137,066	-\$44,610	Extensive Grading conducted due to favourable weather and road conditions
Street Tree Maintenance	\$242,536	\$20,211	\$17,036	\$3,175	

Regional Roads Program	Original Budget	YTD Budget	YTD Expenditure	YTD Variance	Comments
Regional Roads Maintenance	\$999,000	\$83,250	\$65,231	\$18,019	
Regional Roads Capital	\$1,734,000	\$144,500	\$23,309	\$121,191	

Sportsgrounds, Parks & Public Toilets	Original Budget	YTD Budget	YTD Expenditure	YTD Variance	Comments
Sportsground Maintenance	\$127,957	\$10,663	\$13,276	-\$2,612	
Parks & Gardens Maintenance	\$284,251	\$23,688	\$11,692	\$11,995	
Public Toilets Maintenance	\$157,664	\$13,139	\$8,628	\$4,511	

NB : Sportsground Maintenance excludes annual GHC contribution payment

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

2. WATER & SEWER REPORT – JULY 2019

Capital Works Program:

- Holbrook – sewer main relining – WIP
- Jindera - Jelbart Rd water main extension – Completed
- Table Top - Burma Rd water main extension – Completed
- Walla Walla - SPS 2 Non return valve replacement – Completed

Operation & Maintenance:

- New water service connection – 36 Pech Av, Jindera
- New water service connection – 14 Cade Crt, Jindera
- New water service connection x 2 – Jelbart Rd, Jindera
- New water service connection x 2 – Burma Rd, Table Top

- Water main repairs – Melville St, Culcairn

- Water meter replacements – Jindera and Culcairn
3.
- Sewer main choke – RSL Club, Holbrook
4.
- Sewer junction choke – 8 Hopetoun St, Culcairn
- Sewer junction choke – 110 Goulburn St, Jindera
5.
- Sewer junction reline – 110 Goulburn St, Jindera
6.

Drinking Water Monitoring Program:

- 8 x Water samples for Microbial Water Analysis submitted in the month of July 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 – 31 July 2019	2017/2018	2018/2019	2019/2020
Culcairn Water Supply (ML)	7.52	9.09	9.06
Village Water Supply (ML)	18.61	21.93	17.87
Totals (ML)	26.13	31.02	26.93

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

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

Drought Relief Assistance

No applications received

Filling Stations Transactions

- Filling station sites - 15 transactions during the July 2019 period

Filling Stations Usage

Station	July 2019
Culcairn	45.8 KL
Jindera	37.6 KL
Brocklesby	0.0 KL
Burrumbuttock	1.3 KL
Gerogery	0 KL
Totals (KL)	84.7

Filling Station Customer Usage

Customer	July 2019
Council – Road Construction, Maintenance and Tree Watering	46.0 KL
Contractors – Water Carters	37.4 KL
Residents	1.3 KL
Fire Brigade (RFS)	0.0 KL
Totals (KL)	84.7

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

ENVIRONMENT AND PLANNING

1. DEVELOPMENT APPLICATIONS PROCESSED FOR THE MONTH OF JULY 2019

The schedule of development applications processed for the month of July 2019 is attached at **ANNEXURE 15**.

2. RANGER'S REPORT – JULY 2019

COMPANION ANIMALS

No. of Complaints Received 23		Including: 2 barking dogs, 20 roaming dogs, dealing with aggressive dog, 1 nuisance dogs, menacing and dangerous dog compliance checks.	
No. of dog attacks:		Location:	
Comments:	Incident with a car hitting a dog in Culcairn.		
		Dogs	Cats
In Council's Facility at Beginning of Month			1
Captured & Returned to Owners		7	
Captured & Impounded		3	3
Released from Pound to Owners		2	1
Surrendered by Owners			
Rehomed		1	
Euthanased			3
Remaining in Council's Facility at End of Month			

FERAL CATS

No. of Complaints:	3
No. Feral Cats caught:	

LIVESTOCK

	Cattle	Sheep	Horse	Rooster	Other Goats
No. of Reports of Stock on Roads	8	3	1		1
Instances - Returned to owners	8	2	1		1
Impounded		1			
Vehicle accidents involving stock	1	1			

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

RANGER'S REPORT – JULY 2019 [CONT'D]

OTHER LIVESTOCK, WILDLIFE COMPLAINTS

Walla Walla – car hit a sheep. Sheep did not have an NLIS tag.

Olympic Highway Gerogery – two cows hit by a truck.

Jindera – infringement issued for fail to comply with order issued for the removal of sheep from a residential block.

One kangaroo euthanized Little Billabong.

ABANDONED VEHICLES

Jindera – removed by owner.

A total of 8 vehicles currently impounded.

POLLUTION AND ENVIRONMENTAL INCIDENTS

Inspection conducted: Overgrown Vegetation Unsafe Land	Inspections being conducted.
Pollution: Noise	Culcairn – warning issued. Jindera – ongoing monitoring. Jindera - sound meter collected and no issue identified.
Pollution: Waste	Bungowannah – household rubbish. Investigations continuing.

ON-SITE SEWERAGE MANAGEMENT SYSTEMS

Inspection Type	Total	Pass	Fail
OSMS Compliance Inspections	6	3	3
Pre-Purchase Inspections	1		1
OSMS Orders issued	1		
OSMS Orders Compliance Inspections	9	9	
Plumbers Site Inspections	1		
OSMS Upgrade Applications Received	2		
OSMS Approvals To Do Works Issued	2	2	
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			

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.
- 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 welfare issue.
- Training staff for the use of Spray Shield for safety.
- Chainsaw training attended.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 AUGUST 2019**

PART D – COMMITTEE AND DELEGATE REPORTS

Attached, in **ANNEXURE 16** are minutes of the following meetings:

- Minutes of Greater Hume Council Audit, Risk And Improvement Committee Meeting, held on 6 August 2019
- Minutes of Culcairn Community Development Committee Meeting held on 16 July 2019

DELEGATE REPORTS

Nil.

RECOMMENDATION

That Part D of the Agenda be received and noted.